



AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

FILE #: AK21523

NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST AND NOTICE OF TRUSTEE'S SALE

This Notice of Default and Election to Sell is given by Hillary R. McCormack, as Successor Trustee under that certain Deed of Trust executed by Christopher E. Siebels and Jessica M. Siebels, as Trustors, Fairbanks Title Agency is the original Trustee, and Residential Mortgage LLC, as Beneficiary, dated May 30, 2002 and filed for record on May 31, 2002, as Instrument No. 2002-010730-0 in the records of the Fairbanks Recording District, Alaska, covering the following described real Property:

Lot Eleven "B" (11B), Block "E", GARDEN SUBDIVISION, according to the replat filed July 30, 1985 as Plat Number 85-158; Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

Commonly referred to as: 2382 Poppy Drive, North Pole, AK 99705
APN: 042-70-55

The beneficial interest in the Deed of Trust has been assigned to Alaska Housing Finance Corporation and the record owners of the property are purported to be Christopher E. Siebels and Jessica M. Siebels.

A breach of the obligation which said Deed of Trust secures has occurred in that Installment of Principal and Interest plus impounds and/or advances which became due on September 1, 2024 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. By reason thereof, and under the terms of the Note and Deed of Trust, the Beneficiary has declared all sums so secured to be immediately due and payable, together with any trustee fees, attorney fees, costs and advances made to protect the security associated with this foreclosure. The sum owing on the obligation good through July 10, 2025 is \$67,190.85, detailed as follows:

Principal	\$59,485.35
Total Interest Amt	\$3,629.30
Escrow Advance Amt	\$2,107.60
Total Fees Amt	\$40.00
Total Accumulated Late Charge Amt	\$262.57
Rec Corp Adv Balance	\$1,666.03
Grand Total	\$67,190.85

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale may be terminated if:

1. Payment of the sum in default, other than the principal that would not be due if default had not occurred, and attorney and other foreclosure fees and costs actually incurred by the Beneficiary

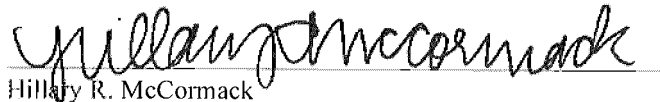
and Trustee due to the default is made at any time before the sale date stated in this notice or to which the sale is postponed; and

2. the Notice of Default has been recorded two or more times previously under the same trust deed and the default has been cured, the Trustee does not elect to refuse payment and continue the sale.

NOTICE IS HEREBY GIVEN that pursuant to demand of the Beneficiary, the Trustee hereby elects to sell the above described real property to satisfy the obligation, together with all accrued interest and all costs and expenses, at public auction, for cash, to the highest and best bidder, at the main entrance of the Fairbanks Courthouse at 101 Lacey Street, Fairbanks, AK 99701, on October 21, 2025, at 10:00 AM. Notice of said Trustee's Sale is Hereby Given. The Beneficiary will have the right to make an offset bid at sale without cash. All other bidders must have certified funds for their total bid amount. Title to the Property will be conveyed by Trustee's Deed without warranties of title.

Anyone having an objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee and the successful bidder shall have no further recourse.

Dated: July 10, 2025



Hillary R. McCormack

Substitute Trustee

376 East 400 South, Ste. 300

Salt Lake City, UT 84111

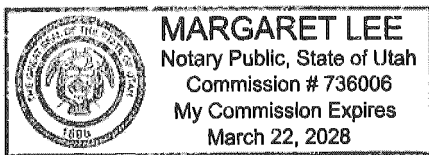
Telephone: 801-355-2886

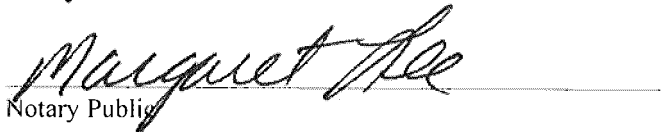
Office Hours: Mon.-Fri., 8AM-5PM (MST)

File No. AK21523

STATE OF UTAH)
 : ss
County of Salt Lake)

This instrument was acknowledged before me on July 10, 2025, by Hillary R. McCormack.




Notary Public

