

IN THE DISTRICT COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

EAGLEWOOD ASSOCIATION, INC., )  
Plaintiff, )  
vs. )  
DANIEL BRATTEN, AMANDA )  
BRATTEN and WELLS FARGO )  
BANK N.A., )  
Defendants. )

Case No. 3AN-19-10639 CI

**NOTICE TO ABSENT DEFENDANTS**

TO: Amanda Bratten

YOU ARE HEREBY SUMMONED and required to file with the court an answer to the complaint filed in this case. Your answer must be filed with the court at 825 W. 4<sup>th</sup> Avenue, Anchorage, Alaska 99501-2004, within **thirty (30)** days after the last day of publication of this notice. In addition, a copy of your answer must be sent to Plaintiff's attorney, Todd J. Timmermans, of Hartig Rhodes LLC, whose address is 1049 West Fifth Avenue, Suite 202, Anchorage, Alaska 99501.

If you fail to answer within the required time, a default judgment may be entered against you for the relief demanded in the complaint.

This is an action for damages and for judicial foreclosure of real property located at 19708 Big Diomede Circle, Eagle River, Alaska 99577 ("the Property"). The relief demanded is: (A) That Plaintiff receive a money judgment against Defendants; (B) That Plaintiff receive a judgment decreeing that the Plaintiff foreclose upon the Property and execute upon the Property, and that any net proceeds shall be applied to reducing the sums due Plaintiff, including all costs and attorney's fees of this action; (C) That the Defendants, and all persons claiming under them,

HARTIG RHODES LLC  
ATTORNEYS AT LAW  
1049 W. 5<sup>th</sup> Ave.  
Ste. 202  
ANCHORAGE, AK  
99501-3397  
TELEPHONE:  
(907) 276-1592  
FACSIMILE:  
(907) 277-4352

and all other persons who may have an interest junior to the Plaintiff, be forever barred and foreclosed from claiming an interest in the Property; (D) For a judgment and decree that the total sums adjudicated due and owing under this Complaint is a value and paramount lien upon the property superior to any and all legal and equitable right, title, interest, claim, lien or estate of any of the Defendants or anyone claiming by, through or under them; (E) That the Property being foreclosed herein be sold a public auction according to the laws and practices of this court; (F) For prejudgment and post-judgment interest at the legal rate; (G) That Plaintiff be awarded a deficiency judgment in the event the execution sale upon the Property does not produce sufficient sums to pay Plaintiff all sums due it; (H) That Plaintiff be awarded its costs and reasonable attorney's fees incurred herein; and (I) That the court grant such other and further relief as the court deems just and equitable.



DATE

06/01/2020

CLERK OF COURT

By B. Whittner  
Deputy Clerk

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing was served on the below-identified attorney of record via 1st Class Mail on the 28<sup>th</sup> day of May 2020:

Daniel W. Bratten & Amanda Bratten  
19708 Big Diomede Circle  
Eagle River AK 99577-8784

Wells Fargo Bank, N.A.  
c/o Corporation Service Company  
9360 Glacier Highway, Suite 202  
Juneau AK 99801-7012

  
HARTIG RHODES LLC

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ATTORNEYS AT LAW  
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