

**FTAA****DO NOT DETACH***F-71968 KB-34699*

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT BY:

FIDELITY TITLE AGENCY OF ALASKA

TO PROVIDE SPACE FOR RECORDING DATA

TO RECORD IN THE

HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE  
DOCUMENT IN THE OFFICIAL PUBLIC RECORDS.DOCUMENT #2019-001541-0 RECORDED 06/05/2019 IS BEING  
RE-RECORDED TO ADD MISSING RECORDING INFORMATION.

Return Recorded Document to:

LANDYE BENNETT BLUMSTEIN LLP

701 W. 8th Avenue, Ste. 1200

Anchorage, AK 99501

Order No. F-71968

**FTAA** *100-34649*

TO THE HEIRS AND DEVISEES OF WILLIAM J. CRESS AND OTHERS WITH  
AN INTEREST IN THE REAL PROPERTY DESCRIBED BELOW

NOTICE OF DEFAULT AND DEED OF TRUST FORECLOSURE SALE

Fidelity Title Agency of Alaska, as substitute trustee for First American Title Insurance Company, recorded 6-5-2019 at Instrument No. 20190015400, now gives notice of default under the deed of trust executed by William J. Cress and Margarita Kloeber-Frohn, Trustors, in favor of Academy Mortgage Corporation, Beneficiary, recorded on October 31, 2017 at Instrument No. 2017-003617-0, whose beneficial interest was assigned to Alaska Housing Finance Corporation, recorded November 30, 2017, at Instrument No. 2017-003903-0, in the Homer Recording District, Third Judicial District, State of Alaska encumbering the following property:

That portion of Section 26, Township 1 South, Range 14 West, Seward Meridian, in the Homer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Commencing at the Southwest corner of Section 23, Township 1 South, Range 14 West, Seward Meridian, thence East 1320 feet; THENCE South 539 feet to the point of beginning, and Corner No. 1; THENCE South 240 feet to Corner No. 2; THENCE East to the West right of way line of the Sterling Highway and Corner No. 3; THENCE Northeasterly along said right of way line to a point directly East of the point of beginning to Corner No. 4; THENCE West to the point of beginning.

The address of the property is 14145 Sterling Highway, Ninilchik, AK 99639.

Trustors are in default as payment of the secured note is three months or more past due and late charges are also past due in the amount of \$175.80.

The amount due and owing by Trustors to the Assignee of the Beneficiary as of June 4, 2019 is \$248,552.23, which includes \$242,838.81 in principal, \$3,506.03 in interest from January 1, 2019, \$175.80 in late charges, <\$785.20> in escrow reserve, \$485.79 fee balance, \$1,041.00 for a Trustee's Sale Guarantee, \$90.00 recording costs and \$1,200.00 attorney fees. This balance will continue to accrue



interest after June 4, 2019 at a rate in accordance with the Note until the time of sale. Other charges, as allowed under the loan documents, may also accrue until the time of sale.

YOU ARE NOTIFIED that Fidelity Title Agency of Alaska, Trustee, by demand of assignee of the beneficiary, hereby elects to sell the real property described above to satisfy the obligations secured thereby at an auction sale to be held on September 4, 2019, in the main lobby of the Boney Courthouse at 303 K Street, Anchorage, Alaska. The sale may be held with other sales as Trustee may conduct which shall begin at 10:00 a.m. and continue until complete.

Payment must be made at the time of sale in cash or by cashier's check. Assignee may enter a credit offset bid consisting of sums due it under the deed of trust security agreement and note. Title to the real property will be conveyed by trustee's quitclaim deed without warranties of title.

YOU ARE FURTHER NOTIFIED that if default has arisen by failure to make payments required under the Promissory Note and/or the deed of trust, the default may be cured and this sale terminated if (1) payment of the sum then in default, other than principal that would not then be due if default had not occurred, and attorneys and other foreclosure fees and costs actually incurred by the assignee of the beneficiary and trustee due to the default is made at any time before the sale date stated in this notice 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 described and the default has been cured, the trustee does not elect to refuse payment and continue the sale. To determine the current amount required to be paid to cure the default and reinstate the payment terms of the Promissory Note, you may call 777-3447 or send an e-mail to dsteger@fnbalaska.com.

The Heirs or Devisees of William J. Cress may be:

Margarita Kloeber-Frohn  
Chris Cress  
Jules Cress  
Bubba Cress  
Travis Cress  
Kevin and Kyle Cress  
Shannon Cress-Wyers

Shirley Richardson  
Frank Cress  
Bob Cress  
Kerry Richardson  
Tim Richardson  
Gayla Norgren

Dated this 4<sup>th</sup> day of June, 2019.

Fidelity Title Agency of Alaska,  
Trustee

By: Mitchell A. Fisher  
Its: Title Officer



STATE OF ALASKA

THIRD JUDICIAL DISTRICT

} ss.

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Michelle Prater, known to be the Title Officer of Fidelity Title Agency of Alaska, an Alaska corporation, on behalf of the corporation.

Nichole Smith  
Notary Public for Alaska  
My commission expires: July 18, 2022

