

**NOTICE OF DEFAULT AND SALE  
DEED OF TRUST FORECLOSURE**

KACHEMAK BAY TITLE AGENCY, INC., Trustee, under that certain Deed of Trust executed by JAKE KEMNITZ and KISA KEMNITZ, as Trustors, to KACHEMAK BAY TITLE AGENCY, INC., Trustee, and THE EMMITT AND MARY TRIMBLE JOINT REVOCABLE TRUST, UTAD February 6, 2006, EMMITT D. TRIMBLE and MARY E. TRIMBLE, Co-Trustees, Beneficiary, dated May 10, 2013, and recorded May 15, 2013, in the office of the Recorder for the Homer Recording District, State of Alaska, at Serial Number 2013-001495-0, describing the following described real property situated in the State of Alaska, Third Judicial District, Homer Recording District, and more particularly described as follows:

Lots Seven-A (7-A) and Eight-A (8-A), WAUGH SUBDIVISION NO 2, according to Plat No. 2005-100, in the Homer Recording District, Third Judicial District, State of Alaska; which respectively has physical addresses of 72060 and 72122 Browning Ave., Anchor Point, Alaska 99556;

gives notice that a breach of the obligations for which such Deed of Trust is security has occurred, that such breach consists of the failure of the above-named Trustor to satisfy certain indebtedness, the payments of which are secured by said Deed of Trust, consisting of 2017 Kenai Peninsula Borough Taxes of \$1,048.88 which were past due, and payment of \$2,435.00 for payment of real property improvements of a well, which subjected the real property to a materialman's lien which Beneficiary therefore paid, the payments of which are secured by said Deed of Trust, and that the principal amount of such indebtedness presently due and owing by said Trustors to said Beneficiary is ONE HUNDRED TWENTY-SIX THOUSAND NINETY-SEVEN DOLLARS and 43/100ths (\$126,097.43), as of March 8, 2018 plus interest on such amount from May 28, 2017 at 9.5% per annum, plus costs of this foreclosure action. The litigation report as of March 22, 2018 is \$663.00. The recording of the notice of default is estimated to be \$70.00; the costs of posting the notice of default is estimated to be \$1,150.00; and postage for mailing the notice of default is estimated to be \$55.00; attorney's fees to date are \$1,500.00; costs to close the escrow is \$260.00.

The Trustee elects to sell the property and to apply the proceeds against the obligation. The Default has arisen by failure to make payments required by the Deed of Trust. The default may be cured and the foreclosure sale may be 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, plus 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 above or to which the sale is postponed; and (2) when notice of default has been recorded two or more times previously under the same deed of trust and the default has been cured, the trustee does not elect to refuse payment and continue the sale.

Notice is given that upon the demand of the Beneficiary, the Trustee hereby elects to sell the above-described property to satisfy all of the above-mentioned indebtedness owing to said Beneficiary, together with all necessary costs and expenses, including reasonable attorney's fees, necessarily incurred.

Said sale shall be held at public auction at the main front door of the State Court Building, located at 3670 Lake Street, Building A, Homer, Alaska 99603, on the day of 6th day of July, 2018, at 10:00 o'clock am. Beneficiary will have the right to make an offset bid without cash in an amount equal to the sale, including all sums expended by Beneficiary and Trustee under the Deed of Trust with interest thereon.

KACHEMAK BAY TITLE AGENCY, INC., Trustee has appointed the law firm of Michael Hough, to institute and conduct the foreclosure of this Deed of Trust. Any inquiries should be directed to the law firm at 3733 Ben Walters Lane, Suite 2, Homer, AK 99603.

DATED this 4th day of April, 2018.

KACHEMAK BAY TITLE AGENCY, INC.,  
Trustee

By: Kathryn Hemstreet  
Title: Vice President