

SUBJECT: THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2017, 2016, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

AGENDA OF: June 6, 2023

ASSEMBLY ACTION:

Amended + Adopted without objection.  
6/20/23  
SP

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To Department/Director	Signature	Comments
Originator	x <i>Gill-Lois</i>	
Department Director	x <i>E. Hall</i>	
Finance Director	x <i>Chapman</i>	
Borough Attorney	x <i>John Michael for N.S.</i>	
Borough Manager	x <i>WBS</i>	
Borough Clerk	x <i>Superior</i>	<i>BSM</i>

ATTACHMENT(S): Fiscal Note: YES X NO       

Exhibit A - Tax Sale 44 Sale Parcel Listing (7 pp)

Ordinance Serial No. 23-043 (6 pp)

SUMMARY STATEMENT:

The Land and Resource Management Division proposes to conduct the 26th Tax and Special Assessment (LID) Foreclosure Sale (TS44). TS44 will consist of properties described in Ordinance Serial No. 23-043, Exhibit A, that have been foreclosed upon for taxes and special assessments for which the Borough has a Clerk's Deed. To be removed from this sale, all delinquencies and costs must be paid.

Title to these parcels was transferred by the Superior Court to the Borough by Clerk's Deed. All of the proposed sale properties belong to the Borough, not the former record owners.

When the Borough was granted the Clerk's Deed to the properties every right, title, and interest of a person in the tax and LID foreclosed property was forfeited forever to the Borough subject only to repurchase rights of the former owner. That is, the prior record owner has the statutory right to repurchase the property prior to the sale of the property for delinquent taxes, special assessments, plus interest, penalties, costs of foreclosure and sale, and costs of maintaining and managing the property.

The former owners have had several opportunities to stop the foreclosure process prior to the Borough receiving Clerk's Deed to the properties. First, the owners were notified of a potential foreclosure action by a pre-foreclosure courtesy notice mailed about two to four months prior to the Borough filing its petition to foreclose on the property in court. This was the easiest and least expensive time to stop foreclosure by paying delinquent taxes, special assessments, penalties, interest, and fees.

Thereafter, the Borough presented a petition to foreclose on the property for taxes that had been delinquent for at least two years, and special assessments that had been delinquent for at least one year. At this time the last known owner of each property was mailed a notice advising of the foreclosure proceeding. The foreclosure list was also published for four consecutive weeks in the local newspaper. This was the second opportunity for owners to stop foreclosure and keep their property by paying delinquent taxes, special assessments, penalties, interest and fees.

After two to four months, the court signed the judgment and decree of foreclosure on those properties for the delinquent taxes, special assessments, penalties, interest, and fees that remained unpaid, which was recorded at the state recorder's office. Upon the court's execution of the judgment, the right of redemption period began, and the Borough had to hold these delinquent property for at least one year. During the redemption period the prior record owners or their assigns had the right to redeem the properties by paying the amounts owed under the judgment and interest and penalties. This did not affect the former property owner's right to possession during this time.

At least thirty days before the one-year right of redemption period ended, the Borough published in the newspaper a redemption period expiration notice and sent a copy of the notice by certified mail to each record owner. The notice stated that unless redeemed all properties shall be deeded to the Matanuska-Susitna Borough immediately on expiration of the period of redemption, and that every right or interest of a person in the properties would be forfeited forever to the Matanuska-Susitna Borough, subject only to repurchase rights. This is the last opportunity to stop the

Borough from becoming legal owner of the property by the owner paying the delinquent taxes, special assessments, penalties, interest and fees owing under the judgment.

Thereafter, the Borough received deeds from the court and the prior owners have the right to repurchase within ten years and before the sale or contract of sale of the properties. The Borough has followed a policy of not evicting occupants of tax and LID foreclosed properties upon receipt of the Clerk's Deed which it could legally pursue otherwise.

TS44 is scheduled to be held on October 28, 2023, in the Dorothy Swanda Jones Building. The sale will be conducted in accordance with Alaska State Statutes (AS 29.45.460-480) and Matanuska-Susitna Borough Code (23.10.220). The minimum bid for each property is the sum of the delinquent taxes, special assessments, penalties, interest owed through the date of the sale, costs of the foreclosure(s) through Clerk's Deed(s) and the costs incurred by the Borough to sell the properties. The properties will first be offered by sealed bid, followed by an outcry auction for parcels that did not receive a sealed bid.

Properties that do not sell in TS44 may be offered in subsequent over-the-counter tax and LID foreclosure sales on a first-come, first-served basis until sold, or until the 10-year repurchase rights expire. At such time as the 10-year repurchase rights expire and the former record owner loses all right to the property, the properties may be sold at fair market value.

**RECOMMENDATION OF ADMINISTRATION:** Adoption of Ordinance 23-043 authorizing Tax and LID Foreclosure Sale TS44 and the sale of properties described in the accompanying Exhibit A.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: 6/6/2023

SUBJECT: THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2017, 2016, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>\$</u>	FUNDING SOURCE <u>land sale revenue</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT : <u>203.00.00 3xx.xxx</u>	PROJECT #
VERIFIED BY: <u>Kim Winkler</u>	CERTIFIED BY:
DATE: <u>5-16-23</u>	DATE:

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	<u>\$</u>					
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<u>\$</u>					
TOTAL	<u>\$</u>					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) \$ Amount depends on sale price of property.

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

**Exhibit A - Tax Sale 44**  
**Sale Parcel Listing**

Tax Sale No.	Tax ID No.	Former Owner	Improvement	Parcel Size	2023 Certified Tax Appraised Value
TS44-01	56317B0FL002	DMITRYEV ALEXANDER A & ANGELA M	Cabin	2.11	\$28,000.00
TS44-02	225N04W19D014	PARISEAU WILLIAM	Cabin	4.53	\$72,600.00
TS44-04	54794B22A0000	NAGLEY PROPERTIES LLC		0.11	\$38,000.00
TS44-05	52044B06L023	MINNICK DARYLE		5	\$9,000.00
TS44-06	223N04W03D003	RAMSTAD DAVID J		13.33	\$32,100.00
TS44-07	223N04W03D004	RAMSTAD DAVID J		13.33	\$32,100.00
TS44-08	223N04W03D006	RAMSTAD DAVID J		13.33	\$32,100.00
TS44-09	223N04W03D007	RAMSTAD DAVID J		13.33	\$32,100.00
TS44-10	54131000L001	RAMSTAD DAVID J		10	\$37,500.00
TS44-11	54131000L002	RAMSTAD DAVID J	House	10	\$159,800.00
TS44-12	53485B05L001	RAMSTAD DAVID J		10	\$27,500.00
TS44-13	53485B01L004	RAMSTAD DAVID J	Cabin	10	\$55,000.00
TS44-14	53485B02L004	RAMSTAD DAVID J		10.02	\$27,600.00
TS44-15	223N04W08D008	GEIGER JODI LYNNE COLON		10	\$10,000.00
TS44-16	56070000L0617	JACKSON HASTINGS ESTATE		0.58	\$2,500.00
TS44-17	56563000L047	RAATZ GORDON JR		0.52	\$4,000.00
TS44-19	56096B03L001	EVANS MICHAEL		0.13	\$3,000.00
TS44-20	51146B01L017	GOODWIN PATRICIA C EST		0.6	\$13,650.00
TS44-21	219N04W08D007	WHALEY OSCAR M V		0.32	\$3,000.00
TS44-22	56100B10L003	CHUDNOFSKY DAVID		0.49	\$8,000.00
TS44-23	218N02W31A016	PATERSON JANET E and PATERSON WILLIAM J	Cabin	5	\$65,600.00
TS44-24	56374B02L008	RUDOLPH DOUGLAS G		1.38	\$9,600.00
TS44-25	56374B02L009	RUDOLPH DOUGLAS G	House	1.09	\$171,800.00
TS44-26	56121B06L010	LIM GUAT-NGOH		0.71	\$17,600.00
TS44-27	51150B02L011	SCOTT RAYMOND G EST and SCOTT ELINOR I EST		1.18	\$13,000.00
TS44-28	51201B01L027	POSTON DENNIS	House	1.48	\$156,800.00
TS44-30	52912B03L009	BALESTERI TINA % ELIZABETH A. ROLLINS	Cabin	0.92	\$36,300.00
TS44-31	56700B01L017	MCLAUGHLIN MICHAEL P	House	0.93	\$239,000.00
TS44-32	51364B01L032	KESTER AMY and HITCHCOCK MARTHA S	House	0.93	\$58,300.00
TS44-33	51596B03L003	MARMON BILLIE JEAN	Cabin	4.77	\$118,900.00
<del>TS44-35</del>	<del>52855B01T008</del>	<del>HALA CORP</del>		<del>0.55</del>	<del>\$1,000.00</del>
TS44-36	56533B03L005A	WOOD MARIANNE EST		0.94	\$32,000.00
TS44-37	56540B06L021	MAJESTIC MT COMMUNITY CHURCH		0.92	\$15,000.00
TS44-38	55180000L003	MELIN JOE & THEA	House	1.93	\$226,600.00
TS44-39	56450B04L001-A	WITT RICHARD L & MARIAN T		3.15	\$6,300.00
TS44-40	56148B04L002	WITT RICHARD L & MARIAN T		3.38	\$6,100.00
TS44-41	52340000T00E	LONG LOUISE EST		5	\$13,500.00
TS44-42	522970000000	GILLUM DAVID LEE EST		4.12	\$6,800.00
TS44-43	56070000L0305	MORGAN CLYDE S		0.75	\$3,000.00



**Exhibit A - Tax Sale 44**  
**Sale Parcel Listing**

<b>Tax Sale No.</b>	<b>Tax ID No.</b>	<b>Former Owner</b>	<b>Improvement</b>	<b>Parcel Size</b>	<b>2023 Certified Tax Appraised Value</b>
TS44-44	56070000L0290	MCCASLIN JOHN F		0.88	\$3,000.00
TS44-45	53954000T00B	BUSSE SHARON R		4.97	\$4,000.00
TS44-46	53954000T00A	BUSSE SHARON R		4.53	\$3,600.00
TS44-47	51730000T00A	ZAREMBA PETER J		4.66	\$9,300.00
TS44-50	53249000T00D	TRUEBLOOD DAVID		33.96	\$23,800.00
TS44-51	52050B06L001	MALONE JOAN R		4.96	\$5,000.00
TS44-52	56864000T00O	KARAM GHASSAN NABIH		17.34	\$12,600.00
TS44-53	52132B29L002	STANTON RICHARD HAROLD		4.98	\$4,500.00
TS44-57	217N03W23B006	PAQUETTE EDMOND A EST	House	5	\$230,900.00

# Matanuska-Susitna Borough - Tax/LID Sale Listing - TS044

<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>
56317B0FL002	TS044-01	DMITRYEV ALEXANDER A & ANGELA M	TA 6	TALKEETNA AREA
TRAPPER CRK TRLS UNIT #1 BK OF LT 002 PLAT 1973-3, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
225N04W19D014	TS044-02	PARISEAU WILLIAM	TA 15	TALKEETNA SPUR AREA
PARCEL B OF MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 93-11-PWM FILED JUNE 30, 1993, FILE NO. 93-46W, SAID PARCEL OF LAND LOCATED WITHIN EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (E1/2 NE1/4 SE1/4 SE1/4) OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
54794B22A0000	TS044-04	NAGLEY PROPERTIES LLC	TA 6	TALKEETNA TOWNSITE
TALKEETNA TWNST B/17-20& 23-25 BK 22 LT 0000 PLAT 1998-17, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52044B06L023	TS044-05	MINNICK DARYLE	MO 8	TALKEETNA SPUR AREA
BARTLETT HLS AK ASLS 79-143-D BK 06 LT 023 PLAT 1981-75, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
223N04W03D003	TS044-06	RAMSTAD DAVID J	MO 9	MONTANA AREA
THE EAST 440 FEET OF THE WEST 880 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
223N04W03D004	TS044-07	RAMSTAD DAVID J	MO 9	MONTANA AREA
THE EAST 440 FEET OF THE WEST 1320 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
223N04W03D006	TS044-08	RAMSTAD DAVID J	MO 9	MONTANA AREA
THE WEST 440 FEET SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4), EXCEPTING THEREFROM THE WEST 1320 FEET, SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
223N04W03D007	TS044-09	RAMSTAD DAVID J	MO 9	MONTANA AREA
THE EAST 440 FEET OF THE WEST 880 FEET OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4), EXCEPTING THEREFROM THE WEST 1320 FEET, SECTION 3, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, CONTAINING 13.33 ACRES MORE OR LESS, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

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# Matanuska-Susitna Borough - Tax/LID Sale Listing - TS044

54131000L001	TS044-10	RAMSTAD DAVID J	MO 9	MONTANA AREA
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SOUTH VIS ACRES BK 00 LT 001 PLAT 1993-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

54131000L002	TS044-11	RAMSTAD DAVID J	MO 9	MONTANA AREA
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SOUTH VIS ACRES BK 00 LT 002 PLAT 1993-38, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

53485B05L001	TS044-12	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA
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BACK CNTRY EST BK 05 LT 001 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

53485B01L004	TS044-13	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA
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BACK CNTRY EST BK 01 LT 004 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

53485B02L004	TS044-14	RAMSTAD DAVID J	KA 6	SHEEP CRK AREA
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BACK CNTRY EST BK 02 LT 004 PLAT 1988-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

223N04W08D008	TS044-15	GEIGER JODI LYNNE COLON	MO 10	MONTANA AREA
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THE NORTH ONE-HALF TO THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (N1/2 S1/2 SE1/4 SE1/4) OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L0617	TS044-16	JACKSON HASTING EST	CA 1	CASWELL AREA
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CASWELL LKS BK 00 LT 0617 PLAT 1967-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56563000L047	TS044-17	RAATZ GORDON JR	CA 14	CASWELL AREA
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RUSTIC WLDRNS DIV 2 BK 00 LT 047 PLAT 1975-28, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56096B03L001	TS044-19	EVANS MICHAEL	WI 10	WILLOW AREA
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DECEPTION CRK BK 03 LT 001 PLAT 60-31, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

51146B01L017	TS044-20	GOODWIN PATRICIA C EST	WI 9	HATCHER PASS AREA
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FRIDAY HOMESTEAD MASTER PLAN BK 01 LT 017 PLAT 1976-5, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

219N04W08D007	TS044-21	WHALEY OSCAR M V	WI 10	WILLOW AREA
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A PIECE OR PARCEL OF LAND BEGINNING AT THE COMMON CORNER OF SECTIONS 8, 9, 17 AND 16, TOWNSHIP 19 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA; THENCE SOUTH 39° 58' WEST A DISTANCE OF 2,135.5 FEET TO A POINT OF INTERSECTION WITH THE EAST LIMIT OF THE RIGHT-OF-WAY OF THE ALASKA RAILROAD MAIN LINE; THENCE NORTH 23° 38' WEST ALONG THE EAST LIMIT OF THE ALASKA RAILROAD RIGHT-OF-WAY A DISTANCE OF 575.5 FEET TO A POINT OF BEGINNING; THENCE NORTH 23° 38' WEST A DISTANCE OF 15.0 FEET TO CORNER NO. 2; THENCE NORTH 66° 22' A DISTANCE OF 200.0 FEET TO

54131000L001  
54131000L002  
53485B05L001  
53485B01L004  
53485B02L004  
223N04W08D008  
56070000L0617  
56563000L047  
56096B03L001  
51146B01L017  
219N04W08D007



# Matanuska-Susitna Borough - Tax/LID Sale Listing - TS044

CORNER NO. 3; THENCE SOUTH 23° 38' EAST A DISTANCE OF 15.0 FEET TO CORNER NO. 4; THENCE SOUTH 66° 22' WEST A DISTANCE OF 200.0 FEET TO CORNER NO. 1 AND THE POINT OF BEGINNING; AND COMMENCING AT THE COMMON CORNER OF SECTIONS 8, 9, 17 AND 16, TOWNSHIP 19 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, THENCE SOUTH 89° 58' WEST A DISTANCE OF 2,136.5 FEET TO A POINT OF INTERSECTION WITH THE EAST LIMIT OF THE RIGHT-OF-WAY OF THE ALASKA RAILROAD MAIN LINE; THENCE NORTH 23° 38' WEST ALONG SAID EAST LIMIT OF THE ALASKA RAILROAD RIGHT-OF-WAY A DISTANCE OF 515 FEET TO A POINT OF BEGINNING; THENCE NORTH 23°38' WEST A DISTANCE OF 60.0 FEET TO CORNER NO. 2; THENCE NORTH 66° 22' EAST A DISTANCE OF 200.0 FEET TO CORNER NO. 3; THENCE SOUTH 28° 38' EAST A DISTANCE OF 60.0 FEET TO CORNER NO. 4 THENCE SOUTH 66° 22' WEST A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

56100B10L003	TS044-22	CHUDNOFSKY DAVID	HO 6	CITY OF HOUSTON
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ENCHANTED FRST BK 10 LT 003 PLAT 1971-50, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

218N02W31A016	TS044-23	PATERSON JANET E PATERSON WILLIAM J	HO 7	MEADOW LKS AREA
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A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 18 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA. ALSO BEING A PORTION OF WAIVER PARCEL NO. 4 PER WAIVER FILE NO. 83-47W AS RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER EAST ONE-SIXTEENTH (CE 1/16) CORNER OF SECTION 31, THENCE N00°08'22" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 1055.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N00°08'22" WEST A DISTANCE OF 264.65 FEET TO THE NORTHEAST ONE-SIXTEENTH (NE1/16) OF SECTION 31: THENCE S58°14'07" EAST A DISTANCE OF 950.24 FEET; THENCE S12°14'28" EAST A DISTANCE OF 249.98 FEET TO THE WEST RIGHT OF WAY LINE OF A FIFTY FOOT ROAD EASEMENT; THENCE S22°57'22" WEST ALONG SAID RIGHT OF WAY EASEMENT A DISTANCE OF 104.10 FEET; THENCE LEAVING SAID RIGHT OF WAY N31°09'34" WEST A DISTANCE OF 160.00 FEET; THENCE N59°13'33" WEST A DISTANCE OF 857.65 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 5.00 ACRES MORE OR LESS.

56374B02L008	TS044-24	RUDOLPH DOUGLAS G	HO 11	CITY OF HOUSTON
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MEADOWVIEW BK 02 LT 008 PLAT 1972-21, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56374B02L009	TS044-25	RUDOLPH DOUGLAS G	HO 11	CITY OF HOUSTON
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MEADOWVIEW BK 02 LT 009 PLAT 1972-21, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56121B06L010	TS044-26	LIM GUAT-NGOH	HO 10	HOUSTON-PARKS HWY AREA
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FOREST LK BK 06 LT 010 PLAT 1972-6, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

51150B02L011	TS044-27	SCOTT RAYMOND G EST SCOTT ELINOR I EST	HO 11	CITY OF HOUSTON
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WOODY LK EST ADD #1 BK 02 LT 011 PLAT 1976-9, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

22-5-2023  
ed-H  
22-5-2023

# Matanuska-Susitna Borough - Tax/LID Sale Listing - TS044

51201B01L027 TS044-28 POSTON DENNIS HO 11 CITY OF HOUSTON

WOODY LK S BK 01 LT 027 PLAT 1976-57, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52912B03L009 TS044-30 BALESTERI TINA LS 16 BIG LK AREA  
ROLLINS ELIZABETH A

K'ENAKA BK 03 LT 009 PLAT 1984-321, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56700B01L017 TS044-31 MCLAUGHLIN MICHAEL P HO 10 HOUSTON-PARKS HWY AREA

YUNDT SUBDIVISION, BK 01, LT 017, PLAT 2007-80, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

51364B01L032 TS044-32 KESTER AMY HO 8 MEADOW LKS AREA  
HITCHCOCK MARTHA S

ISLAND LK BK 01 LT 032 PLAT 1977-144, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

51596B03L003 TS044-33 MARMON BILLIE JEAN HO 8 MEADOW LKS AREA

FLYING CROWN EST BK 03 LT 003 PLAT 1978-188, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

~~52855B01T00B TS044-35 HALA CORP WA 6 SCHROCK RD AREA~~

~~DEVON WOOD DIV I BK 01 LT 00B PLAT 1984-232, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.~~

56533B03L005A TS044-36 WOOD MARIANNE EST HO 16 KNIK-GOOSE BAY AREA

BIRCH HAR EST #2 RSB B/3 L1-16 BK 03 LT 005A PLAT 1974-67, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56540B06L021 TS044-37 MAJESTIC MT COMMUNITY CH GB 1 KNIK-GOOSE BAY AREA

SKYLINE HTS BK 06 LT 021 PLAT 1975-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

55180000L003 TS044-38 MELIN JOE & THEA PA 14 BUTTE AREA

MELIN #2 BK 00 LT 003 PLAT 2001-136, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56450B04L001-A TS044-39 WITT RICHARD L & MARIAN T HU 8 BROAD PASS AREA

HONOLULU ACRES RSB BK 04 LT 001- PLAT 1973-14, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56148B04L002 TS044-40 WITT RICHARD L & MARIAN T HU 8 BROAD PASS AREA

HONOLULU ACRES BK 04 LT 002 PLAT 1971-10, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52340000T00E TS044-41 LONG LOUISE EST CH 15 CHASE AREA

ASLS 81-203 BK 00 LT 00E PLAT 1982-43, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Handwritten blue ink notes: "8-1-2024" and "4-1-2024" with arrows pointing to the bottom of the page.



# Matanuska-Susitna Borough - Tax/LID Sale Listing - TS044

522970000000	TS044-42	GILLUM DAVID LEE EST	CH 15	CHASE AREA
ASLS 81-079 BK 00 LT 000 PLAT 1982-21, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0305	TS044-43	MORGAN CLYDE S	CA 1	CASWELL AREA
CASWELL LKS BK 00 LT 0305 PLAT 1967-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56070000L0290	TS044-44	MCCASLIN JOHN F EST	CA 1	CASWELL AREA
CASWELL LKS BK 00 LT 0290 PLAT 1967-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53954000T00B	TS044-45	BUSSE SHARON R	LS 16	BIG LK AREA
ASLS 90-262 BK 00 LT 00B PLAT 1992-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53954000T00A	TS044-46	BUSSE SHARON R	LS 16	BIG LK AREA
ASLS 90-262 BK 00 LT 00A PLAT 1992-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51730000T00A	TS044-47	ZAREMBA PETER J	LS 13	SUSITNA AREA
ASLS 76-216 BK 00 LT 00A PLAT 1979-108, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53249000T00D	TS044-50	TRUEBLOOD DAVID	MP 17	KICHATINA RVR AREA
ASLS 85-297 BK 00 LT 00D PLAT 1986-111, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52050B06L001	TS044-51	MALONE JOAN R	SL 1	SHELL LK AREA
HEWITT-WHISKY LK #1 ASLS 79-148 BK 06 LT 001 PLAT 1980-135, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56864000T00O	TS044-52	KARAM GHASSAN NABIH	TL 5	HILINE LK AREA
TALACHULITNA W RRCS ASLS 2006-24, TRACT O, PLAT 2008-124, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52132B29L002	TS044-53	STANTON RICHARD HAROLD	TL 19	TRINITY LK
HIGH MTN LKS AK ASLS 80-154 BK 29 LT 002 PLAT 1981-67, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
217N03W23B006	TS044-57	PAQUETTE EDMOND A EST	HO 14	BIG LK AREA
THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4 NW1/4 NW1/4) OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED WITHIN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONSISTING OF 5 ACRES MORE OR LESS.				

203-03-03