

Return to:

The Sayer Law Group, P.C.
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**NOTICE OF DEFAULT**

NOTICE IS HEREBY GIVEN that a Deed of Trust was made and entered into on 12/16/2011, by and among Darian J. Bertholl and Tyanna K. Bertholl, husband and wife, tenants by the entirety, as Trustor(s), and Stewart Title of Alaska, as Trustee, said Trustee having been replaced by The Sayer Law Group, P.C., as Successor Trustee, First National Bank Alaska, as Beneficiary, whereby the Trustor did irrevocably grant, bargain, sell and convey to the Trustee in trust with the power of sale, that certain real property located in the Anchorage Recording District, Third Judicial District, State of Alaska, and particularly described as follows to wit:

Property commonly known as: 12010 Town Park Circle, Eagle River, AK 99577

Legal Description: Lot Eighteen "A" (18A), Block One (1), TOWN PARK SUBDIVISION, according to the official plat thereof, filed under Plat No. 97-129, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska. EXCEPTING THEREFROM the subsurface estate and all rights, privileges, immunities and

appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat 688, 704; 43 USC 1601, 1613 (f) (1976) as reserved by the United States of America in the Patent of said land.

AND FURTHER, that said Deed of Trust was recorded in the records of Anchorage Recording District, Third Judicial District, State of Alaska as Instrument No. 2011-062586-0, with beneficial interest now assigned to Alaska Housing Finance Corporation recorded on 12/20/2011 as Instrument No. 2011-063082-0 in Anchorage Recording District, Third Judicial District, State of Alaska.

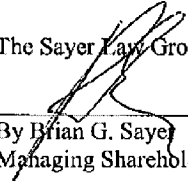
AND FURTHER, that a breach of obligation for which the transfer in trust is security has occurred, in that Trustors have failed to make monthly installment payments under a promissory note dated 12/16/2011, secured by the above mentioned Deed of Trust. The sum owing as of 05/27/2022 is \$200,154.80 which consists of: Unpaid Principal Balance: \$188,406.70, Interest: \$6,002.88, Late Charges \$1,248.76, Escrow Advance \$237.46, Other Fees: \$40.00, Corporate Advances: \$4,219.00. TOTAL REQUIRED TO PAYOFF: \$200,154.80.

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 09/01/2022 at 10:00 AM at Inside the Main Entrance of the Boney Courthouse at 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: _____

The Sayer Law Group, P.C., Trustee

By 

Brian G. Sayer
Managing Shareholder

**THIS IS AN ATTEMPT TO COLLECT A DEBT BY A DEBT COLLECTOR AND ANY
INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

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