

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2019, 2018, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

AGENDA OF: February 4, 2025

ASSEMBLY ACTION:

Information Memorandum Amended without object 02/18/25 - EMW

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<div>1 / 15 / 2025</div> <div>X <u>Jill Irsik</u></div> <div>Signed by: Jill Irsik</div>
Division Manager	<div>1 / 16 / 2025</div> <div>X <u>Joe Metzger</u></div> <div>Signed by: Joe Metzger</div>
Department Director	<div>1 / 20 / 2025</div> <div>X <u>Jillian Morrissey</u></div> <div>Signed by: Jillian Morrissey</div>
Finance Director	<div>1 / 21 / 2025</div> <div>X <u>Cheyenne Heindel</u></div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>1 / 22 / 2025</div> <div>X <u>Nicholas Spiropoulos</u></div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>1 / 23 / 2025</div> <div>X <u>Michael Brown</u></div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>1 / 27 / 2025</div> <div>X <u>Brenda J. Henry for</u></div> <div>Signed by: Brenda Henry</div>

ATTACHMENT (S): Exhibit A - Tax Sale 46 Sale Listing (7 pp)
Ordinance Serial No. 25-013 (3 pp)

SUMMARY STATEMENT:

The Land and Resource Management Division proposes to conduct a competitive online auction of tax foreclosure properties in Tax Foreclosure Sale 46 (TS46). TS46 will consist of properties described in the attached Exhibit A. These properties have been foreclosed upon for failure to pay property taxes. Title to these properties was transferred by the Superior Court to the Borough by Clerk's Deed. The properties listed in Exhibit A are not needed for a public purpose and, if approved, will be offered for

competitive sale in 2025. For a property to be removed from this sale, all delinquencies and costs must be paid prior to the end of the online auction.

When the Borough was issued the Clerk's Deeds to the properties, every right, title, and interest of the former record owners of the tax foreclosed properties were forfeited forever to the Borough subject only to repurchase rights. Repurchase rights are when 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.

During the foreclosure process the former record owners received three notices informing them of the process and what the outcome would be if the taxes owed were not paid by certain dates. Once the Borough received Clerk's Deed on the properties, two more notices are sent out prior to the Assembly approving the sale, informing them of the Borough's intent to sell the property and of their rights to repurchase the property. No payments have been made for seven or eight years on most of the properties listed in Exhibit A.

TS46 is planned to occur via an online auction platform in 2025. The sale will be conducted in accordance with Alaska State Statute (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 manage and sell the properties.

The cost of using the online auction platform will be collected through a buyer's premium fee, which is a charge in addition to the winning bid amount for the property and will be paid by the winning bidder.

Properties that do not sell in TS46 may be offered in future 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. When the 10-year repurchase rights expire, the properties may be sold at fair market value.


RECOMMENDATION OF ADMINISTRATION: Adoption of Ordinance 25-013 authorizing Tax Foreclosure Sale TS46 and the sale of properties described in the accompanying Exhibit A.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: 2/4/2025

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF CERTAIN BOROUGH-OWNED REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2019, 2018, AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *	FUNDING SOURCE Land sale revenue
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  Recoverable Signature X Liesel Weiland Signed by: Liesel Weiland	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	*					
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Amount depends on sale price of properties.

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APPROVED BY:	X Cheyenne Heindel Signed by: Cheyenne Heindel
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The crossed through parcels have been removed from the foreclosure list until the 2025 Fall Sale.

Sale Parcel No.	TAX ID	Former Owner (Last, First)	Structure	Parcel Size	2024 TAV	Amount owed as of 1/15/2025
TS46-01	56223B01L004D	RUSSELL CHRISTOPHER R	unfinished structure	4.46	\$ 24,700.00	\$ 4,985.00
TS46-03	56070000L0892	BURRELL TC & HAZEL L		0.48	\$ 5,000.00	\$ 2,124.32
TS46-04	56070000L1118	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P		0.59	\$ 5,000.00	\$ 2,126.18
TS46-05	56070000L1119	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P		0.59	\$ 5,000.00	\$ 2,126.18
TS46-06	56070000L1120	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P		0.59	\$ 5,000.00	\$ 2,126.18
TS46-07	56070000L1121	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P		0.59	\$ 5,000.00	\$ 2,126.18
TS46-09	56070000L0959	DEVLIN DONALD RAYMOND		0.53	\$ 3,800.00	\$ 1,975.96
TS46-10	51146B02L009	FRIDAY SHIRLEY A EST		1.04	\$ 12,000.00	\$ 3,142.27
TS46-11	219N05W11A005	WRIGHT KENNETH LYLE	Cabin	5	\$ 62,400.00	\$ 11,195.33
TS46-12	51185B03L001	ANDERSON TODD	House	1.19	\$ 56,200.00	\$ 8,869.65
TS46-13	51758000T00A	SECLUSION SHORES HOMEOWNERS ASSOCIATION OF SRA		1.49	\$ 10,000.00	\$ 2,699.23
TS46-14	51812B05L007	KELLY JOE	House	1.43	\$ 71,019.00	\$ 19,608.06
TS46-15	52042B07L003	MILLER RONNIE L		1.71	\$ 13,500.00	\$ 3,055.10
TS46-16	56255B05L004	GREGG DOUGLAS J, GREGG CAL, FRIDLEY HANNAH G, LAMBERT KYLE N	Mobile Home	1.55	\$ 29,400.00	\$ 5,246.57
TS46-17	56255B05L009	HARLESS KEVIN		1.14	\$ 12,600.00	\$ 2,619.11
TS46-18	52533B01L013	BRANSTETTER TRACEY	House	0.99	\$ 369,000.00	\$ 53,254.52
TS46-19	117N02E15B002	PETERSON MANFRED J	House	4	\$ 173,200.00	\$ 25,154.24
TS46-20	56043B08L039	SATO KOICHI & SASAKI YOSHIKI		0.76	\$ 22,000.00	\$ 7,032.93
TS46-21	52546B05L002	BLAWAT DEVIN ALLEN		1.52	\$ 30,000.00	\$ 8,112.02
TS46-22	56175000L024	HALVERSON RITA EST	House	0.33	\$ 194,100.00	\$ 22,722.88
TS46-24	51209B01L007	ROOD RICHARD LEE EST	Cabin	4.34	\$ 68,300.00	\$ 10,003.76
TS46-25	56325000L005	MIYAHIRA AMANDA & BEACOM VALERIE		0.46	\$ 6,000.00	\$ 2,148.54
TS46-26	56206000L002	GALEKOVICH ROBERT JOHN	Cabins	0.42	\$ 114,500.00	\$ 24,482.88
TS46-27	56510B01L015	ANDERSON GLADYS D	Mobile Home	0.92	\$ 34,300.00	\$ 772.51
TS46-28	56510B03L013	JOSEPH JANICE, JOSEPH GARY & ARTHUR JR & RANDOLPH & ROBERT & STEWART & ARLENE & JOHN MICHAEL		0.92	\$ 15,000.00	\$ 3,168.65
TS46-29	55236B01L004A	SIBLEY PAUL, SIBLEY PAUL W. SR	House	1.85	\$ 257,100.00	\$ 38,861.08
TS46-30	56290B01L005	MARRS CLAYTON D EST		1.38	\$ 10,300.00	\$ 2,532.04
TS46-31	56290B01L006	MARRS CLAYTON D EST		1.61	\$ 11,200.00	\$ 2,640.17
TS46-32	56290B01L007	MARRS CLAYTON D EST		0.75	\$ 7,800.00	\$ 2,234.13
TS46-33	53113B06L005	ROBERTS DAVID A EST, ROBERTS STEPHEN T		0.92	\$ 12,000.00	\$ 2,983.72
TS46-34	52049B30L012	CRIFE ERIC		4.89	\$ 9,300.00	\$ 2,571.02
TS46-35	52049B30L011	MCLAUGHLIN KEVIN		4.99	\$ 9,500.00	\$ 2,597.54
TS46-36	52244B23L016	JOHNSON R C		4.94	\$ 4,600.00	\$ 1,874.41
TS46-37	53379000T009	SIMS SUN SIL		9.99	\$ 18,000.00	\$ 7,846.45
TS46-38	53379000T010	SIMS SUN SIL		9.99	\$ 18,000.00	\$ 7,846.45
TS46-39	56070000L1202	WEDEMEIER ANNA	House	0.52	\$ 112,000.00	\$ 11,751.51

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The crossed through parcels have
been removed from the foreclosure
list until the 2025 Fall Sale.

<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56223B01L004D	TS046-01	RUSSELL CHRISTOPHER R	MO 1	TALKEETNA SPUR AREA	TAX \$4,985.00

MOOSE MDWS RSB BK 01 LT 004D PLAT 69-2, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L0892	TS046-03	BURRELL T C & HAZEL L	CA 1	CASWELL AREA	TAX \$2,124.32
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CASWELL LKS LT 0892 PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L1118	TS046-04	HUTCHINSON CHARLES R JR HUTCHINSON DENNIS P	CA 1	CASWELL AREA	TAX \$2,126.18
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CASWELL LKS BK 00 LT 1118 PLAT 68-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L1119	TS046-05	HUTCHINSON CHARLES R JR HUTCHINSON DENNIS P	CA 1	CASWELL AREA	TAX \$2,126.18
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CASWELL LKS BK 00 LT 1119 PLAT 68-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L1120	TS046-06	HUTCHINSON CHARLES R JR HUTCHINSON DENNIS P	CA 1	CASWELL AREA	TAX \$2,126.18
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CASWELL LKS BK 00 LT 1120 PLAT 68-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

56070000L1121	TS046-07	HUTCHINSON CHARLES R JR HUTCHINSON DENNIS P	CA 1	CASWELL AREA	TAX \$2,126.18
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CASWELL LKS BK 00 LT 1121 PLAT 68-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56070000L0959	TS046-09	DEVLIN DONALD RAYMOND	CA 1	CASWELL AREA	TAX \$1,975.96
CASWELL LKS BK 00 LT 0959 PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51146B02L009	TS046-10	FRIDAY SHIRLEY A EST	WI 9	HATCHER PASS AREA	TAX \$3,142.27
FRIDAY HOMESTEAD MASTER PLAN BK 02 LT 009 PLAT 76-5, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
219N05W11A005	TS046-11	WRIGHT KENNETH LYLE	WI 11	WILLOW AREA	TAX \$11,195.33
THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S1/2 NW1/4 SE1/4 NE1/4) OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 5 WEST, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51185B03L001	TS046-12	ANDERSON TODD	SU 13	SUTTON AREA	TAX \$8,869.65
SEVENTEEN MLE BK 03 LT 001 PLAT 76-47, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51758000T00A	TS046-13	SECLUSION SHORES HOMEOWNE ASSOCIATION OF SRA	WI 15	WILLOW AREA	TAX \$2,699.23
SECLUSION SHRS TRACT A PLAT 79-416, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51812B05L007	TS046-14	KELLY JOE	WA 1	PALMER-FISHHOOK RD AREA	TAX \$19,608.06
TABERNASH SUBD BK 05 LT 007, PLAT 79-453, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52042B07L003	TS046-15	MILLER RONNIE L	HO 8	MEADOW LKS AREA	TAX \$3,055.10
GREENSWARD ASLS 79-154 BK 07 LT 003 PLAT 80-102, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
56255B05L004	TS046-16	GREGG DOUGLAS J GREGG CAL FRIDLEY HANNAH G LAMBERT KYLE N	HO 9	MEADOW LKS AREA	TAX \$5,246.57
RAINBOW E BK 05 LT 004 PLAT 72-1, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56255B05L009	TS046-17	HARLESS KEVIN	HO 9	MEADOW LKS AREA	TAX \$2,619.11
RAINBOW E BK 05 LT 009 PLAT 72-1, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52533B01L013	TS046-18	BRANSTETTER TRACEY	WA 12	WASILLA AREA	TAX \$53,254.52
WEST COUNTRY EST BK 01 LT 013 PLAT 83-191, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
117N02E15B002	TS046-19	PETERSON MANFRED J	PA 11	SPRINGER SYSTEM	TAX \$25,154.24
A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW1/4) OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NE1/4 NW 1/4); THENCE EAST 420 FEET; THENCE NORTH 420 FEET; THENCE WEST 420 FEET; THENCE SOUTH 420 FEET TO THE POINT OF BEGINNING, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56043B08L039	TS046-20	SATO KOICHI SASAKI YOSHIAKI	HO 16	KNIK-GOOSE BAY AREA	TAX \$7,032.93
BIRCH HILLS EST BK 08 LT 039 PLAT 71-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52546B05L002	TS046-21	BLAWAT DEVIN ALLEN	HO 14	BIG LK AREA	TAX \$8,112.02
MORGAN'S BLF BK 05 LT 002 PLAT 83-197, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56175000L024	TS046-22	HALVERSON RITA EST	LS 16	BIG LK AREA	TAX \$22,722.88

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
LAKE SHORE ACRES SUBDIVISION NO. 2, LOT 24, PLAT 66-36, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
51209B01L007	TS046-24	ROOD RICHARD LEE EST	WA 13	FAIRVIEW LOOP RD AREA	TAX \$10,003.76
ELSDON EST BK 01 LT 007 PLAT 76-73, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56325000L005	TS046-25	MIYAHIRA AMANDA BEACOM VALERIE	HO 13	BIG LK AREA	TAX \$2,148.54
VISTA DEL MAR SUBD LT 005 PLAT 71-43, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56206000L002	TS046-26	GALEKOVICH ROBERT JOHN	LS 16	BIG LK AREA	TAX \$24,482.88
MARSHALL ADD LT 002 PLAT 30W, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56510B01L015	TS046-27	ANDERSON GLADYS D	GB 1	KNIK-GOOSE BAY AREA	TAX \$772.51
SKYLINE EST BK 01 LT 015 PLAT 74-57, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56510B03L013	TS046-28	JOSEPH JANICE JOSEPH GARY & ARTHUR JR & RANDOLPH & ROBERT & STEW	GB 1	KNIK-GOOSE BAY AREA	TAX \$3,168.65
SKYLINE EST BK 03 LT 013 PLAT 74-57, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
55236B01L004A	TS046-29	SIBLEY PAUL SIBLEY PAUL W SR	GB 1	KNIK-GOOSE BAY AREA	TAX \$38,861.08
SKYLINE HTS RSB B/1 L/4 & 5 BK 01 LT 004A PLAT 2002-58, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56290B01L005	TS046-30	MARRS CLAYTON D EST	GB 3	BURMA RD AREA	TAX \$2,532.04

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
STEPHAN LK SUBD BK 01 LT 005 PLAT 73-13, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56290B01L006	TS046-31	MARRS CLAYTON D EST	GB 3	BURMA RD AREA	TAX \$2,640.17
STEPHAN LK SUBD BK 01 LT 006 PLAT 73-13, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56290B01L007	TS046-32	MARRS CLAYTON D EST	GB 3	BURMA RD AREA	TAX \$2,234.13
STEPHAN LK BK 01 LT 007 PLAT 72-41, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53113B06L005	TS046-33	ROBERTS DAVID A EST ROBERTS STEPHEN T	GB 7	BURMA RD AREA	TAX \$2,983.72
GOOSE-BAY HTS PH I BK 06 LT 05 PLAT 85-142, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52049B30L012	TS046-34	CRIFE ERIC	PV 32	PETERSVILLE AREA	TAX \$2,571.02
TRAPPER CRK GLEN ASLS 79-242 BK 30 LT 012 PLAT 80-119, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52049B30L011	TS046-35	MCLAUGHLIN KEVIN	PV 32	PETERSVILLE AREA	TAX \$2,597.54
TRAPPER CRK GLEN ASLS 79-242 BK 30 LT 011 PLAT 80-119 TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
52244B23L016	TS046-36	JOHNSON R C	BA 41	LARSON LK AREA	TAX \$1,874.41
BALD MTN ASLS 80-176 BK 23 LT 016 PLAT 81-116, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53379000T009	TS046-37	SIMS SUN SIL	CA 1	CASWELL AREA	TAX \$7,846.45

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<u>TAX MAP</u>	<u>SALE ID</u>	<u>FORMER RECORD OWNER</u>	<u>MAP</u>	<u>LOCATION</u>	<u>TOTAL DUE</u>
WANDERING MOOSE ESTATES, TRACT 9, PLAT 87-270, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
53379000T010	TS046-38	SIMS SUN SIL	CA 1	CASWELL AREA	TAX \$7,846.45
WANDERING MOOSE ESTATES, TRACT 10, PLAT 87-270, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					
56070000L1202	TS046-39	WEDEMEIER ANNA	CA 1	CASWELL AREA	TAX \$11,751.51
CASWELL LKS LT 1202 PLAT 68-10, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.					