



Anchorage Recording District

After recording return to:
Sarah A. Badten
Birch Horton Bittner & Cherot
510 L Street, Suite 700
Anchorage, AK 99501
sbadten@bhb.com
Telephone 907.276.1550

IN THE DISTRICT COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT ANCHORAGE

TUDOR VIEW CONDOMINIUM)
ASSOCIATION, A NONPROFIT)
CORPORATION,)
)
Plaintiff,)
)
v.)
)
THERESA A. OLEMAUN, AN INDIVIDUAL,)
)
Defendant.)

Case No. 3AN-18-05504 CI

NOTICE OF JUDICIAL SALE

Pursuant to the Judgment entered by the District Court on August 22, 2018 in the above captioned case and recorded in the Office of the Recorder in the Anchorage Recording District on September 11, 2018 as Instrument Number 2018-034507-0 in favor of the Plaintiff, Tudor View Condominium Association and against Defendant Theresa A. Olemaun, authorizing and directing foreclosure of Plaintiff's lien in the amount of \$8,241.06, plus assessments accruing through the sale date, plus fees and costs, the

TUDOR VIEW V. OLEMAUN
NOTICE OF JUDICIAL SALE
507662\3\00754667

CASE NO. 3AN-18-05504 CI
PAGE 1 OF 2

undersigned civilian process server will sell all right, title, and interest of the Defendant in and to the following described property:

Unit 14, TUDOR VIEW CONDOMINIUMS, as identified in the declaration recorded October 21, 1983 in Book 988 at Page 584, and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 83-430, in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska;

and more commonly known as 5018 E 43rd Avenue Unit 14, Anchorage, AK 99508.

NOTICE IS HEREBY GIVEN that on **December 18, 2018**, at 10:00 a.m. the undersigned will sell the above-described real property to the highest bidder for cash or its equivalent. The sale will be held in the lobby of the main front entrance of the Boney Courthouse, 303 K Street, Anchorage, Alaska. Proceeds of the sale will be applied to costs, expenses, and attorney's fees incurred in the sale of the property, and to satisfy, in whole or in part, amounts due under Plaintiff's judgment. Plaintiff reserves the right to set a minimum bid for the sale of the property. Plaintiff has the right to make an offset bid, without cash, in an amount up to the full amount owed pursuant to the judgment through the date of sale. The sale may be postponed for any reason, including to facilitate the bidding process. The property sold will be subject to redemption rights. Any questions may be directed to BIRCH HORTON BITTNER & CHEROT at (907) 276-1550.



Doug Callison, Civilian Process Server

10-3-18
Date

TUDOR VIEW V. OLEMAUN
NOTICE OF JUDICIAL SALE
507662\3\00754667

CASE NO. 3AN-18-05504 CI
PAGE 2 OF 2

