



F-73905

TRUSTEE'S DEED

Fidelity Title Agency of Alaska, LLC., present Trustee, GRANTOR, whose mailing address is 3150 C Street, #220 Anchorage, Alaska 99503, in consideration for the sum of **THREE HUNDRED SEVENTY TWO THOUSAND, FIVE HUNDRED TWENTY SIX DOLLARS AND 61/100, (\$372,526.61)**, receipt of which is hereby acknowledged, conveys and grants to **Fairbanks North Star Borough**, a municipal corporation of the State of Alaska, of P.O. Box 71267, Fairbanks, Alaska 99707, GRANTEE, the following real property:

Lot 1, Block 23 of RE-PLAT OF BLOCK 23, DAVIS SUBDIVISION, according to the plat recorded November 14, 1972 under Plat Number 72-46, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, said real property located at 601 Snowman Lane, North Pole, Alaska 99705.

Subject to all reservations, easements, exceptions, restrictions, covenants, and conditions of record, if any.

Said GRANTEE was the highest and best bidder at a Deed of Trust sale held by **Fidelity Title Agency of Alaska, LLC.** at the main front door of the Court Building, 101 Lacey Street, Fairbanks, Alaska on the **1st day of April, 2020 at 10:00 a.m.** Such sale was held to satisfy all amounts due in accordance with that certain Deed of Trust executed by **Nikkis Little Angel's Child Care Management Inc.** as Trustor, and the **Fairbanks North Star Borough** as Beneficiary, dated **November 29, 2018** and recorded **December 07, 2018**, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska as **Instrument No. 2018-019539-0**. Said Deed of Trust was amended on **May 31, 2019** and recorded **June 13, 2019** in the Fairbanks Recording District, Fourth Judicial District, State of Alaska as **Instrument No. 2019-008769-0**.

A Notice of Default & Sale under Deed of Trust was recorded in the Office of the Recorder prior to said sale on **December 19, 2019, as Instrument No. 2019-021875-0**, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska. Copies of said Notice of Default and Sale under Deed of Trust were mailed to the Trustor and all other interested parties by certified mail on **December 23, 2019**. These were addressed to the last known addresses which are set forth in the Affidavit of Mailing recorded in the Fairbanks Recording District, Fourth Judicial District, State of Alaska on **March 18, 2020** as **Instrument No. 2020-004014-0**.

Notice of the time and place of said sale was posted on **March 2, 2020** at the U.S. Post Office located on 311 Barnette St., Fairbanks, Alaska; at the City Clerk's Office, 800 Cushman Street, Fairbanks, Alaska, at the District Court for the State of Alaska, 101 Lacey Street, Fairbanks, Alaska, and at the Fairbanks North Star Borough Juanita Helms Administration Center building located on 907 Terminal St., Fairbanks, Alaska. Notice of the time and place of said sale was published in the Fairbanks Daily News Miner, a newspaper of general circulation published in Fairbanks Alaska on **February 2, 2020, February 9, 2020, February 16, 2020, and February 23, 2020** and online from **February 2, 2020 through March 17, 2020**.

Fidelity Title Agency of Alaska, LLC.

Handwritten signature of Howard Hancock

By: Howard Hancock
Its: Chief Title Officer

ACKNOWLEDGMENT

THIS IS TO CERTIFY that on this 17th day of April, 2020, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Howard Hancock**, to me known and known to me to be the **Chief Title Officer of Fidelity Title Agency of Alaska, LLC.**, the corporation that executed the within and foregoing instrument, and he acknowledged that he signed and executed the foregoing instrument as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and that he was authorized to execute said instrument on its behalf.

WITNESS my hand and official seal the day and year in the certificate first above written.

Handwritten signature of Michelle L. Prater
Notary Public in and for Alaska
My commission expires: 11/15/2021

FAIRBANKS RECORDING DISTRICT
Return To: FNSB/Land Management
P. O. Box 71267
Fairbanks, AK 99707



AFFIDAVIT OF MAILING NOTICE OF DEFAULT & NOTICE OF SALE

Sandra Mota, under oath, says that she is the Land Manager for the Fairbanks North Star Borough's Division of Land Management and on **December 23, 2019**, she caused to be mailed true copies of the Notice of Default which appears of record in the Office of the Recorder, Fairbanks Recording District, Fourth Judicial District, State of Alaska as **Instrument No. 2019-021875-0** , by certified mail, return receipt requested, by depositing same in the United States Post Office, or a receptacle thereof, at Fairbanks, Alaska, in an envelope, postage prepaid, addressed to each of the following persons and companies:

Nikkis Little Angel's Child Care Management Inc.
c/o Argenis Sambois
c/o Niurka Mercedes Sambois
4643 Harvard Circle
Fairbanks AK 99709

Nikkis Little Angel's Child Care Management Inc.
c/o Argenis Sambois
c/o Niurka Mercedes Sambois
601 Snowman Lane
North Pole AK 99705

Nikkis Little Angel's Child Care Management Inc.
c/o Argenis Sambois
c/o Niurka Mercedes Sambois
65 Trinidad Dr.
Fairbanks AK 99709

City of North Pole
125 Snowman Lane
North Pole AK 99705

Dept Labor & Workforce Development
Fairbanks Tax Office
675 Seventh Ave. Station L
Fairbanks AK 99701

SAID PROPERTY IS DESCRIBED TO WIT:

**Lot 1, Block 23 of RE-PLAT OF BLOCK 23, DAVIS
SUBDIVISION**, according to the plat recorded November 14, 1972
under Plat Number 72-46, Records of the Fairbanks Recording District,
Fourth Judicial District, State of Alaska, said real property located at
601 Snowman Lane, North Pole, Alaska 99705.



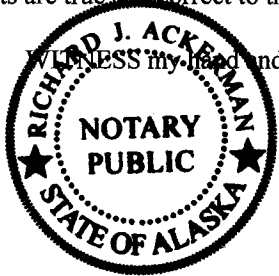
DATED this 17th day of March, 2020 .

By: Sandra Mota

ACKNOWLEDGMENT

STATE OF ALASKA)
)
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 17th day of March, 2020, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Sandra Mota**, to me known and known to me to be the person named in and who executed the foregoing document and she acknowledged that she signed the foregoing document freely and voluntarily for the uses and purposes therein mentioned, and that the contents are true and correct to the best of her knowledge.



WITNESS my hand and official seal the day and year in the certificate first above written.

Richard J. Ackerman
Notary Public in and for Alaska
My commission expires: WITH OFFICE



AFFIDAVIT OF POSTING NOTICE OF DEFAULT
DEED OF TRUST FORECLOSURE

I, **Sandra Mota**, being duly sworn, state on the **2nd** day of **March, 2020**, I posted, or caused to be posted, a true copy of the Notice of Default and Sale, recorded as Instrument No. 2019-021875-0, was posted to that real property described as **Lot 1 Block 23 of REPLAT OF BLOCK 23, DAVIS SUBDIVISION**, according to the plat recorded November 14, 1972 under Plat Number 72-46, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, at each of the following places:

U.S. Post Office
311 Barnette St.
Fairbanks, AK 99701

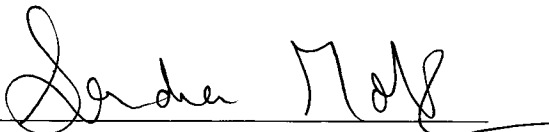
Fairbanks City Hall
800 Cushman Street
Fairbanks, AK 99701

State of Alaska, Clerk of the Court
101 Lacey Street
Fairbanks, AK 99701

Fairbanks North Star Borough
907 Terminal St.
Fairbanks, AK 99701

Said Notice of Default and Sale relates to that certain Deed of Trust naming **NIKKIS LITTLE ANGEL'S CHILD CARE MANAGEMENT INC.**, Trustor, recorded as **Instrument No. 2018-019539-0** Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

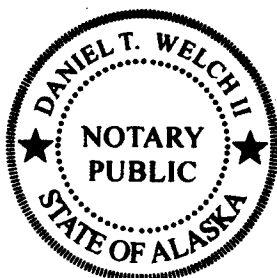
DATED this **6th** day of **March, 2020** .

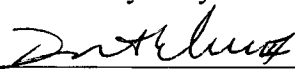
By: 

STATE OF ALASKA)
)
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 6 day of March, 2020, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **SANDRA MOTA**, to me known and known to me to be the person named in and who executed the foregoing document and she acknowledged that she signed the foregoing document freely and voluntarily for the uses and purposes therein mentioned, and that the contents are true and correct to the best of her knowledge.

WITNESS my hand and official seal the day and year in the certificate first above written.




Notary Public in and for Alaska
My commission expires: with office



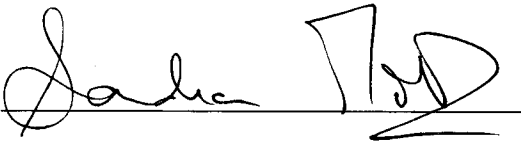
AFFIDAVIT OF POSTING NOTICE OF DEFAULT
AND INSPECTION FOR DEED OF TRUST FORECLOSURE

I; **Sandra Mota**, being duly sworn, state on the **2nd** day of **March, 2020**, I posted, or caused to be posted, a true copy of the **Notice of Default and Sale**, recorded as **Instrument No. 2019-021875-0**, was posted to that real property described as **Lot 1 Block 23 of REPLAT OF BLOCK 23, DAVIS SUBDIVISION, according to the plat recorded November 14, 1972 under Plat Number 72-46**, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, at the property subject of this foreclosure, more specifically: **601 Snowman Lane, North Pole AK 99705**.

Said Notice of Default and Sale relates to that certain Deed of Trust naming **NIKKIS LITTLE ANGEL'S CHILD CARE MANAGEMENT INC.**, Trustor, recorded as **Instrument No. 2018-019539-0** Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

I further state that I inspected the property, or caused to be inspected for construction, said property showing no evidence of new construction and/or parties in possession

DATED this **13th** day of **April, 2020** .

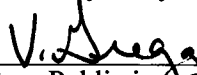
By: 

STATE OF ALASKA)
)
FOURTH JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 15 day of April, 2020, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **SANDRA MOTA**, to me known and known to me to be the person named in and who executed the foregoing document and she acknowledged that she signed the foregoing document freely and voluntarily for the uses and purposes therein mentioned, and that the contents are true and correct to the best of her knowledge.

WITNESS my hand and official seal the day and year in the certificate first above written.




Notary Public in and for Alaska
My commission expires: 4 office



AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA }
STATE OF ALASKA } SS.
FOURTH DISTRICT }

Before me, the undersigned, a notary public, this day personally appeared Thomas Gilligan, who, being first duly sworn, according to law, says that she/he is the Advertising Director of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

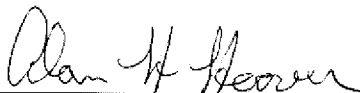
02/02/2020, 02/09/2020, 02/16/2020, 02/23/2020

and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.

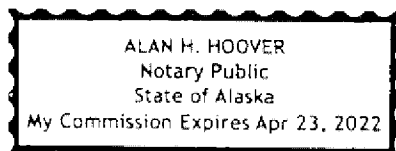


Advertising Clerk

Subscribed and sworn to me this 06th day of April, 2020.



Alan H. Hoover, Notary Public in and for the State of Alaska.
My commission expires April 23, 2022



Foreclosures

602756

NOTICE OF SALE

Trustee, **Fidelity Title Agency of Alaska, LLC** will sell realty for cash to the highest bidder at the Main Entrance to the Fairbanks Courthouse, 101 Lacey Street, Fairbanks, AK on **19 March 2020, at 10:00 AM** with other sales that may be conducted. Proceeds will apply to the Deed of Trust naming as Beneficiary **Fairbanks North Star Borough**, as Trustor **Nikkis Little Angel's Child Care Management Inc.**, Record Owner, recorded on December 7, 2018 as Instrument No. 2018-019539-0, F.R.D., Fourth Judicial District, Alaska, and amended by Instrument No. 2019-008769-0, F.R.D., Fourth Judicial District, Alaska, said Deed of Trust describing: Lot 1, Block 23 of Replat of Block 23, Davis Subdivision, according to the plat filed November 14, 1972 as Plat No. 72-46, F.R.D., Fourth Judicial District, Alaska and with the physical address 601 Snowman Lane., North Pole AK 99705. **\$366,786.73** are due, plus foreclosure fees.

Publish Dates: 02-02, 02-09, 02-16 and 02-23-2020

The Fairbanks Daily News-Miner is in compliance with House Bill 108. We published this Foreclosure Notice on www.newsminer.com for 45 days, starting 02-02-2020 and ending 03-17-2020



7 of 7

2020-005298-0

FNSB / LAND MANAGEMENT
PO BOX 71267
FAIRBANKS, AK 99707

Reference: NOTICE OF SALE
Ad #: 602756
Acct #: 45795