

Return to:

Modest Trustee Services, Inc.
925 E. 4th St., Suite B
Waterloo, IA 50703
319-214-0383

**NOTICE OF DEFAULT**

Modest Trustee Services, Inc. is Successor Trustee for the following Deed of Trust:

Date: 08/22/2019

Trustor(s): Brandon T. Armbrust, a single man and Jennifer A. Doyle, a single woman

Trustee: Scott R. Valby

Original Beneficiary: Mortgage Electronic Registration Systems, Inc. as nominee for Cornerstone Home Lending, INC.

Recorded as: 2019-007288-0 in the records of Kenai Recording District, Third Judicial District, State of Alaska. The beneficial Interest has been assigned to Alaska Housing Finance Corporation, with the assignment recorded on 09/04/2019 as 2019-007653-0 in Kenai Recording District, Third Judicial District, State of Alaska.

Property: In the Kenai Recording District, Third Judicial District, State of Alaska, and particularly described as follows:

Legal Description: Lot 1, AMEND SUBDIVISION, according to the official plat thereof, filed under Plat Number 83-178, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

Common Address: 1715 Fourth Ave, Kenai, AK 99611

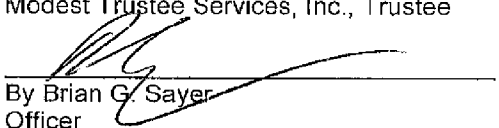
TAKE NOTICE: A breach of an obligation for which the transfer in trust is security has occurred, in that Trustor(s) have failed to make monthly installment payments under a promissory note dated 08/21/2019, secured by the above mentioned Deed of Trust. The sum owing as of 07/13/2022 is \$167,415.22 which consists of: Unpaid Principal Balance: \$157,002.58, Interest: \$6,005.35, Late Charges \$24.69, Escrow Advance \$2,524.04, Pro Rata MIP/PMI: \$500.06, NSF Fees: \$40.00, Corporate Advances: \$1,318.50. TOTAL REQUIRED TO PAYOFF: \$167,415.22.

AND FURTHER, that the Beneficiary has executed this written Notice of Default, and has declared its election to cause the above-described real property to be sold to satisfy the obligations of the Deed of Trust. Sale shall be held on 10/24/2022 at 10:00 AM at inside the Main Entrance of the Boney Courthouse, 303 K Street, Anchorage, AK 99501. TRUSTEE IS SELLING THE PROPERTY "AS IS". BUYER BEWARE. TRUSTEE MAKES NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR ENCUMBRANCES ON THE PROPERTY.

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) payment of the sum then in default, other than the principal that would not then 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 the notice of default or to which the sale is postponed; and (2) when notice of default has been recorded two or more times previously under the same trust deed and the default has been cured and if the trustee does not elect to refuse payment and continue the sale.

Dated: 7-14-22

Modest Trustee Services, Inc., Trustee


By Brian G. Sayer
Officer

File No. AK220093