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2018-031758-0

Recording Dist: 301 - Anchorage
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F-68890

NOTICE OF DEFAULT AND SALE

Fidelity Title Agency of Alaska, LLC, is Trustee under that certain Deed of Trust dated March 30, 2016, executed by Acheya Khatun, as Trustor, in favor of Donna Franger Owens, as Beneficiary. The current owner of record is Acheya Khatun. The Deed of Trust was duly recorded on March 31, 2016, at Document Reception No. 2016-012327-0, in the office of the District Recorder, Anchorage Recording District, Third Judicial District, State of Alaska. The Deed of Trust conveyed certain real property legally described as:

Lots 21-A and 21-B, of THE RESUBDIVISION OF THE N1/2 OF THE S1/2 OF B.L.M. SMALL TRACT LOT 21, according to the official plat thereof, filed under Plat No. 70-292, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Commonly known as: 11121 and 11101 Lipscomb Street, Anchorage, Alaska.

A breach of the obligation secured by the Deed of Trust has occurred due to a failure to make payment(s) when due including non-payment of ad valorem taxes. As of June 4, 2018, the Grantor owes \$165,773.53 on the note and \$10,404.48 in unpaid ad valorem taxes. Because of interest, costs of collection, and other charges that may vary from day to day, the amount due on a date after January 18, 2017, may be greater.

The Trustee elects to sell the property at 10:00am on November 27, 2018, at 303 K. Street (Boney Courthouse), Anchorage, Alaska, and apply the proceeds to the indebtedness.

If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale under this section terminated if: (1) at any time before the sale date stated herein, or a date to which the sale is postponed, payment is made of the sum then in default, other than principal that would not be due if the default had not occurred, plus attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default, and (2) if the trustee does not elect to refuse payment and proceed with the sale if the recording of a notice of default and a reinstatement have occurred two or more times previously under the trust deed described above.

DATED this 21st day of August, 2018.

Fidelity Title Agency of Alaska, LLC

Leslie Plikat
By: Leslie Plikat
Its: Authorized Agent