

Dear Kim T Christopherson ?Christopherson Law Office PC,

Regarding 960 Rodgers Lake Rd There is no rental/nor is there a landlord.
960 Rodgers Lake rd is a purchase as the contract states. The contract states that it is a purchase at the commencement of the signing of the contract (page 3 #15).

The eviction applies to renters: Therefore it does not apply to 960 Rodgers Lake Rd . Regarding 960 Rodgers Lake rd there is a buyer that has paid over \$25,000 down payment and \$8800 non applied funds by seller and has made over \$200,000 in improvements at the 960 Rodgers Lake rd property.

This dispute arose between Buyer and seller Sept 2015 when seller admitted not making payments on the second mortgage, seller per the contract was to allow the buyers to settle with the second mortgage and reduce the mortgage by this amount(page 2 #10). The seller agreed to supply the buyer with information on the second and for over a year failed to do so.

Again Sept 2016 the demand for the proof of payments on the second was denied buyer by seller.(page 2 #10). In the contract it is the buyers right to settle the second or make payments on the second if the seller is delinquent. The Seller was delinquent from the very beginning of the contract. The buyer mad several request for information on the settling of the second. The seller blatantly ignored the request. Per the contract if there is a reduction in this delinquent second that amount is to be reduced for buyer.

The seller made an attempt to buy back this home in April and in July 2016. The seller in the past has stolen back this home from other parties with this same process. We believe that the seller has again made an attempt to swindle another party out of their home such as the current buyer Anthony Raelund/Raelund family trust.

There is \$8800 that has been paid to the second in this contract by the buyer. If the seller has been delinquent on the second from the contracts conception, then the seller owes buyer \$8800 to date. The buyer requested proof of what the \$8800 was applied towards as the seller is delinquent on the second and refuses to supply information to buyer. Per the contract seller is to supply this information to buye as the buyer has the right to reduce what is owed to seller if seller has not applied the funds to the proper current (as of contract conception)1st and 2nd mortgages.

On Aug 10,2016 buyer made the final verbal request of Eric Enz and Lyn Rehm to supply buyer with the mortgage information,Mr Enz denied the buyer request via email. The buyer then by email made it clear that the 1st would be paid direct and the second also as buyers concern is sellers lack of proper allocations of buyers funds for 1st and second mortgage.

On Aug 16 a formal letter was sent certified to Erick Enz and Lyn Rehm

On Aug 18 the first mortgage payment was sent in money order certified ,written to Nation Star mortgage and Erick enz . This was done to prevent any further loss of funds and to make sure that the mortgage payment has been made as this is a purchase as is stated in the contract.

Due to the seller having \$8800 of buyers payments unapplied towards the second mortgage as the seller admitted to the buyer on Sept 2015. The contract states that at the time of deed transfer that the seller will apply properly the amount paid by the buyer not paid into the second by the seller. The credit of \$8800 will leave the seller owing the buyer \$3800 as there is only \$5000 due for the down payment prior to the deed transfer.

This dispute is due to the seller ignoring the buyers request to settle on the delinquent second as the

Sept 2016

contract allows for the buyer to do. The option to settle on the second was a selling feature built into the sales contract by the defaulting seller as the seller could not make his payments. The option to settle was incentive for the buyers to make the purchase.

This is a civil matter

Anthony Raelund
960 rodgers Lake rd
Kila MT

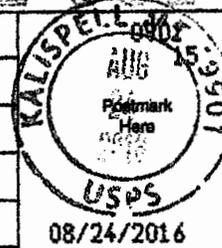
A handwritten signature in black ink, appearing to read "Anthony Raelund", written in a cursive style. The signature is positioned to the right of the typed name and address.

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KALISPELL, NT 59903

Postage	\$3.36
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.36



7013 2250 0001 1547 7971

Sent to Kim T Christopherson
 Street, Apt. No., or PO Box No. 1001 S Main St St 120
 City, State, ZIP+4 Kalispell, P.O. Box 1817 59902

PS Form 3825, August 2009 (See Reverse for Instructions)

Eric Enz,
PO Box 8615
Kalispell Montana 59904
7013-2250-0001-1548-4764 cert

Lynn Rehm
12841 W Dreyfus dr
El Mirage Az 85335
7013-2250-0001-5273 cert

Kim T Christopherson,
1001 S Main st St 120
PO BOX 1817
Kalispell Montana 59902
7013-2250-0001-1548-5006

Due to the lack of response from your supposed Attorney we will address all 3 parties until we receive a response with further information.

We are again requesting 1st and 2nd payment information regarding 960 Rodgers Lake Rd Kila, MT. We have requested proof that the 2nd mortgage and 1st mortgage payments have been made by Enz and Rehm.

We requested at the beginning of this contract purchase on this, 960 Rodgers Lake, to settle with your second Mort. Company (which is offered in our contract) Enz agreed to send information which he never physically has to date.

To date there is money owed from Enz and Rehm to Raelunds for overpayment of 2nd Mortgage that has never been paid to the 2nd Mortgage company.

This is our 30 day notice to supply to us our payment information to 2nd and 1st Mortgage on 960 Rodgers Lake Rd.

After Down Payment has been met Enz/Rehm is supposed to Quit Claim Raelunds on the Deed at 960 Rodgers Lake Rd, Kila. Raelunds have overpaid Down payment due to lack of funds that Raelunds paid to Enz not being applied to 2nd Mortgage.

Please supply us with all payments applied to 1st and 2nd. We at this point need a response as Enz/Rehm have ignored our requests for over 1 year.

We are also requesting at this time for Lynn Rehm and Eric Enz to quit claim 960 Rodgers Lake rd over to the Raelund Family.

This is a 30 day notice to remedy this account.

Our October payment is included in Eric Enz cert mailing in the form of a money order written to Nation Star Mortgage and Eric Enz to insure payment credit.

Antonius Raelund

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October 2017

7013 2250 0001 1548 5273

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EL MIRAGE, AZ 85335

Postage	\$3.38
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.77

KALISPELL, AZ 85301
 OCT 17 2016
 USPS

Sent To: *Lynn Johnson*
 Street, Apt. No. or PO Box No.: *128416 Dreyfus Dr*
 City, State, ZIP+4: *El Mirage AZ 85335*

PS Form 3800, August 2008 See Reverse for Instructions

4924 485T 1000 0522 ET02

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KALISPELL, MT 59904

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.77

KALISPELL, MT 59901
 OCT 17 2016
 USPS

Sent To: *Don Eng*
 Street, Apt. No. or PO Box No.: *P.O. Box 4615*
 City, State, ZIP+4: *Kalispell MT 59900*

PS Form 3800, August 2008 See Reverse for Instructions

9005 945T 1000 0522 ET02

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Postage	\$3.30
Certified Fee	\$0.00
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$3.77

KALISPELL, MT 59901
 OCT 17 2016
 USPS

Sent To: *Kim T Christopher*
 Street, Apt. No. or PO Box No.: *P.O. Box 1817*
 City, State, ZIP+4: *Kalispell MT 59903*

PS Form 3800, August 2008 See Reverse for Instructions