

A
L
A
S
K
A

2022-038031-0

Recording Dist: 301 - Anchorage

10/19/2022 01:18 PM Pages: 1 of 1

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: 10/17/2021

Trustor(s): Brady Delbler, an unmarried person

Trustee: Stewart Title of Alaska

Original Beneficiary: Mortgage Electronic Registration Systems, Inc. as nominee for Guaranteed Rate, Inc. Recorded as: Doc. No. 2021-066681-0 re-recorded December 21, 2021 Reception No. 2021-068011-0 in the records of Anchorage Recording District, Third Judicial District, State of Alaska. The beneficial interest has been assigned to Alaska Housing Finance Corporation its successors and/or assigns, with the assignment recorded on 11/22/2021 as Doc. No. 2021-062898-0 and re-recorded December 30, 2021 Reception No. 2021-069467-0 in Anchorage Recording District, Third Judicial District, State of Alaska.

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

Legal Description: Unit No. 12, FOREST VIEW CONDOMINIUMS, as identified in the declaration recorded March 2, 1977 in Book 171 at Page 709 and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 77-30, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Common Address: 2101 W 29th Ave. Unit 12, Anchorage, AK 99517

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 10/12/2021, secured by the above mentioned Deed of Trust. The sum owing as of 11/18/2022 is \$139,361.76 which consists of: Unpaid Principal Balance: \$134,152.43, Interest: \$2,671.52, Late Charges \$133.25, Escrow Advance \$923.08, Pro Rata MIP/PMI: \$26.98, Other Fees: \$40.00, Recoverable Balance: \$1,414.50. TOTAL REQUIRED TO PAYOFF: \$139,361.76.

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 01/31/2023 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.

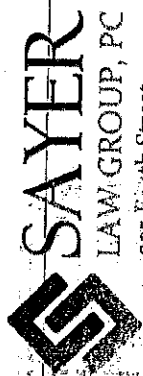
If the default has arisen by failure to make payments required by the trust deed, the default may be cured and the sale under this section terminated if (1) payment of the sum then in default, other than the principal that would not then be due if default had not occurred, and attorney and other foreclosure 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: 10-19-22

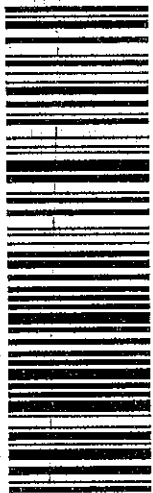
Modest Trustee Services, Inc., Trustee

By Brian G. Sayer
Officer

File No. AK220375



925 Eighth Street
Watertown, IA 50703
www.sayerlaw.com



9489 0090 0027 6449 8773 22

Parties in Possession
2101 W 29th Avenue, #12
Anchorage, AK 99517

Label 890-PB, Oct. 2015
Pitney Bowes

US POSTAGE
ZIP 50703
02 4W
0000346730 OCT 20 2022
\$ 006.57





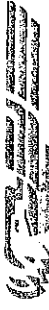
925 E. 4th Street
Waterloo, IA 50703
www.sayerlaw.com



9489 0090 0027 6449 8773 15

Label 890-P9, Oct. 2015

US POSTAGE

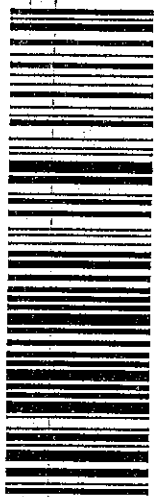


ZIP 50703 \$ 006.57
02 4W
0000346730 OCT 20 2022

Forest View Condominium Homeowners Association
c/o Candice Rathbone/Registered Agent
2101 W. 29th Avenue
Anchorage, AK 99517



UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



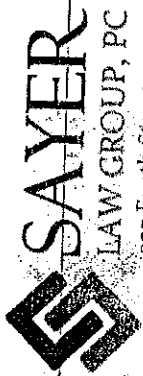
9489 0090 0027 6449 8773 08

Label 890-PB, Oct. 2015
Pliny Bowes

US POSTAGE
ZIP 50703 \$006.57⁰
02 4W
0000346730 OCT 20 2022

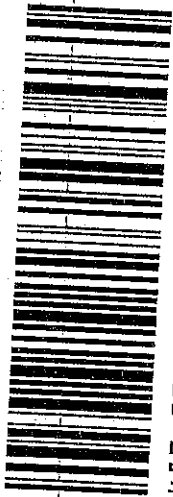
Forest View Condominium Homeowners Association
c/o Candice Rathbone/Registered Agent
3502 Greenland Drive, #A
Anchorage, AK 99517

Reg. Agent
Candice Rathbone
#A
AK 99517



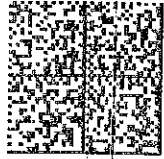
SAYER
LAW GROUP, PC
935 E. 4th Street
Waterloo, IA 50703
www.sayerlaw.com

POSTAL SERVICE CERTIFIED MAIL



9489 0090 0027 6449 8772 92

Brady Deibler
2101 W. 29th Avenue, #12
Anchorage, AK 99517



US POSTAGE
PITNEY BOWES
ZIR 50703 - \$ 006.57
02 4W
6000346730 OCT 20 2022

Label 890-PB, Oct. 2015
Pitney Bowes