MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM **IM No. 20-092**

SUBJECT: THE SALE OF CERTAIN BOROUGH-WIDE REAL PROPERTY ACQUIRED THROUGH TAX FORECLOSURE FOR DELINQUENT REAL PROPERTY TAX YEARS 2013 AND PRIOR, AND SPECIAL ASSESSMENT FOR 2014 AND PRIOR, AND NOT NEEDED FOR PUBLIC PURPOSE.

AGENDA OF: May 19, 2020

ASSEMBLY ACTION:
Amended + Adopted without objection. 6.2.20 KBJ

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
1	Originator	Lisa Gray Digitally signed by Lisa Gray Date: 2020.05.11 09:21:02 -08'00'	
2	Community Development Director	Eric Phillips Digitally signed by Eric Phillips Date: 2020.05.11 09:25:50 -08'00'	
3	Finance Director	Cheyenne Heindel Digitally signed by Cheyenne Heindel Date: 2020.05.11 09:37:33 -08'00'	
4	Borough Attorney	NS	
5	Borough Clerk	JM 5/11/20	

ATTACHMENT(S): Fiscal Note: YES X NO ____
Attachments: Sale Parcel Listing (1 pp)
Exhibit "A" (9 pp)
Ordinance Serial No. 20-045 (6 pp)

SUMMARY STATEMENT:
The Land and Resource Management Division proposes conducting its 23rd annual tax foreclosure sale (TS041). TS041 will consist of properties described in Ordinance Serial No. 20-045,Exhibit A, that have been foreclosed upon for taxes for which the Borough has held a Clerk's Deed for more than two years. 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. The Borough has owned these parcels for at least two years.

When the Borough was granted the Clerk's Deed to the properties every right, title, and interest of a person in the tax-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, plus interest, penalties, costs of foreclosure and sale, and costs of maintaining and managing the property.

The owners had several opportunities to stop the foreclosure process prior to the Borough receiving Clerk's Deed to the property. First, the owners are notified of a potential foreclosure action by a pre-foreclosure courtesy notice mailed about two 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, 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. 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, penalties, interest and fees.

After sixty days, the court signed the judgment and decree of foreclosure on those properties for the delinquent taxes, penalties, interest, and fees that remained unpaid, which was recorded at the state recorders' office. Upon the courts execution of the judgment the right of redemption period began and the Borough had to hold this delinquent property for at least one year. During the redemption period the prior record owner or their assigns had the right to redeem the property by paying the amounts owed under the judgement and interest and penalties. This did not affect the 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 permanent owner of the property by the owner paying the delinquent taxes, penalties, interest and fees owning under the judgement.

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-foreclosed properties upon receipt of the Clerk's Deed which it could legally pursue otherwise.

Two years after a Clerk's Deed is received from the Clerk of the Court the Borough offers for sale those properties approved by ordinance.

The tax sale is scheduled to be held on October 31, 2020, in the Dorothy Swanda Jones Building. The sale will be conducted according to 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, 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 Tax Foreclosure Sale TS041 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 20-045 authorizing Tax Foreclosure Sale TS041 and the sale of properties described in the accompanying Exhibit A.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 19, 2020

SUBJECT: The sale of certain borough-wide real property acquired through tax foreclosure for delinquent real property tax years 2013 and prior, and special assessment for 2014 and prior, and not needed for public purpose.

ORIGINATOR: Community Development

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO YES
AMOUNT REQUESTED * See Analysis	FUNDING SOURCE LAND SALE REVENUE
FROM ACCOUNT #	PROJECT
TO ACCOUNT : 203.000.000.3XX.XXX	PROJECT #
VERIFIED BY: Liesel Weiland Digitally signed by Liesel Weiland Date: 2020.05.11 09:35:10 -08'00'	CERTIFIED BY:
DATE: 05/11/2020	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						

REVENUE	*See Analysis					

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*See Analysis					
TOTAL	*See Analysis					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) *Amount cannot be determined at this time as it is dependent on sale price of properties.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Cheyenne Heindel Digitally signed by Cheyenne Heindel Date: 2020.05.11 09:37:52 -08'00' DATE: _____

IM No.20-092
Ordinance Serial No. 20-045

Tax Sale 41

Sale Parcel Listing

Tax Sale #	Tax ID No.	LID #	IMPROVEMENT	2020 Appraised Value	Sum of All Improvements	Building / Structure Value	Well / Septic and other Value
TS41-01	55354B02L006		No	$22,000.00			
TS41-02	56287B01L001		No	$5,500.00			
TS41-03	56287B01L002		No	$11,000.00	$5,000.00		$5,000.00
TS41-04	56287B01L003		No	$5,500.00			
TS41-05	56602B08L011		No	$7,500.00			
TS41-06	54655B04L002B		No	$9,000.00			
emoved ~~TS41-07~~	~~56070000L0379~~		~~No~~	~~$2,500.00~~			
TS41-08	56563000L090		House	$87,650.00	$83,650.00	$73,400.00	$10,250.00
TS41-09	56023B02L005		No	$10,500.00	$4,500.00		$4,500.00
TS41-10	56075B03L005		Mobile Home	$25,800.00	$13,800.00	$13,800.00	
TS41-11	56075B01L014		No	$14,500.00			
emoved ~~TS41-12~~	~~56025B02L020~~		~~House~~	~~$94,000.00~~	~~$74,000.00~~	~~$64,500.00~~	~~$9,500.00~~
TS41-13	56025B02L019		Mobile Home	$30,100.00	$14,100.00	$14,100.00	
TS41-14	56044B02L012		House	$214,000.00	$202,000.00	$192,500.00	$9,500.00
TS41-15	53838B01L008		No	$19,000.00			
TS41-16	56319B01L029		No	$5,000.00			
TS41-17	56319B01L028		No	$6,000.00			
TS41-18	56319B02L037		Cabin	$23,500.00	$18,500.00	$14,000.00	$4,500.00
TS41-19	51590B02L009		No	$33,500.00	$9,500.00		$9,500.00
TS41-20	56429B06L015		Cabin	$44,500.00	$24,500.00	$19,900.00	$4,600.00
TS41-21	51077B14L011		Cabin	$34,700.00	$11,700.00	$11,700.00	
TS41-22	56043B05L024		No	$12,500.00			
TS41-23	56043B01L020		No	$12,500.00			
TS41-24	52643B01L002	LID453	No	$32,000.00			
TS41-25	52788B01L001A	LID453	No	$32,000.00			
TS41-26	51822B01L009		Cabin	$48,500.00	$22,500.00	$13,000.00	$9,500.00
TS41-27	56165B02L011		No	$8,000.00			
TS41-28	56510B03L002		No	$14,000.00	$2,000.00		$2,000.00
TS41-29	216N03W13D006		No	$14,300.00			
TS41-30	51103B3BL015A		No	$41,500.00	$1,500.00		$1,500.00
TS41-31	54004B05L003		Mobile Home	$50,800.00	$44,300.00	$39,300.00	$5,000.00
TS41-32	53028B02L002		House	$102,100.00	$76,100.00	$66,600.00	$9,500.00
TS41-35	51169B05L007		Cabin	$6,800.00	$6,300.00	$6,300.00	
TS41-37	51780000L002		No	$14,500.00			
TS41-38	53443000T00A		Cabin	$33,000.00	$23,300.00	$23,300.00	
TS41-39	53807000T00A		No	$2,300.00			
TS41-40	539350000000		No	$15,600.00			
TS41-41	543110000000		No	$23,100.00			
TS41-42	55801000T00J		No	$6,200.00			
TS41-43	52264B03L012		No	$9,000.00			
TS41-44	52051B01L020		No	$4,500.00			
TS41-45	52051B03L007		No	$4,500.00			
TS41-46	52051B03L010		No	$4,500.00			
TS41-47	52051B04L016		No	$4,500.00			

IM No. 20-092 Ordinance Serial No. 20-045

Tax Account	Sale ID	Former Record Owner	Map	Location
55354B02L006	**TS041-01**	LADUE JAMES REID SHANNON	TA 10	TALKEETNA SPUR AREA
WOLFGLEN SUBDIVISION PHASE 1, BLOCK 2, LOT 6, PLAT 2003-6, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56287B01L001	**TS041-02**	RATHBURN JEFF WILLIAM	MO 15	MONTANA AREA
SPORTSMEN ACRES, BLOCK 1, LOT 1, PLAT 79-433, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56287B01L002	**TS041-03**	RATHBURN JEFF WILLIAM	MO 15	MONTANA AREA
SPORTSMEN ACRES, BLOCK 1, LOT 2, PLAT 79-433, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56287B01L003	**TS041-04**	RATHBURN JEFF WILLIAM	MO 15	MONTANA AREA
SPORTSMEN ACRES, BLOCK 1, LOT 3, PLAT 79-433, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56602B08L011	**TS041-05**	SMITH FRED A	CA 2	CASWELL AREA
CHANDALAR, BLOCK 8, LOT 11, 75-39, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
54655B04L002B	**TS041-06**	WEIDNER PHILLIP PAUL	CA 1	CASWELL AREA
SECLUDED LAKE - UNIT 3, BLOCK 4, LOT 2B, PLAT NO. 97-61, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
56070000L0379	TS041-07	WILLIAMS JAMES L	CA 1	CASWELL AREA
CASWELL LAKES SUBDIVISON, LOT 379, PLAT 67-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56563000L090	TS041-08	LESTENKOF DONNA I	CA 14	CASWELL AREA
RUSTIC WILDERNESS DIVISION 2, LOT 90, PLAT 1975-28, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56023B02L005	TS041-09	PAGE CHRISTOPHER PAGE MARIO PAGE ROBT	HO 6	CITY OF HOUSTON
BEARPAW LAKE, BLOCK 2, LOT 5, PLAT 71-59, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56075B03L005	TS041-10	REED DALE LYNN	HO 6	CITY OF HOUSTON
CHERI LAKE ALASKA SUBDIVISION, BLOCK 3, LOT 5, PLAT 63-29, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56075B01L014	TS041-11	MITCHELL DENNIS G & LOI	HO 6	CITY OF HOUSTON
CHERI LAKE ALASKA SUBDIVISION, BLOCK 1, LOT 14, PLAT 63-29, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
56025B02L020	**TS041-12**	CROMBIE JEFFREY LIONEI	HO 12	BEAVER LKS AREA
BEAVER LAKES SUBDIVISION, BLOCK 2, LOT 20, PLAT 62-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56025B02L019	**TS041-13**	CROMBIE JEFFREY LIONEI	HO 12	BEAVER LKS AREA
BEAVER LAKES SUBDIVISION, BLOCK 2, LOT 19, PLAT 62-30, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56044B02L012	**TS041-14**	BELCHER JAMES C RIEZINGER ANNA MARIA	HO 11	BIG LK AREA
BIRCH PARK SUBDIVISION, BLOCK 2, LOT 12, PLAT 1970-37, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53838B01L008	**TS041-15**	FOX RANDY	HO 13	BIG LK AREA
SUNCREST SUBDIVISION, BLOCK 1, LOT 8, PLAT 91-70, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56319B01L029	**TS041-16**	SHAWVER MILES R	HO 8	MEADOW LKS AREA
TREASURE ISLAND SUBDIVISION, BLOCK 1, LOT 29, PLAT 71-33, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
56319B01L028	**TS041-17**	SIMPSON VERNON M EST	HO 8	MEADOW LKS AREA
TREASURE ISLAND SUBDIVISION, BLOCK 1, LOT 28, PLAT 71-33, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56319B02L037	**TS041-18**	ROOD DANA L	HO 8	MEADOW LKS AREA
TREASURE ISLAND SUBDIVISION, BLOCK 2, LOT 37, PLAT 71-33, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51590B02L009	**TS041-19**	RAWLS DANIEL LEATHERWOOD LOUISE L	HO 7	MEADOW LKS AREA
LEISUREWOOD UNIT NO. 1, BLOCK 2, LOT 9, PLAT NO. 78-181, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56429B06L015	**TS041-20**	BUTLER BRUCE F D SR& L	HO 10	MEADOW LKS AREA
RAINBOW PARK ESTATES, BLOCK 6, LOT 15, PLAT 1973-32, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51077B14L011	**TS041-21**	DIEHL GLENN L	WA 6	SCHROCK RD AREA
MEMORY LAKE ESTATE - UNIT 1, BLOCK 14, LOT 11, PLAT 72-58, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
56043B05L024	TS041-22	KNUTSON LYNN MARIE	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILLS ESTATES, BLOCK 5, LOT 24, PLAT 1971-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56043B01L020	TS041-23	SISLER JAMES L SISLER SARA J	HO 16	KNIK-GOOSE BAY AREA
BIRCH HILL ESTATES, BLOCK 1, LOT 20, PLAT 71-10, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52643B01L002	TS041-24	YINGLING CHRISTINE TR	HO 16	FAIRVIEW LOOP RD AREA
LUPINE LANE ACRES, BLOCK 1, LOT 2, PLAT 1983-297, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52788B01L001A	TS041-25	YINGLING CHRISTINE TR	HO 16	FAIRVIEW LOOP RD AREA
LUPINE LANE ACRES ADDITION NO. 1, BLOCK 1, LOT 1A, PLAT 1984-156, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51822B01L009	TS041-26	POQUETTE NEAL	OC 4	KNIK-GOOSE BAY AREA
LAWRENCE AIRFIELD, PHASE I, BLOCK 1, LOT 9, PLAT 79-466, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
56165B02L011	TS041-27	HARRIS MURAIL LYNN	OC 4	KNIK-GOOSE BAY AREA
KNIK HOMESITES, BLOCK 2, LOT 11, PLAT 65-13, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
56510B03L002	**TS041-28**	LOMMASSON CYNTHIA	GB 1	KNIK-GOOSE BAY AREA

SKYLINE ESTATES, BLOCK 3, LOT 2, PLAT 1974-57, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

216N03W13D006	**TS041-29**	JAMES TERESA D	GB 1	KNIK-GOOSE BAY AREA

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION; THENCE NORTH A DISTANCE OF 525 FEET TO A POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 395 FEET; THENCE EAST A DISTANCE OF 210 FEET; THENCE SOUTH A DISTANCE OF 395 FEET; THENCE WEST A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

51103B3BL015A	**TS041-30**	HOLZWORTH JAMES A	WA 10	MIDWAY AREA

MIDWAY ESTATES SUBDIVISION, BLOCK 3B, LOT 15A, PLAT 74-25, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

54004B05L003	**TS041-31**	FOURNIER ROSE	SU 14	TOWN OF SUTTON

MCPHERSON SUBDIVISION, BLOCK 5, LOT 3, PLAT 18-226, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Tax Account	Sale ID	Former Record Owner	Map	Location
53028B02L002	**TS041-32**	ROBINSON DENIS	PA 6	LAZY MTN AREA
PTARMIGAN TERRACE, BLOCK 2, LOT 2, PLAT 71-70, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51169B05L007	**TS041-35**	THOMPSON VERNON D	GC 2	GOAT CRK AREA
WINDSONG SUBDIVISION, BLOCK 5, LOT 7, PLAT 1976-110, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
51780000L002	**TS041-37**	GRABOWSKI JOSEPH EDW	PV 16	PETERSVILLE AREA
CYGNET LAKE ESTATES NO. 1, LOT 2, PLAT 79-142, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53443000T00A	**TS041-38**	LYON KENNETH LAIN CHARLES	MC 3	KROTO CRK AREA
ALASKA STATE LAND SURVEY 85-36, TRACT A, PLAT 1987-62, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
53807000T00A	**TS041-39**	ALVAREZ KATHLEEN P	MP 2	KICHATINA RVR AREA
ALASKA STATE LAND SURVEY 90-141, TRACT A, PLAT 1991-17, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
539350000000	**TS041-40**	WILSON DAVID LESLIE	YA 2	MOUNT YENLO AREA
ALASKA STATE LAND SURVEY 91-41, PLAT 1992-31, TALKEETNA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
543110000000	**TS041-41**	WILSON DAVID LESLIE	YA 12	MOUNT YENLO AREA
ALASKA STATE LAND SURVEY 90-263, PLAT 1994-85, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
55801000T00J	**TS041-42**	WILSON DAVID L	YA 13	MOUNT YENLO AREA
ALASKA STATE LAND SURVEY 2003-10, JOHNSON CREEK RRCS, LOT J, PLAT 2005-168, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52264B03L012	**TS041-43**	OWEN JAMES	SL 14	SHELL LK AREA
ALASKA STATE LAND SURVEY 80-139, CANYON LAKE, BLOCK 3, LOT 12, PLAT 1982-63, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				
52051B01L020	**TS041-44**	WINNINGHAM WILLIAM HE	FH 7	FLAT HORN AREA
ALASKA STATE LAND SURVEY 79-209, ALEXANDER CREEK-WEST, BLOCK 1, LOT 20, PLAT 1980-133, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.				

Tax Account	Sale ID	Former Record Owner	Map	Location
52051B03L007	**TS041-45**	SAVAGE ROBERT THOMAS	FH 7	FLAT HORN AREA

ALASKA STATE LAND SURVEY 79-209, ALEXANDER CREEK-WEST, BLOCK 3, LOT 7, PLAT 1980-133, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52051B03L010	**TS041-46**	SAVAGE ROBERT THOMAS	FH 7	FLAT HORN AREA

ALASKA STATE LAND SURVEY 79-209, ALEXANDER CREEK-WEST, BLOCK 3, LOT 10, PLAT 1980-133, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

52051B04L016	**TS041-47**	SAVAGE ROBERT THOMAS	FH 7	FLAT HORN AREA

ALASKA STATE LAND SURVEY 79-209, ALEXANDER CREEK-WEST, BLOCK 4, LOT 16, PLAT 1980-133, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.