

## **TAX FORECLOSURE SALE 46 (TS46)**

On-line registration is open starting May 5, 2025 at [PublicSurplus.com](https://PublicSurplus.com)

Online bidding will begin starting May 19, 2025, and continue until noon (12:00 pm Alaska Standard Time) on June 4, 2025.

***An interactive map of sale properties and this packet are available online at:  
[Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://matsugov.us)***

***For information regarding online registration or bidding please visit Public Surplus at [Publicsurplus.com](https://Publicsurplus.com)***





Matanuska-Susitna Borough Tax & LID Foreclosure Sale  
**Frequently Asked Questions**

**Q. How often are tax foreclosure auctions held?**

**A.** Once every year, with the possibility of having multiple sales a year, pending Assembly approval.

**Q. How can I be notified of an upcoming sale?**

**A.** The Land & Resource Management Division of the Mat-Su Borough maintains an email notification list for land sales. If your email is on the list, you will receive an email when a sale is held. If you would like to be added to the notification list, send an e-mail to [LMD@matsugov.us](mailto:LMD@matsugov.us) or call 907-861-7869.

**Q. How did the Matanuska-Susitna Borough obtain ownership of these sale parcels?**

**A.** The Borough obtained the parcels by foreclosure for non-payment of property and LIDs (Local Improvement District) taxes by judicial Clerk's Deed.

**Q. Can the former record owner get the property back?**

**A.** Yes, pursuant to Alaska Statutes, properties in the sale may be repurchased by the former record owner at any time prior to the sale of the property.

**Q. How are the parcels sold?**

**A.** Parcels are offered first in a competitive sale. If they do not sell during the competitive sale they may be offered in future over-the-counter sales. All parcels are sold "AS IS – WHERE IS".

**Q. What is the sale process?**

**A.** Terms and conditions may vary with each sale. Make sure to read the sale brochure carefully for each sale.

**Q. When are bid packets for tax foreclosure sales available?**

**A.** Bid packets will be made available to the public for at least 4 weeks prior to the auction date. PLEASE NOTE: the packet is subject to change. The Borough will maintain an updated parcel sale list, however, at any point in time, properties may be pulled from the sale due to the former record owner exercising their repurchase rights. The most recent packet will be available on the Borough website at [Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://matsugov.us/land-sales).

**Q. Does the Borough offer financing for tax foreclosed properties?**

**A.** No. All tax and LID sales are cash only; there is no financing offered by the Matanuska-Susitna Borough for these parcels.

**Q. How do buyer(s) pay for the purchased property?**

**A.** Payment in full is required by the deadline set in the terms and conditions. A money order, cashiers check, or cash are the only types of payment that the Borough will accept for a tax foreclosed property.

**Q. What kind of deed will I get?**

**A.** The Tax & LID Sale Deed is a quit claim deed issued to buyers purchasing a Borough tax or LID foreclosed property. The Tax & LID Sale Deed only transfers whatever interest the Borough has in the property to the successful bidder at the time of the sale. The Matanuska-Susitna Borough's interest to all parcels shall be conveyed without warranty by a Tax & LID Sale Deed.

**Q. How do I get title insurance?**

**A.** If you want title insurance, you will need to speak with a title company. The Borough does not guarantee clear title of the any tax foreclosed property.

**Q. Are other land sales offered by the Borough besides the tax foreclosure auction?**

**A.** Yes, for other Borough land sales please refer to the Borough website at [Matanuska-Susitna Borough - Land Sales \(matsugov.us\)](https://www.matsugov.us/land-sales)

## TERMS AND CONDITIONS OF TS46

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A tax foreclosure sale is being held by the Matanuska-Susitna Borough (Borough) for real properties deeded to the Borough by Clerk's Deed as a result of delinquent real property taxes. The minimum bid price is the total resulting from delinquent taxes, special assessments, penalties, interest, and costs associated with the tax foreclosure and sale. The legal procedures for the Borough to hold a tax foreclosure sale are provided in Alaska Statute and Borough Code.

Bidder registration will be available through Public Surplus (auction contractor) beginning May 5, 2025.

A buyer's premium of 5% will be added to the winning bid to pay for the online auction services.

**Pursuant to Alaska Statute (AS 29.45.470(a)), all the properties included for sale may be repurchased by the former record owner(s) at any time before sale or contract of sale of the property. The right of repurchase by the owner of record at the time of the foreclosure or assigns of that record owner, ceases upon sale or contract of sale of the property.**

The Borough is not obligated to sell the properties identified for sale through this program or pay any costs incurred by parties participating in the submission or preparation of bids. Per MSB 23.10.190, MSB 23.10.090, and Land and Resource Management's PPMs, the Borough reserves the right to: 1) review and reject any and all bids, 2) reject any and all parties whom it has determined do not meet the qualification requirements; 3) waive or accept any informality in the offers received; 4) withdraw any property from this sale at any time for any reason; and 5) reserves the right to postpone, adjourn, or annul the auction in part or in whole.

Bidders are responsible for completing and submitting all documentation required during the auction registration. It is the bidder's responsibility to check with the Land & Resource Management Division for any changes or corrections prior to registering to bid. Land & Resource Management staff will only offer general assistance in answering questions relating to the bid process.

**These are "all cash" sales. There is no financing offered by the Borough for these properties.**

By registering to bid, you agree to abide by the rules set forth by the Borough and by the auction contractor; and you agree to indemnify, defend, and hold the Borough, its elected and appointed officials, agents and employees, harmless from liability of any nature or kind regarding economic loss, damages or any other kind of loss sustained arising from participation in or acquiring property through TS46.

Borough staff are not allowed to give you legal advice. You are urged to consult various professionals such as architects, engineers, surveyors, title examiners, and real estate attorneys before deciding to bid.

For the most up-to-date information, contact Jill Irsik, Land & Resource Management Division, 907-861-7866.

### **Online Registration**

Registration will open May 5, 2025. All bidders must register on the Public Surplus website ([www.publicsurplus.com](http://www.publicsurplus.com)). It will be the responsibility of the applicant to submit a bid online for one or more properties and perform under the Terms and Conditions of Public Surplus and the Matanuska-Susitna Borough.

Registration to participate in the online auction via the online platform will be facilitated by Public Surplus. All interested online bidders will need to complete the online vetting process established by the auction contractor prior to participating in the auction. This may include submission of notarized documents. As a result, the auction contractor will establish a set deadline to complete online bidder registration.

### **Bid Deposits**

The Borough requires bid deposits to ensure fairness to all bidders. The bid deposit amount will be specified in the general description of the subject property. Bid deposit(s) are requested via credit card upon submitting a bid. Follow the instructions on the Public Surplus website ([www.publicsurplus.com](http://www.publicsurplus.com)). A credit card hold will be placed on each deposit. If you are not a winning bidder, Public Surplus will reverse your deposit.

### **Deposit Forfeiture**

In the event the winning bidder does not follow through to properly complete the sales transaction, the bid deposit may be retained by Public Surplus as a deposit forfeiture. The applicant, in any event, shall remain responsible for any costs incurred as a result of participation in the sale. The Borough shall not be responsible to pay any expenses for any reason resulting from agreements to which the Borough was not a party. Winning bidders that do not complete the transaction may be banned from future sales the Borough conducts, and/or banned by the company the Borough uses to conduct the auction.

### **Bidding**

A bid is an irrevocable offer to purchase property. The Borough reserves the right to pursue all available legal remedies against a non-paying bidder. A bidder is legally and financially responsible for all properties bid upon whether acting as oneself or acting as an agent. All bidders must be 18 years of age or older. Contact Public Surplus for instructions and questions pertaining to the registration process for this auction.

Online bidding will begin starting May 19, 2025, and continue until noon (12:00 Alaska Standard Time) on June 4, 2025.

You must be a qualified bidder to participate in the auction.

Any bidder who: (1) is a legally competent person under the laws of Alaska; and (2) has not failed to pay a deposit or payment due the Borough in relation to Borough-owned real property in the previous five years; and (3) is not currently in breach or default on any contract or lease for real property transactions in which the Borough has an interest; and (4) has not failed to perform under a contract or lease involving Borough-owned real property in the previous five years and the

Borough has not acted to terminate the contract or lease or to initiate legal action; and (5) has not failed to perform under or is not in default of a contract with the Borough and is not delinquent in any payment to the Borough, may participate in this sale.

A buyer's premium of 5% will be added to the winning bid to pay for the online auction services. A buyer's premium is an additional amount added to the winning bid amount. For example: if the winning bid amount is \$1000.00, the buyer's premium will be \$50.00, making the total amount due \$1050.00. Please take this additional amount into consideration when bidding on properties in this sale.

The Borough is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes but is not limited to; computers and other equipment to access the internet, hardware, networks, software applications, and web sites.

If any party is the successful Bidder on multiple properties in a single sale, only payment for all properties will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default, resulting in the properties being offered to the next highest bidder.

The Borough may retain backup submittals on any property. In the event the first submittal fails to properly complete, sign and return all required forms and funds under the terms and conditions required in this brochure, fails to follow through with closing the transaction, or is not qualified to purchase a property under the terms and conditions of this brochure, the acceptance of that submittal will be cancelled by the Borough. Subsequent submittals for the same property, if any, will be notified based on the next highest bid. This process will continue until the Borough has obtained a qualified Purchaser under Borough code, or when no backup submittals remain.

### **Bid Packet**

The bid packet can be found online at [www.matsugov.us/landsales](http://www.matsugov.us/landsales) and at [www.publicsurplus.com](http://www.publicsurplus.com).

The bidder is responsible for reading the Mat-Su Borough's Tax Foreclosure Bid Packet and the Terms and Conditions for online bidding.

Comments concerning this packet must be made in writing. Comments based on omissions, errors, or content of this document, may be disallowed if not made in writing and received at the Borough address given below no later than May 16, 2025. Address all comments to: Land & Resource Management, Matanuska-Susitna Borough, 350 East Dahlia, Palmer, Alaska 99645.

### **Closing**

Within 24 hours of the close of the auction, the winning bidders will be contacted using the contact information provided in the bidder's registration information. It is the bidders' responsibility to be available to confirm all required information for the sale. Upon verification of identity, the winning bidder will be emailed a Bidder Qualification Form for electronic signature, as well as a Sale Deed Information Form. Once the bidder(s) have been deemed qualified bidders, a Promissory Note for electronic signature will be sent (see attached draft promissory note for review). Only the name of the winning bidder AND those parties named as buyer(s) on the Bidder Qualification Form and Sale Deed Information Form will be included on the Promissory Note and the Tax and Foreclosure

Deed as the grantee(s). All named buyers or their agent must execute the Bidder Qualification Form and promissory note.

If a winning bidder is represented by another individual, a Special Power of Attorney must be recorded in the recording district of the property being bought and a copy submitted to the Borough.

Applicants wishing to purchase a property under a business/corporation name shall comply with the following:

- a) A business applicant shall only be acceptable as a legally formed LLC or Corporation in good standing with the state of origin and State of Alaska.
- b) No property will be conveyed under the title of “doing business as” (dba).
- c) Authority to sign on behalf of an LLC/Corporation shall be submitted to the Borough along with copies of current Alaska business license.

The total purchase price, to include the 5% buyer’s premium, must be paid in full no later than 5:00 p.m., June 12, 2025. Payment can be made in person or mailed. Payment must be made in the form of certified funds only (money order or a certified cashier’s check). Personal checks or two-party checks will not be accepted. Certified funds must be made payable to Matanuska-Susitna Borough (MSB). In the event the total is not paid in full by the deadline provided above, the property may be offered to a backup bidder, or the property may be added to the Borough's property inventory for potential disposal at a later date.

Results of the auction will be made available on the Land Management website at [www.matsugov.us/landsales](http://www.matsugov.us/landsales) when all the Tax Foreclosure Sale Deeds have been recorded.

### **Title**

The Borough’s interest to all properties shall be conveyed without any warranty by a Tax Foreclosure Sale Deed. The Tax Foreclosure Sale Deed is a quitclaim deed issued for anyone purchasing a Borough tax foreclosed and deeded property. The Tax Foreclosure Sale Deed only transfers whatever interest the Borough has in the property to the successful bidder at the time of sale.

**The name(s) and address of the successful bidder(s) on the Sale Deed Information Form shall carry forward to the Tax Foreclosure Sale Deed. No name(s) will be added or removed before these documents are executed.** It is the responsibility of the bidder to accurately complete the Bidder Qualification Form and Sale Deed Information Form including the name(s), type of entity (corporation, or association, etc.), and address of the party(s) as it is to appear on the deed. The recorded sale deed will be mailed to the successful bidder.

The Borough does not guarantee title to the properties and makes no warranties, either expressed or implied, nor assumes any liability whatsoever, regarding but not limited to the social, economic, or environmental aspects of any property, to include without limitations, the soil conditions, water drainage, practical or feasible physical access, availability of personal use wood supplies now or in the future, natural or artificial hazards, merchantability, suitability or profitability of the property for any use or purpose.

Pursuant to Alaska Statute and Federal law, property in the sale may be subject to prior recorded tax liens of the United States and the State that are ***not*** extinguished by the Borough's foreclosure. If you wish to negotiate with the IRS or State of Alaska regarding possible discharge of their liens, you must contact those organizations directly. Also, properties may be affected by one or more existing or pending Borough or city LID special assessments. It is the bidder's responsibility to determine and assume the costs.

**If you need to have the title to the property insured, you should consult a title company prior to bidding to determine if title insurance will be available, under what terms and conditions, and at what cost.** The Borough is not responsible for clearing title or determining the adequacy of any documents or information needed to do so. Buyers should be aware that having the ability to obtain a title insurance policy does not necessarily mean the title will be clear of liens and encumbrances. It is important to read and understand all exceptions and limitations of such a commitment and policy. Additionally, the Borough does not guarantee the suitability for any particular use or purpose whatsoever on any of these properties.

#### **Property Location**

Properties to be sold are located throughout the Borough. The Borough assumes no liability for matters concerning the property regardless of whether they would have been disclosed by a physical inspection of the property and by reviewing property information.

A brief property description is provided for informational and identification purposes only. It should not be construed as a complete legal description. The Borough reserves the right to accurately describe the property by a complete legal description in the Tax Foreclosure Sale Deed.

**Perspective bidders are strongly urged and encouraged to personally inspect each property and review the property information available online at [www.matsugov.us/landsales](http://www.matsugov.us/landsales).**

ALL PROPERTIES IN THIS SALE WILL BE SOLD "AS IS –WHERE IS". *All property inspections are done at your own risk.* Some properties may be occupied or may have previously been occupied by private parties. Never enter an occupied dwelling without the occupant's permission. Do not use force or other means of entry if the doors are locked. Do not enter a dwelling or structure that may appear unsafe. The Borough has not done any site assessments to determine the presence of any hazardous material, hazardous waste or above ground or underground tanks or containers on any of these properties.

**USE EXTREME CAUTION - ANY SALE PROPERTY MAY BE UNSAFE,  
MAY CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN  
OCCUPIED, ESPECIALLY:**

**TS46-11, TS46-12, TS46-15, TS46-16, TS46-19, TS46-21, TS46-22, TS46-24, TS45-27,  
TS46-39**

The Borough obtained ownership by foreclosure for non-payment of taxes and has no information regarding any well or septic system that may be installed on the property. It is the responsibility

of the bidder to contact the State of Alaska, Department of Environmental Conservation, Wasilla Office, for well or septic records relating to any of the properties.

It is the responsibility of the bidder to determine the cost and feasibility of extending and connecting to any utility facilities, including electric, natural gas, and telephone, or if public sewer or water systems serve any of the properties.

It is the responsibility of the bidder to, among other things, investigate and determine the actual size of the property and property boundaries, regulations, restrictions and potential defects, including those created by prior use, which would affect the use of any property offered in this sale. The feasibility and costs to remedy defects, such as obtaining permits, variances, engineered septic systems and the like, should be determined prior to submitting a bid on a property. All such costs shall be borne by the buyer. No adjustments to a bid price or reimbursement to a bidder will be made by the Borough.

The Borough does not guarantee that the 11" X 17" sale notice posting signs will remain on the properties posted throughout the sale period.

### **Maps, Access, and Land Use**

Parcel, plat, and vicinity maps, and property profiles provided on the Borough and auction contractor's websites, are a visual representation of data compiled from various sources and are not intended to replace on-ground inspections or actual surveys of the property boundaries. Any physical or geographic features, rights-of-way or road locations, acreage and boundaries depicted on maps are estimates only. These items are provided for informational reference only and should not be construed as a factual representation of matters such as physical location, access, property size, boundaries, soil conditions or capabilities, and other matters contained thereon. The Borough has no responsibility for completeness or accuracy and makes no warranty, nor assumes any liability whatsoever for the information included, or that monumentation indicated on surveys or plats are currently in place.

Access may be shown on maps and plats. Bidder is responsible for determining if access is legal, constructed, or maintained. It is the responsibility of the buyer to determine, acquire, locate, construct, maintain and defend the right to use any access route selected for use by the buyer.

The Borough Planning & Land Use Department Development Services Division (907-861-7822) can assist you in determining whether any Borough regulations will apply to activity on the respective property. If the property is located within a city, the buyer is also responsible for meeting city land use and building regulations, and permit requirements, and those of other federal, state, and local agencies.

It is the responsibility of the bidder to determine if there are any covenants or if a homeowner's association is active and if any fees are assessed by the association.

### **Taxes and Special Assessments**

You are responsible for payment of future taxes and any outstanding or future special assessments on any property that you purchase. Contact the Borough Assessment Division, 907-861-8642,



and/or the Collections Division, 907-861-8610, for information regarding property taxes, exemptions, and to verify the payment due date of any outstanding or future special assessment. If the property is located within a city boundary, you will also need to contact the city to determine any special assessment(s) pending or due to the city.



# **MATANUSKA-SUSITNA BOROUGH**

## **Planning and Land Use Department**

### **Development Services Division**

(907) 861-7822

### **Zoning, Land Use and Building Regulations DO Exist in the Matanuska-Susitna Borough. PERMITS MAY BE REQUIRED.**

Developers and land owners are responsible for knowing the rules. If you plan to start, or are now conducting any of the following land use activities, those activities must comply with Borough regulations:

**Racetracks**  
**Special Events**  
**Subdividing Land**  
**Mobile Home Parks**  
**Driveway Installations**  
**Multifamily Development**  
**Adult-Oriented Businesses**  
**Use of Hazardous Material**  
**Public Display of Fireworks**  
**Commercial & Industrial Uses**  
**Uses that create noise & traffic**  
**Establishments that sell Liquor**  
**Drug & Alcohol Treatment Centers**  
**Earth Materials Extraction Activities**  
**Facilities that grow or sell Marijuana**  
**Use of Lakes, Creeks, & other Waterbodies**  
**Developing Land in Special Flood Hazard Areas**  
**Auto Salvage Yards, Junkyards, & Refuse Areas**  
**Work in Rights-Of-Way or Public Use Easements**  
**Development within designated Special Land Use Districts**  
**Community Correctional Residential Centers, Jails & Prisons**  
**Structural Setbacks for Building near Lot Lines, Public Use Easements,**  
**Right-of-Ways, & Shorelines**

**Use or occupancy of Borough-owned land, including but not limited to: clearing right-of-ways, cutting trees, mining or prospecting, crossing with motorized vehicles, camping, shooting, & storing materials or equipment.**

Borough staff is available to assist you in determining which Borough regulations apply to your activity and help you comply with those laws. In order to save time and money, and prevent violations of Borough Code, please contact the Matanuska-Susitna Borough, Permit Center Division, 350 East Dahlia Avenue, Palmer, Alaska 99645 Phone: (907) 861-7822. For a full description of Title 17, log onto the borough web page at [www.matsugov.us](http://www.matsugov.us) Or email us at [PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us).

# ***TS46 Tax & LID Foreclosure Sale PROMISSORY NOTE***

Bid Amount: \$ \_\_\_\_\_

Sale Parcel #: \_\_\_\_\_

Tax Account #: \_\_\_\_\_

TRS#: \_\_\_\_\_

FOR VALUE RECEIVED, \_\_\_\_\_ promises to pay the Matanuska-  
(Buyer's name)

Susitna Borough, a municipal corporation, whose address is 350 East Dahlia, Palmer, Alaska, 99645,  
\$ \_\_\_\_\_ being the balance of the bid price and  
total due, payable in the form of cash, cashier's check, money order or certified check, by 5:00 pm (Alaska  
Standard Time) on June 12, 2025.

In the event of default of the payment, time being the essence hereof, the holder of this note may without notice  
or demand declare the entire sum then unpaid, and the undersigned agrees to forfeiture of the down payment  
amount, and further privilege to purchase the property.

\_\_\_\_\_  
*Buyer Signature:*

\_\_\_\_\_  
*Buyer Signature*

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

MSB Acceptance by:

\_\_\_\_\_  
MSB Staff Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
MSB Staff Printed Name

## TS46 Tax Foreclosure Sale Property Listing

Sale Parcel #	TAX ID	Area	Minimum Bid	Former Owner
TS46-01	56223B01L004D	Talkeetna	\$ 5,259.40	RUSSELL CHRISTOPHER R
TS46-03	56070000L0892	Caswell	\$ 2,325.40	BURRELL TC & HAZEL L
TS46-04	56070000L1118	Caswell	\$ 2,327.29	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P
TS46-05	56070000L1119	Caswell	\$ 2,327.29	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P
TS46-06	56070000L1120	Caswell	\$ 2,327.29	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P
TS46-07	56070000L1121	Caswell	\$ 2,327.29	HUTCHINSON CHARLES R JR & HUTCHINSON DENNIS P
TS46-09	56070000L0959	Caswell	\$ 2,172.81	DEVLIN DONALD RAYMOND
TS46-10	51146B02L009	Willow Fishhook	\$ 3,369.04	FRIDAY SHIRLEY A EST
TS46-11	219N05W11A005	Willow	\$ 11,620.99	WRIGHT KENNETH LYLE
TS46-12	51185B03L001	Sutton	\$ 9,261.19	ANDERSON TODD
TS46-13	51758000T00A	Willow	\$ 2,916.25	SECLUSION SHORES HOMEOWNERS ASSOCIATION OF SRA
TS46-15	52042B07L003	Meadow Lakes	\$ 3,282.48	MILLER RONNIE L
TS46-16	56255B05L004	Meadow Lakes	\$ 5,528.33	GREGG DOUGLAS J, GREGG CAL, FRIDLEY HANNAH G, LAMBERT KYLE N
TS46-20	56043B08L039	Knik-Goose Bay	\$ 7,308.97	SATO KOICHI & SASAKI YOSHIKI
TS46-21	52546B05L002	Big Lake	\$ 8,435.89	BLAWAT DEVIN ALLEN
TS46-22	56175000L024	Big Lake	\$ 23,524.89	HALVERSON RITA EST
TS46-24	51209B01L007	Fairview Loop	\$ 10,403.40	ROOD RICHARD LEE EST
TS46-25	56325000L005	Big Lake	\$ 2,350.05	MIYAHIRA AMANDA & BEACOM VALERIE
TS46-27	56510B01L015	Knik-Goose Bay	\$ 501.31	ANDERSON GLADYS D
TS46-29	55236B01L004A	Knik-Goose Bay	\$ 39,935.87	SIBLEY PAUL, SIBLEY PAUL W. SR
TS46-30	56290B01L005	Burma Rd	\$ 2,743.44	MARRS CLAYTON D EST
TS46-31	56290B01L006	Burma Rd	\$ 2,854.31	MARRS CLAYTON D EST
TS46-32	56290B01L007	Burma Rd	\$ 2,437.93	MARRS CLAYTON D EST
TS46-33	53113B06L005	Burma Rd	\$ 3,205.58	ROBERTS DAVID A EST, ROBERTS STEPHEN T
TS46-34	52049B30L012	Petersville	\$ 2,783.24	CRIFE ERIC
TS46-35	52049B30L011	Petersville	\$ 2,810.44	MCLAUGHLIN KEVIN
TS46-36	52244B23L016	Larson Lake	\$ 2,068.97	JOHNSON R C
TS46-37	53379000T009	Caswell	\$ 8,131.06	SIMS SUN SIL
TS46-38	53379000T010	Caswell	\$ 8,131.06	SIMS SUN SIL
TS46-39	56070000L1202	Caswell	\$ 12,288.36	WEDEMEIER ANNA

**\*\*5% buyer's premium is not included in minimum bid price\*\***

**USE EXTREME CAUTION - ANY SALE PROPERTY MAY BE UNSAFE,  
MAY CONTAIN HARMFUL MATERIALS, OR MAY BE OR MAY HAVE BEEN OCCUPIED, ESPECIALLY:  
TS46-11, TS46-12, TS46-15, TS46-16, TS46-19, TS46-21, TS46-22, TS46-24, TS46-27, TS46-39**





# Tax Sale #46-01



## \$5,259.40

Minimum bid:

**Acreage:** 4.46 acres

**Legal:** MOOSE MDWS RSB

BLOCK 1 LOT 4D

**Account:** 6223B01L004D

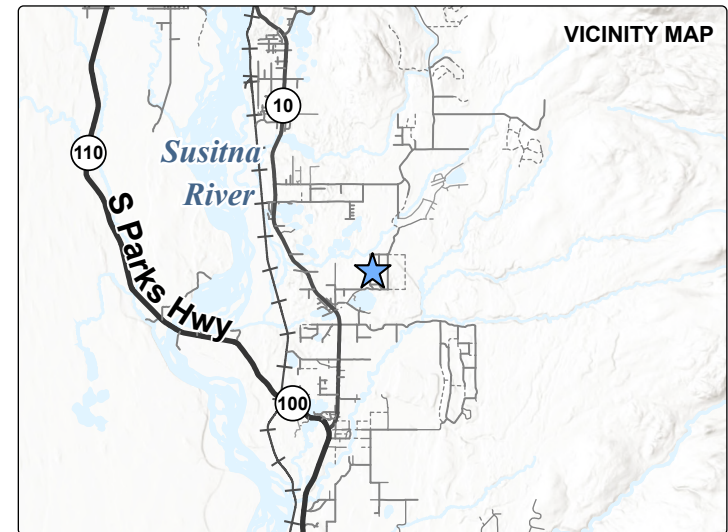
**Parcel ID:** 68169

**General Ownership:** BOROUGH

**Land Value:** \$24,700.00

**Site Address:** 32687 S Mt Hunter Dr

**Disclosures:** N/A



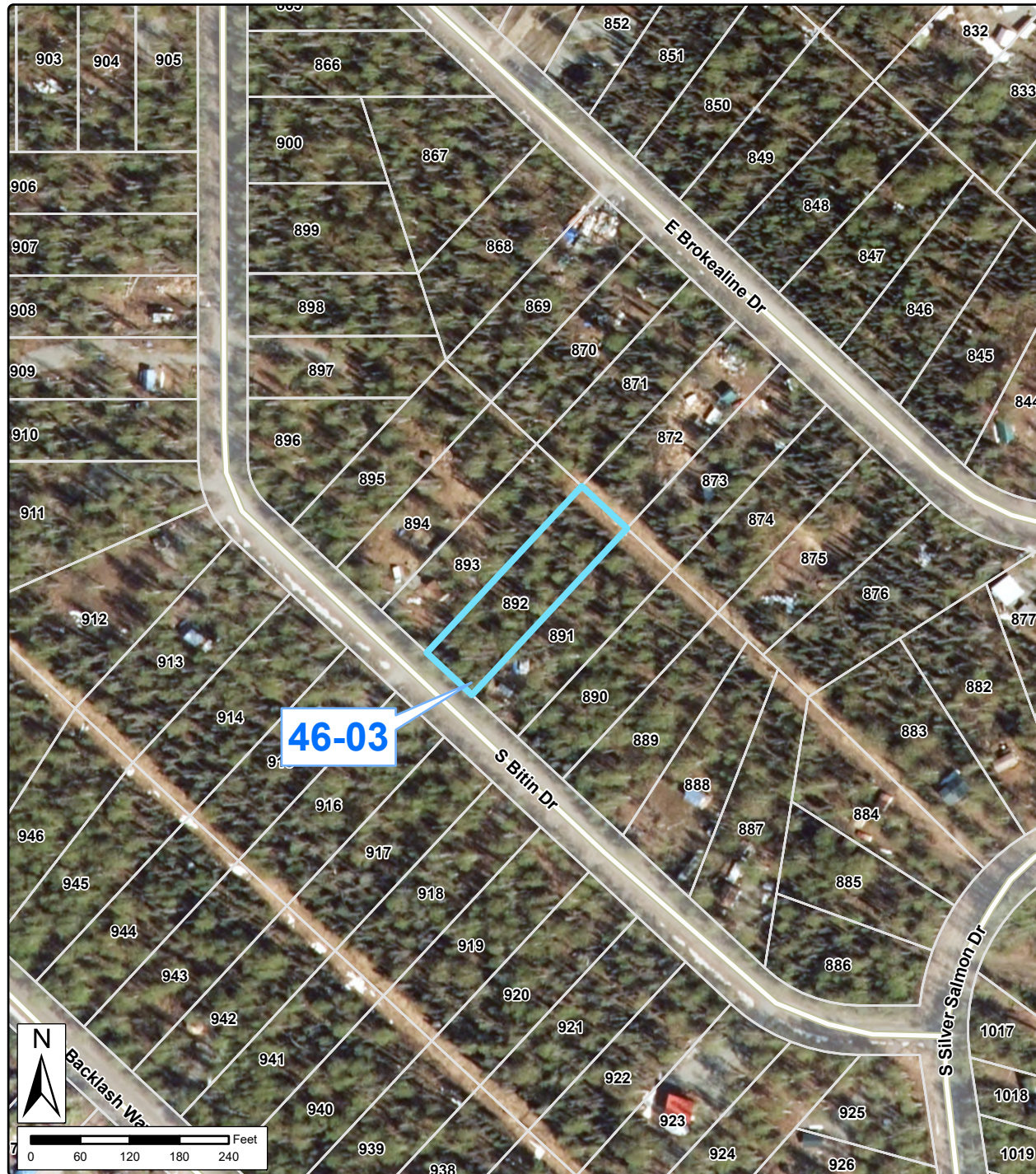
**NOTICE/DISCLAIMER:**

The Matanuska-Susitna Borough seeks to use the best available information and data when preparing maps and other graphic products. However, the Borough assumes no responsibility for the completeness or accuracy of the information contained hereon. There are no warranties or representations expressed or implied that these maps are accurate or suitable for any particular purpose. The Borough assumes no responsibility whatsoever for the information contained on these maps. Persons relying on such information do so at their own risk and should confirm the accuracy of the information as well as refer to the official hard copy documents of record and other source data. The Matanuska-Susitna Borough reserves sole rights to reproduce, duplicate or otherwise distribute copies of these maps and other graphics products.





# Tax Sale #46-03



## \$2,325.40

Minimum bid:

**Acreage:** 0.48 acres

**Legal:** CASWELL LKS

LOT 892

**Account:** 6070000L0892

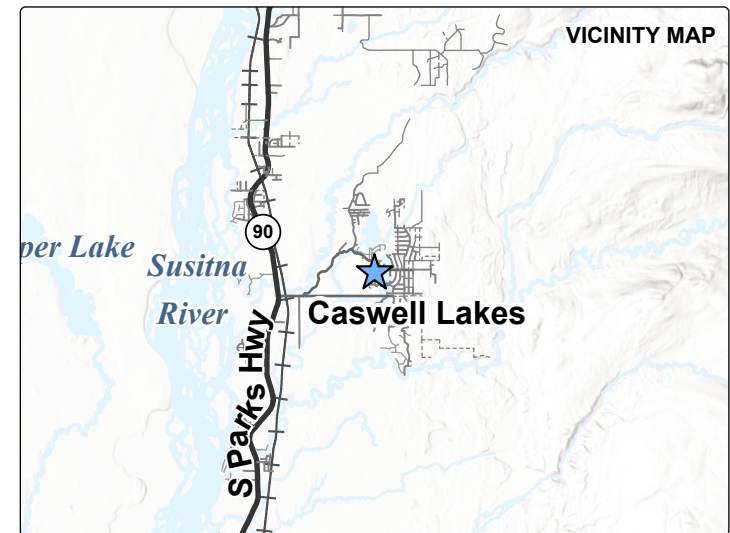
**Parcel ID:** 32831

**General Ownership:** BOROUGH

**Land Value:** \$5,000.00

**Site Address:** 47263 S Bitin Dr

**Disclosures:** N/A



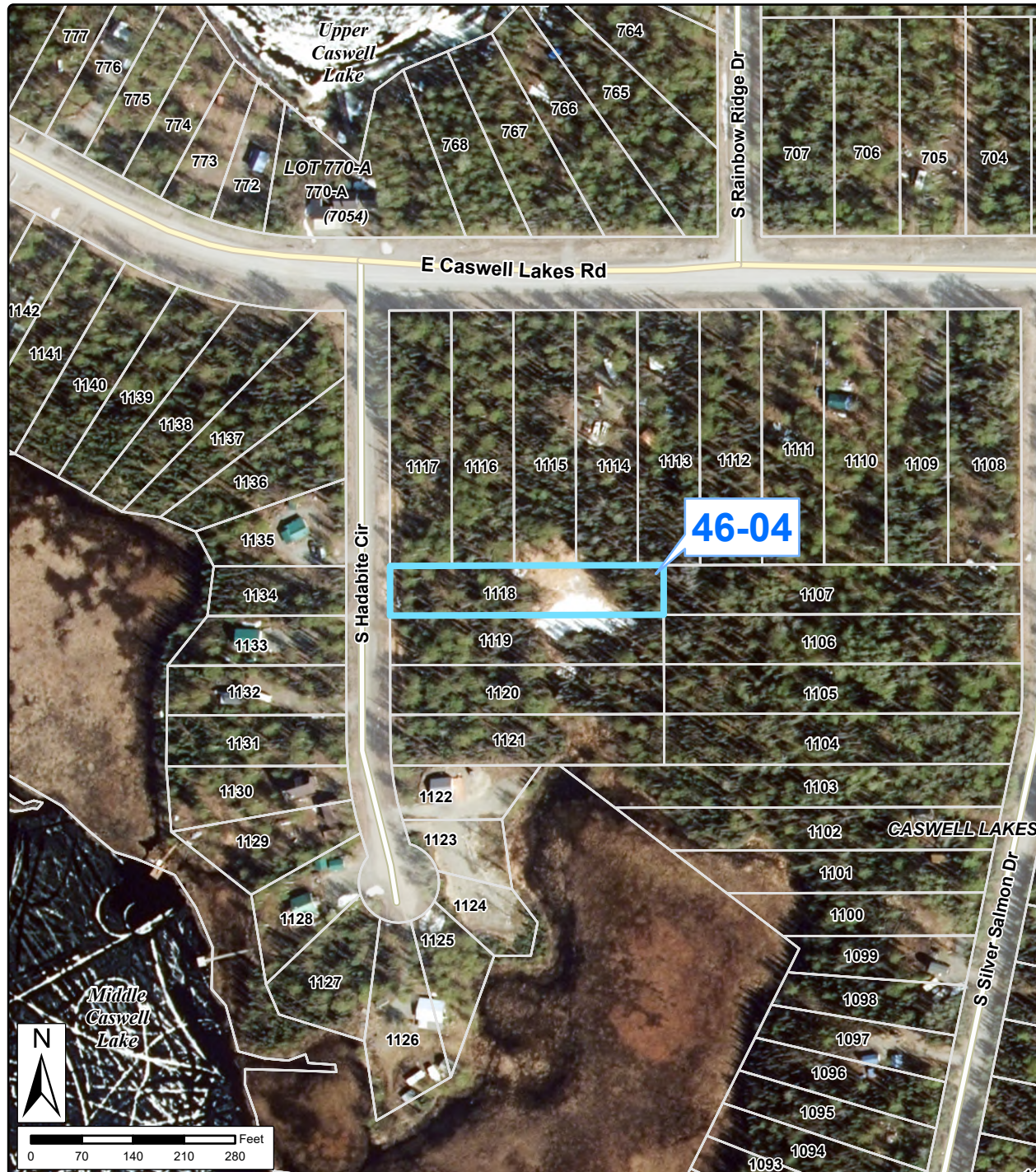
**NOTICE/DISCLAIMER:**

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# Tax Sale #46-04



## \$2,327.29

**Minimum bid:**

**Acreage:** 0.59 acres

**Legal:** CASWELL LKS

**LOT** 1118

**Account:** 6070000L1118

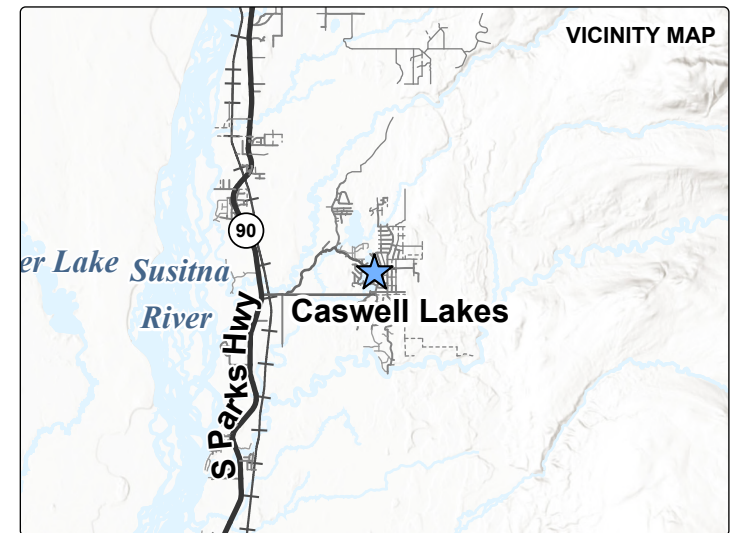
**Parcel ID:** 59538

**General Ownership:** BOROUGH

**Land Value:** \$5,000.00

**Site Address:** 49231 S Hadabite Cir

**Disclosures:** N/A



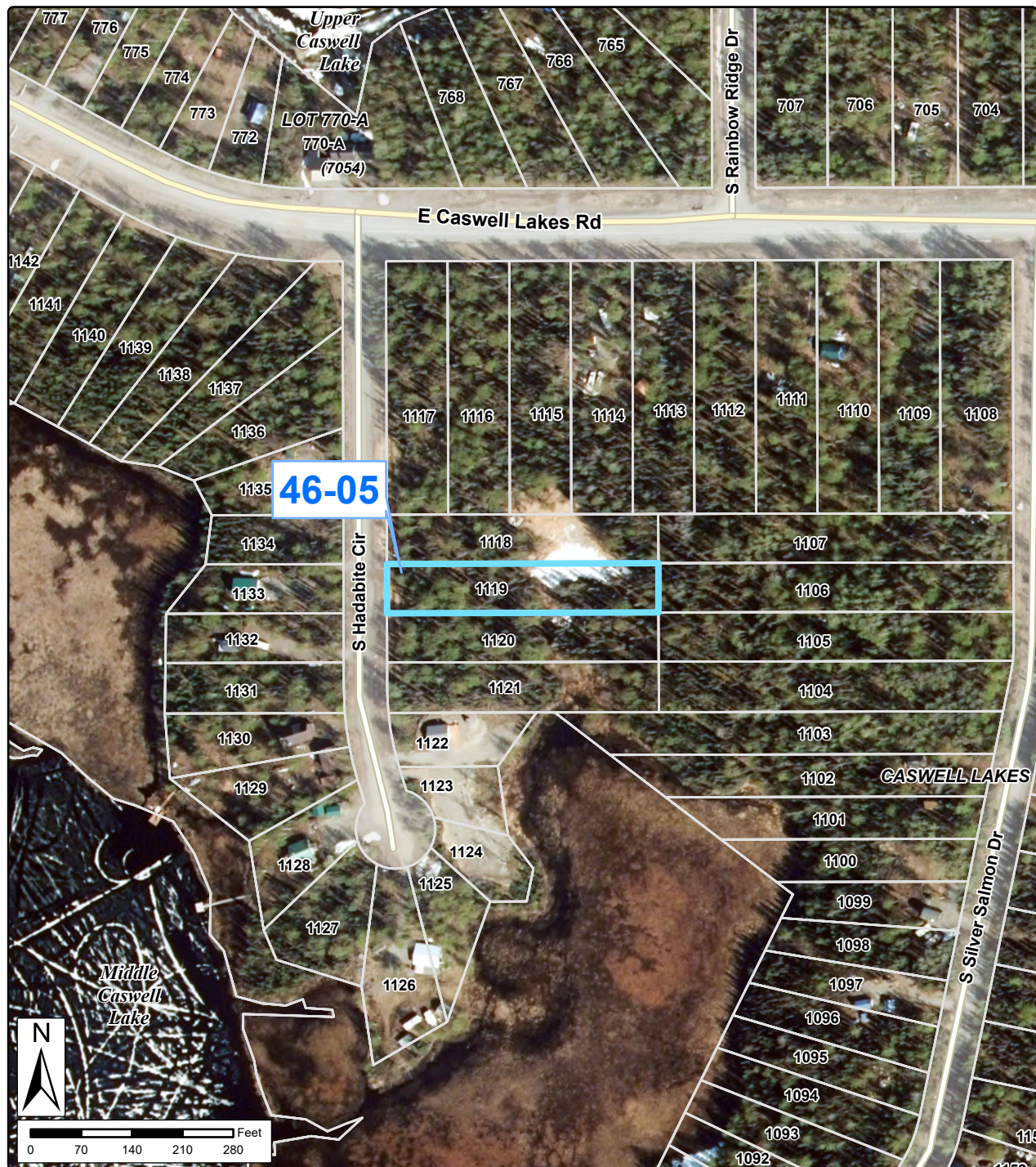
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# Tax Sale #46-05



## \$2,327.29

**Minimum bid:**

**Acreage:** 0.59 acres

**Legal:** CASWELL LKS

LOT 1119

**Account:** 6070000L1119

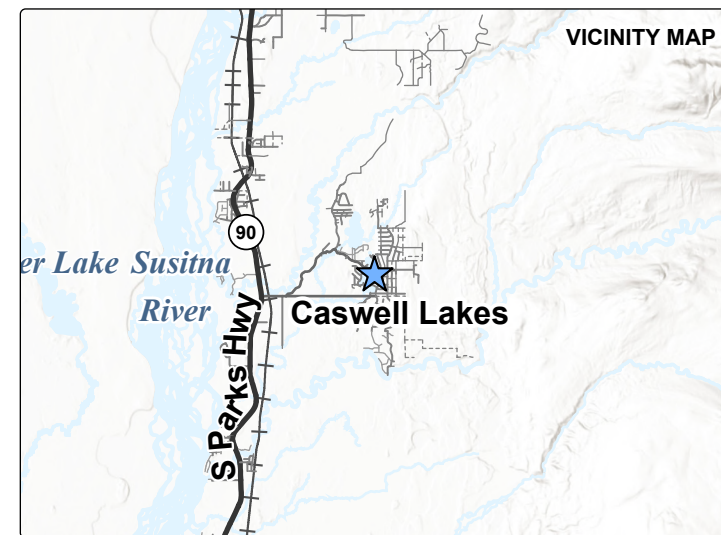
**Parcel ID:** 12184

**General Ownership:** BOROUGH

**Land Value:** \$5,000.00

**Site Address:** 49249 S Hadabite Cir

**Disclosures:** N/A



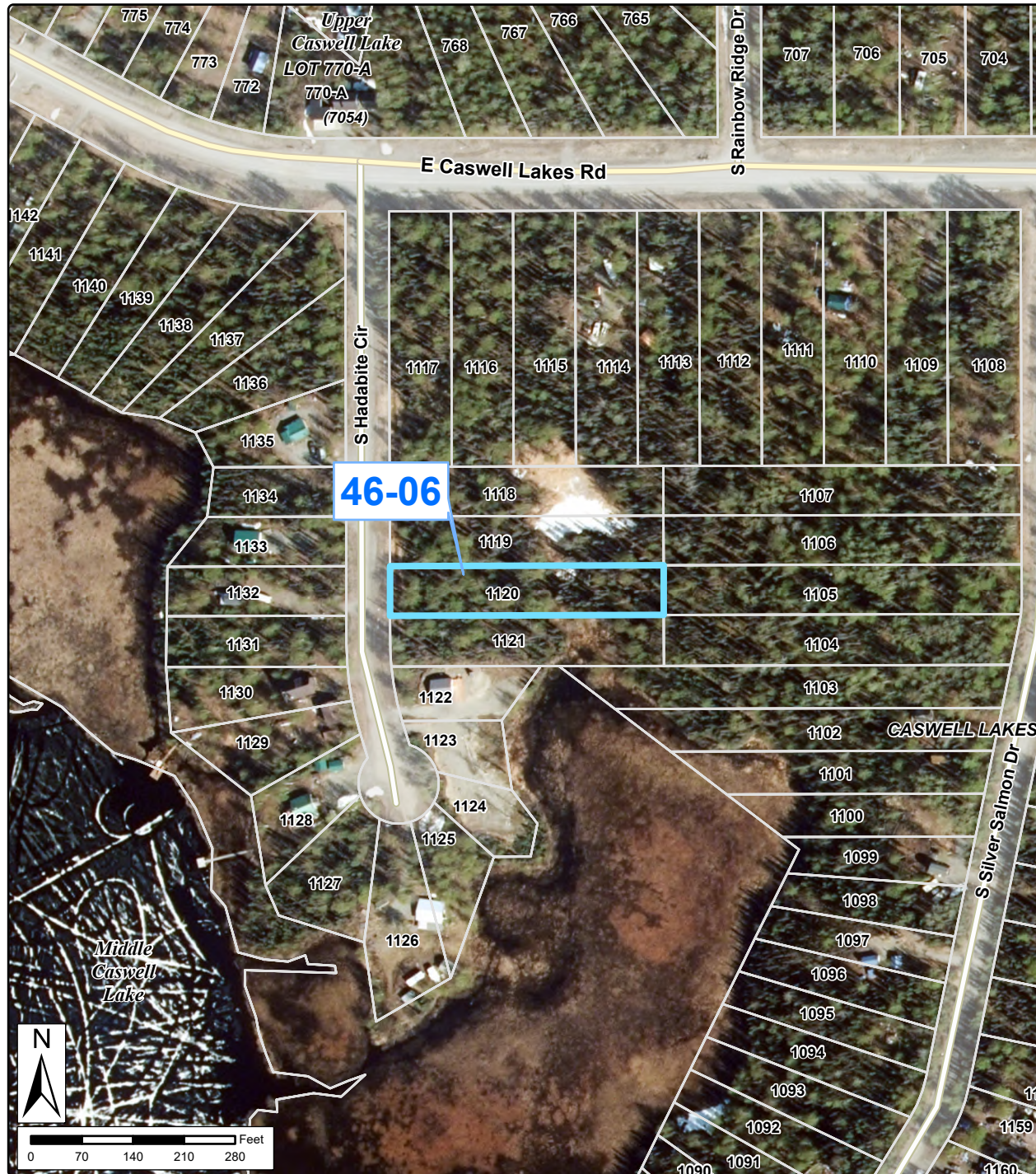
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# Tax Sale #46-06



## \$2,327.29

Minimum bid:

**Acreage:** 0.59 acres

**Legal:** CASWELL LKS

LOT 1120

**Account:** 6070000L1120

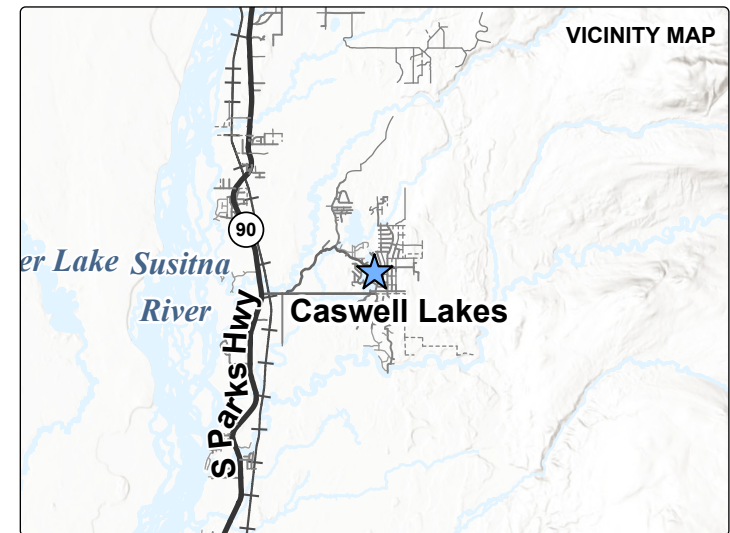
**Parcel ID:** 54756

**General Ownership:** BOROUGH

**Land Value:** \$5,000.00

**Site Address:** 49265 S Hadabite Cir

**Disclosures:** N/A



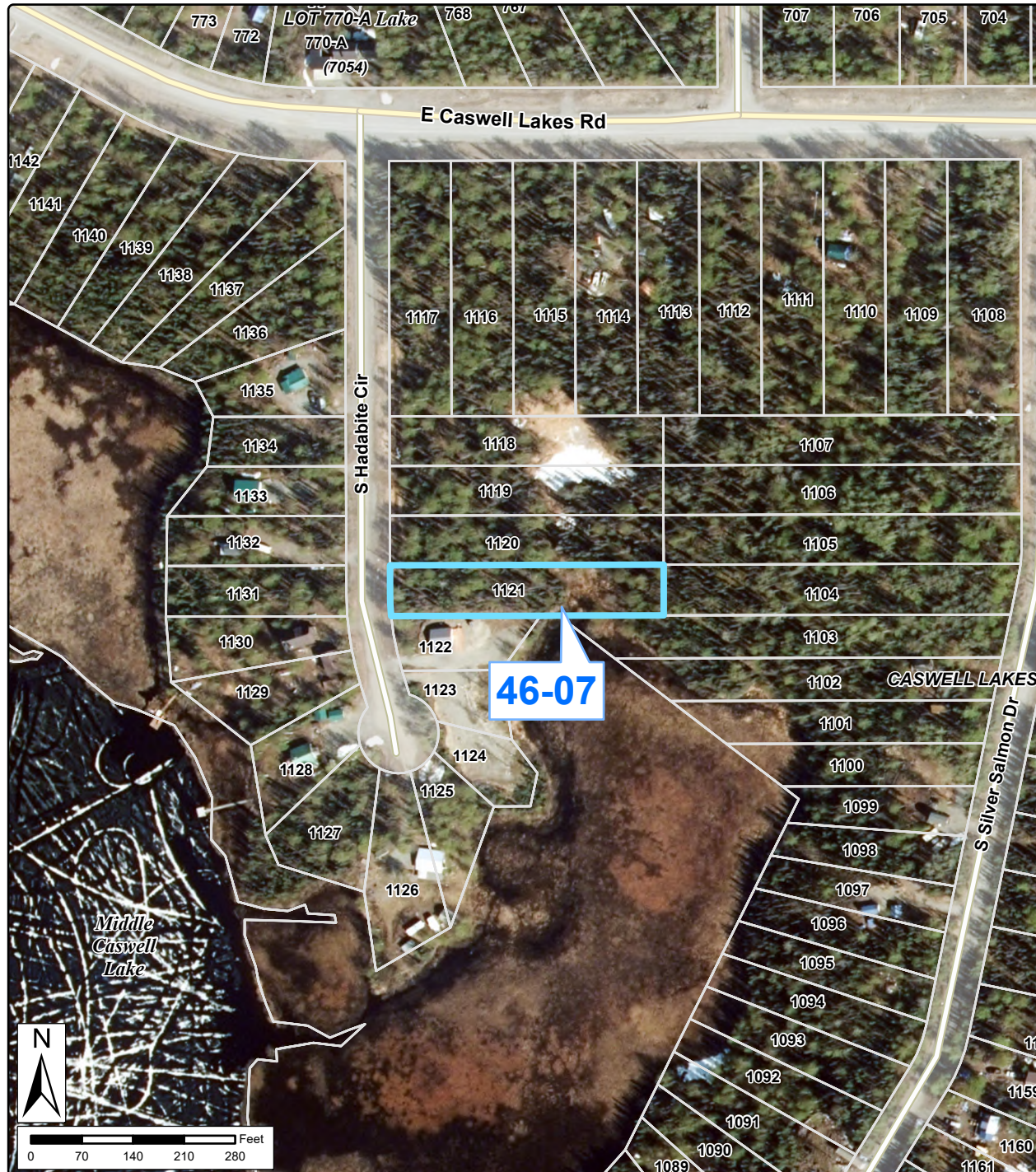
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# Tax Sale #46-07



## \$2,327.29

Minimum bid:

**Acreage:** 0.59 acres

**Legal:** CASWELL LKS

**LOT** 1121

**Account:** 6070000L1121

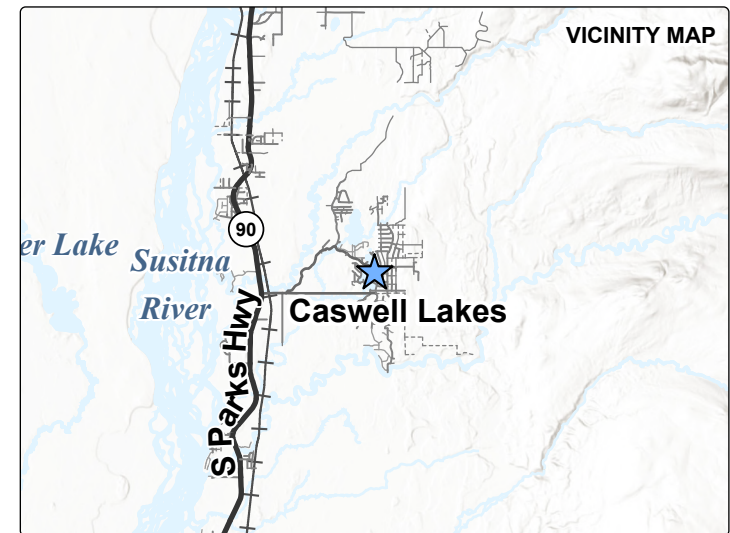
**Parcel ID:** 42185

**General Ownership:** BOROUGH

**Land Value:** \$5,000.00

**Site Address:** 49279 S Hadabite Cir

**Disclosures:** N/A

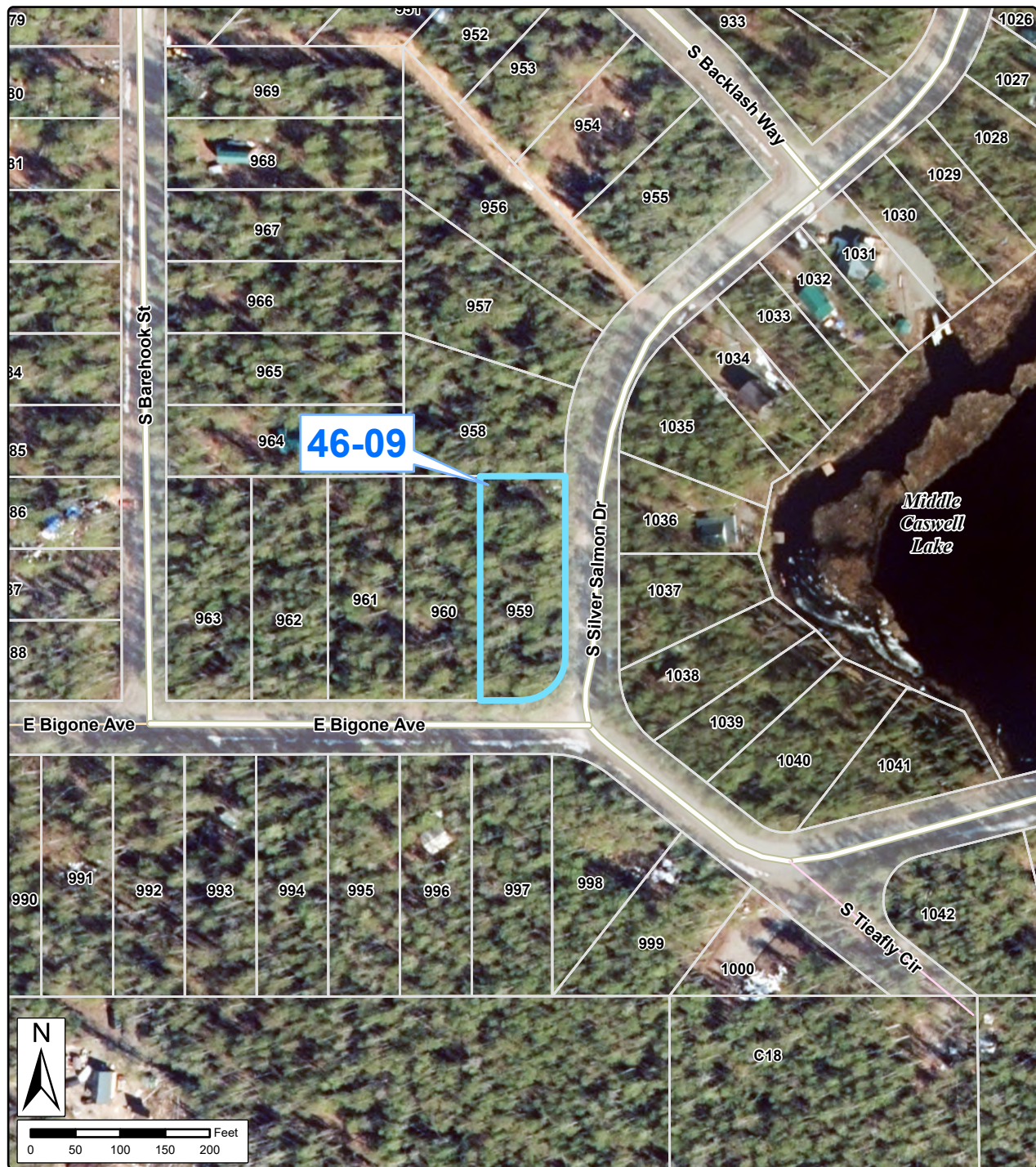


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# Tax Sale #46-09



## \$2,172.81

Minimum bid:

**Acreage:** 0.53 acres

**Legal:** CASWELL LKS

**LOT** 959

**Account:** 6070000L0959

**Parcel ID:** 56840

**General Ownership:** BOROUGH

**Land Value:** \$3,800.00

**Site Address:** N/A

**Disclosures:** N/A



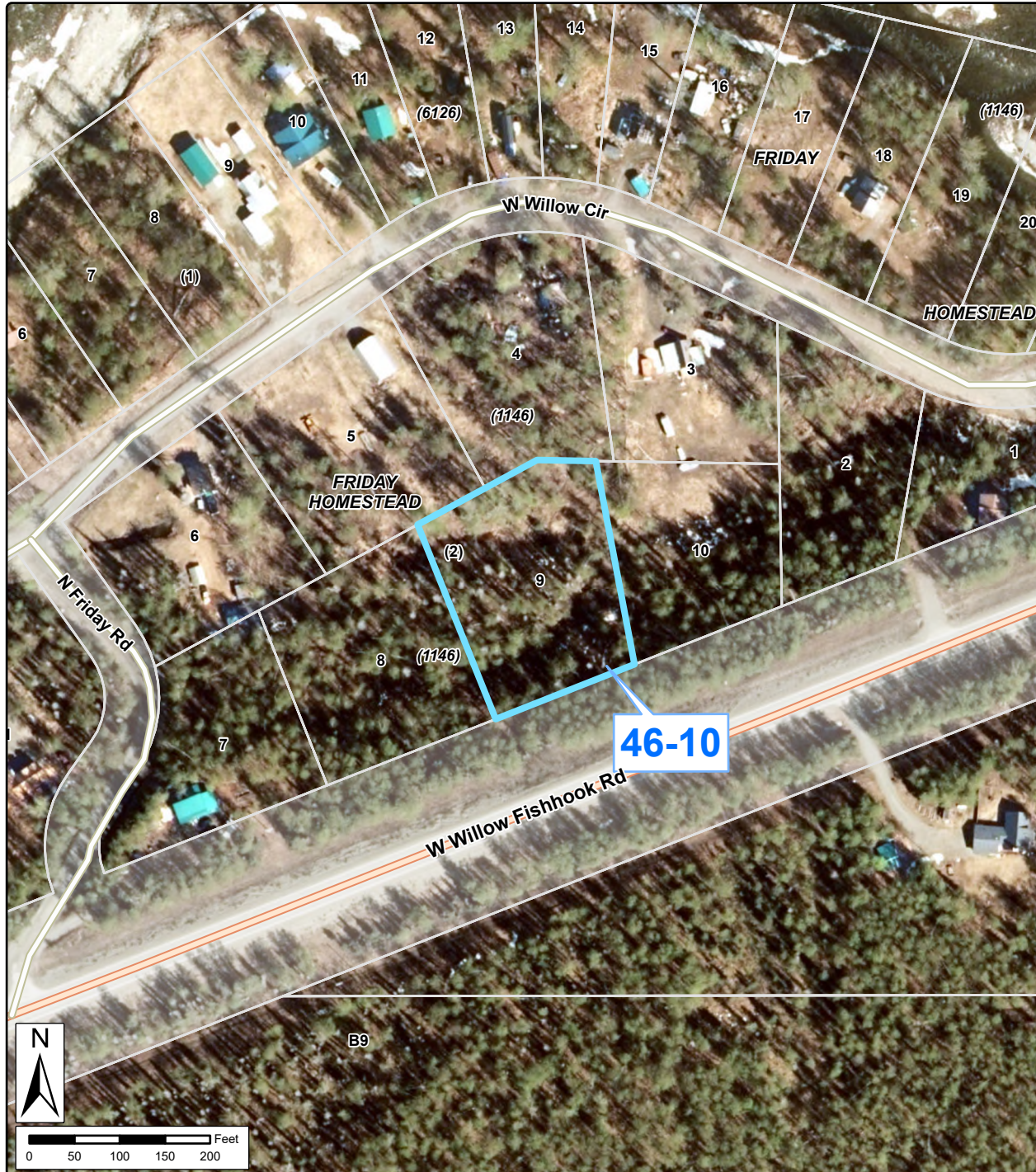
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# Tax Sale #46-10



## \$3,369.04

**Minimum bid:**

**Acreage:** 1.04 acres

**Legal:** FRIDAY HOMESTEAD MASTER PLAN  
BLOCK 2 LOT 9

**Account:** 1146B02L009

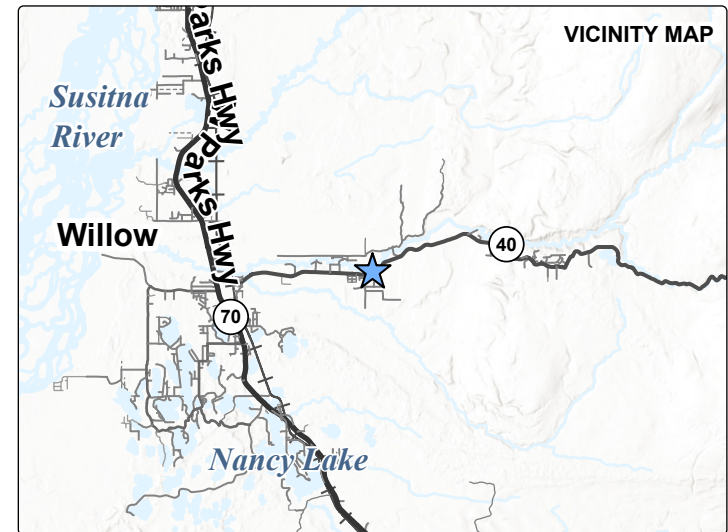
**Parcel ID:** 83270

**General Ownership:** BOROUGH

**Land Value:** \$12,000.00

**Site Address:** 20201 W Willow Fishhook Rd

**Disclosures:** This property is within a 100-year flood zone and a 500-year flood zone.



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# Tax Sale #46-11



## \$11,620.99

**Minimum bid:**

**Acreage:** 5.00 acres

**Legal:** TOWNSHIP 19N RANGE 5W  
SECTION 11 LOT A5

**Account:** 19N05W11A005

**Parcel ID:** 87818

**General Ownership:** BOROUGH

**Land Value:** \$63,300.00

**Site Address:** 26631 W Bryce Hill Cir

**Disclosures:** N/A



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# Tax Sale #46-12



## \$9,261.19

**Minimum bid:**

**Acreage:** 1.19 acres

**Legal:** SEVENTEEN MLE  
BLOCK 3 LOT 1

**Account:** 1185B03L001

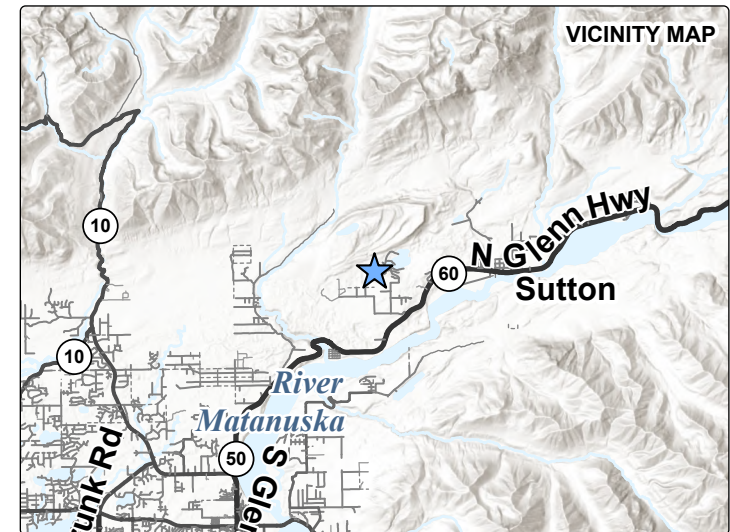
**Parcel ID:** 6726

**General Ownership:** BOROUGH

**Land Value:** \$61,200.00

**Site Address:** 17494 E Castle Rock Ln

**Disclosures:** N/A

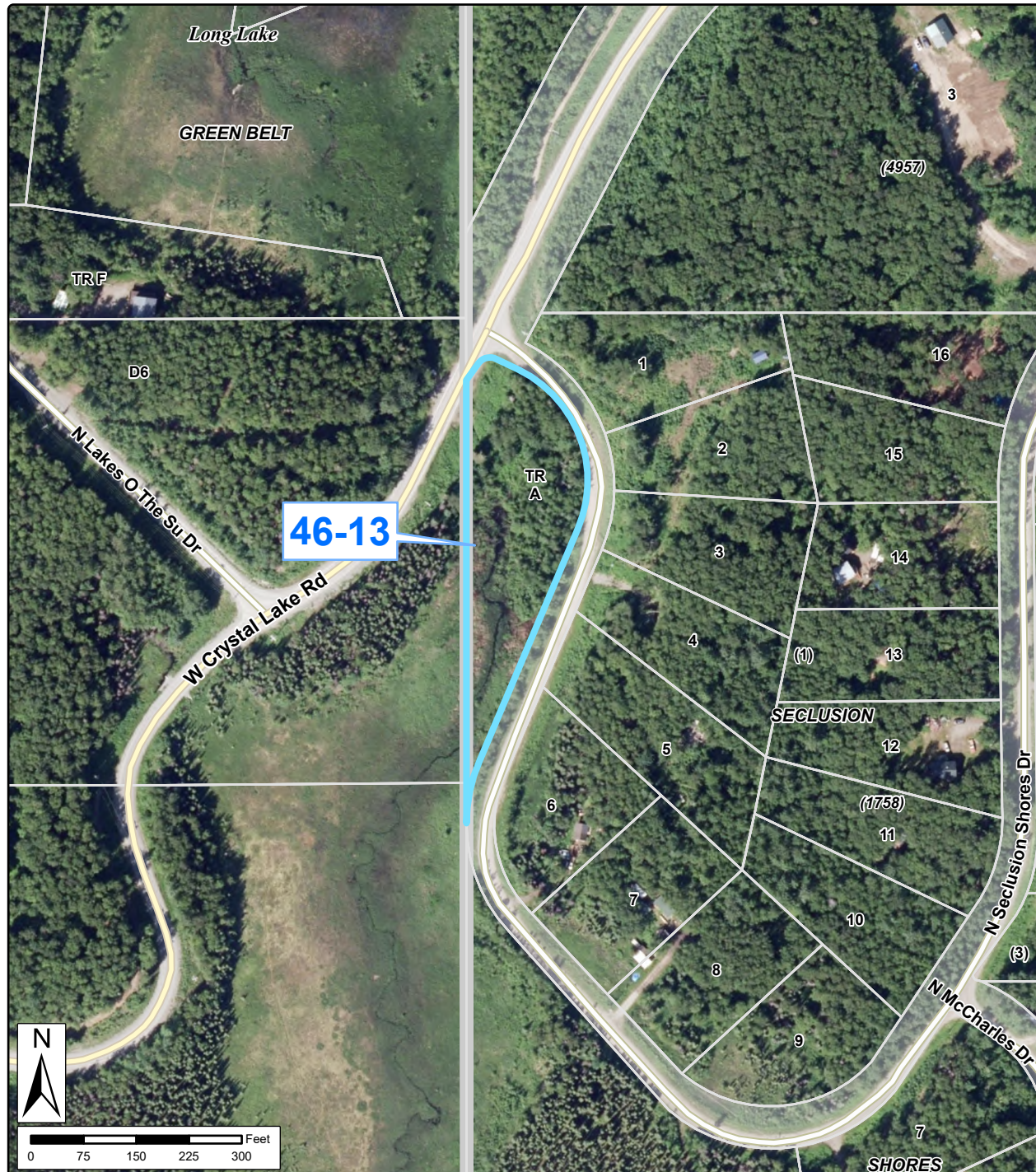


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# Tax Sale #46-13



## \$2,916.25

Minimum bid:

**Acreage:** 1.49 acres

**Legal:** SECLUSION SHRS

TRACT A

**Account:** 1758000T00A

**Parcel ID:** 65324

**General Ownership:** BOROUGH

**Land Value:** \$10,000.00

**Site Address:** N/A

**Disclosures:** N/A



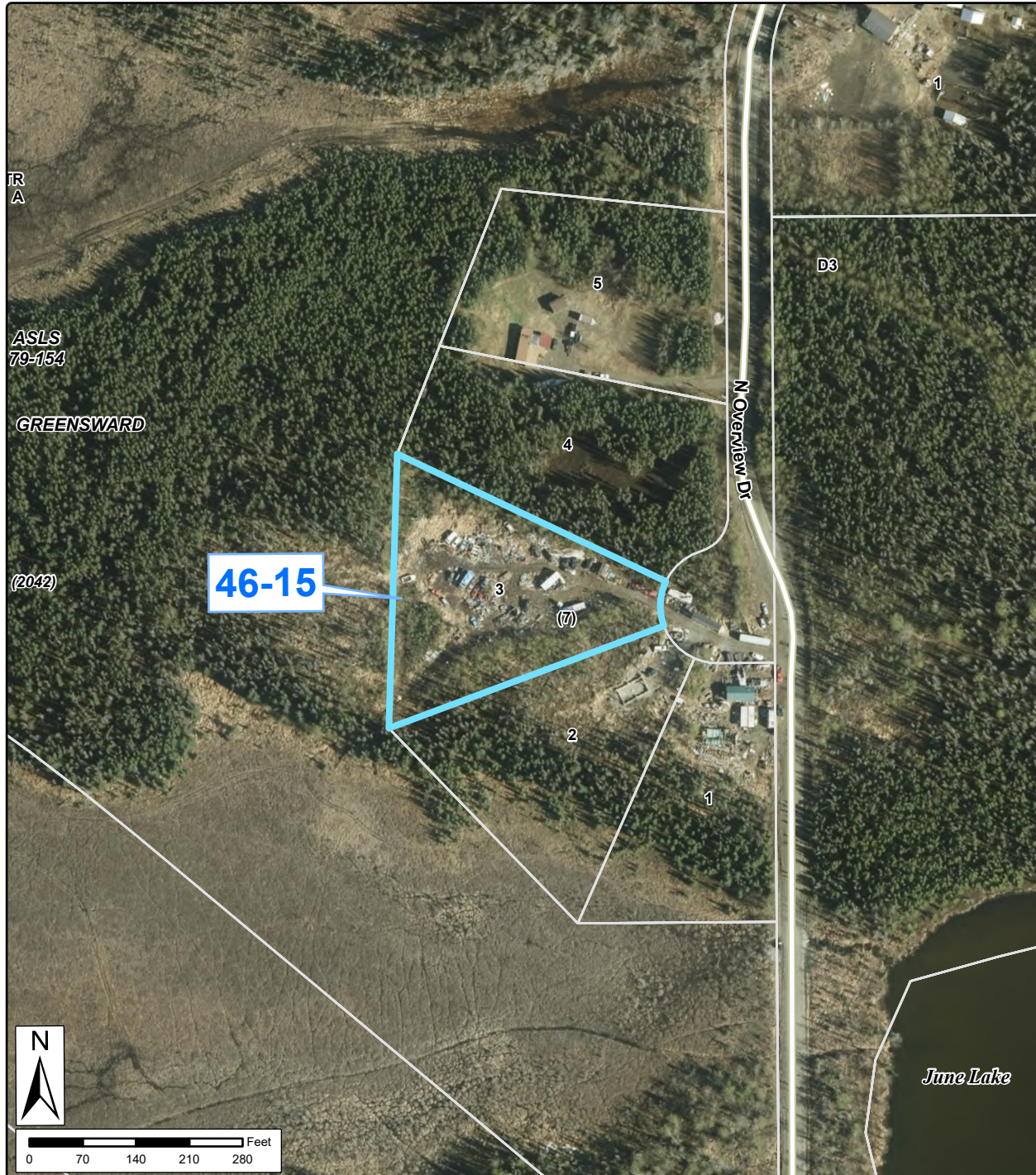
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# Tax Sale #46-15



## \$3,282.48

**Minimum bid:**

**Acreage:** 1.71 acres

**Legal:** GREENSWARD ASLS 79-154

**BLOCK 7 LOT 3**

**Account:** 2042B07L003

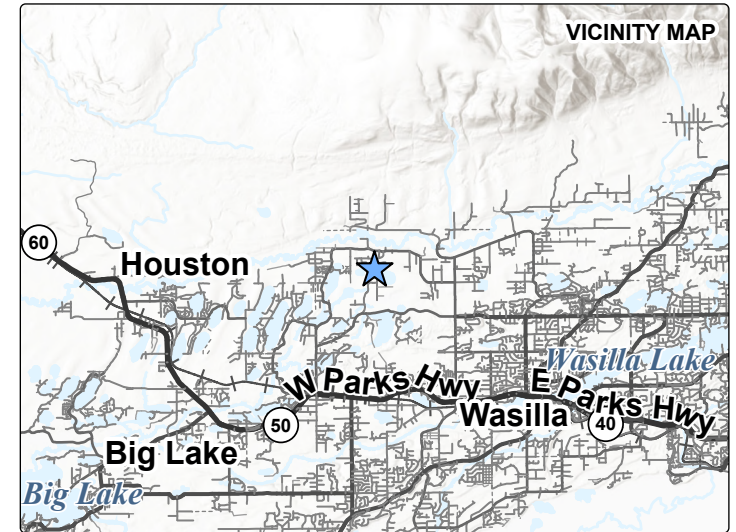
**Parcel ID:** 42271

**General Ownership:** BOROUGH

**Land Value:** \$13,500.00

**Site Address:** 4690 N Overview Dr

**Disclosures:** N/A



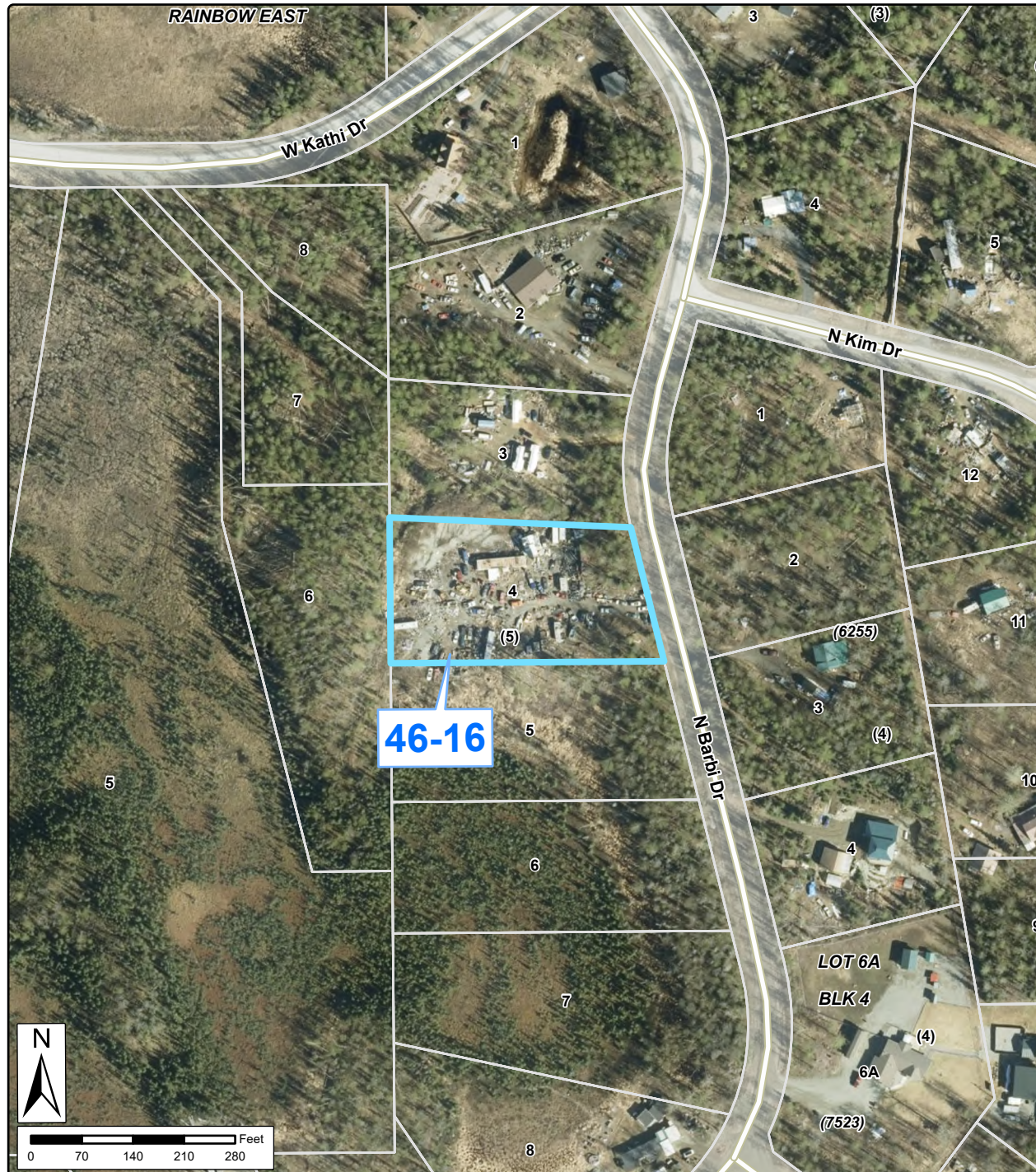
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# Tax Sale #46-16



## \$5,528.33

Minimum bid:

**Acreage:** 1.55 acres

**Legal:** RAINBOW E  
BLOCK 5 LOT 4

**Account:** 6255B05L004

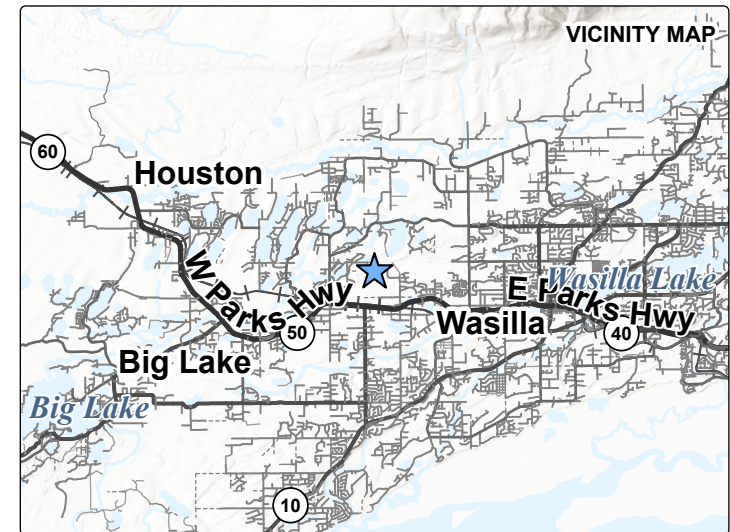
**Parcel ID:** 1440

**General Ownership:** BOROUGH

**Land Value:** \$30,100.00

**Site Address:** 1550 N Barbi Dr

**Disclosures:** This property has an active code compliance case (#12137) for junk & trash.



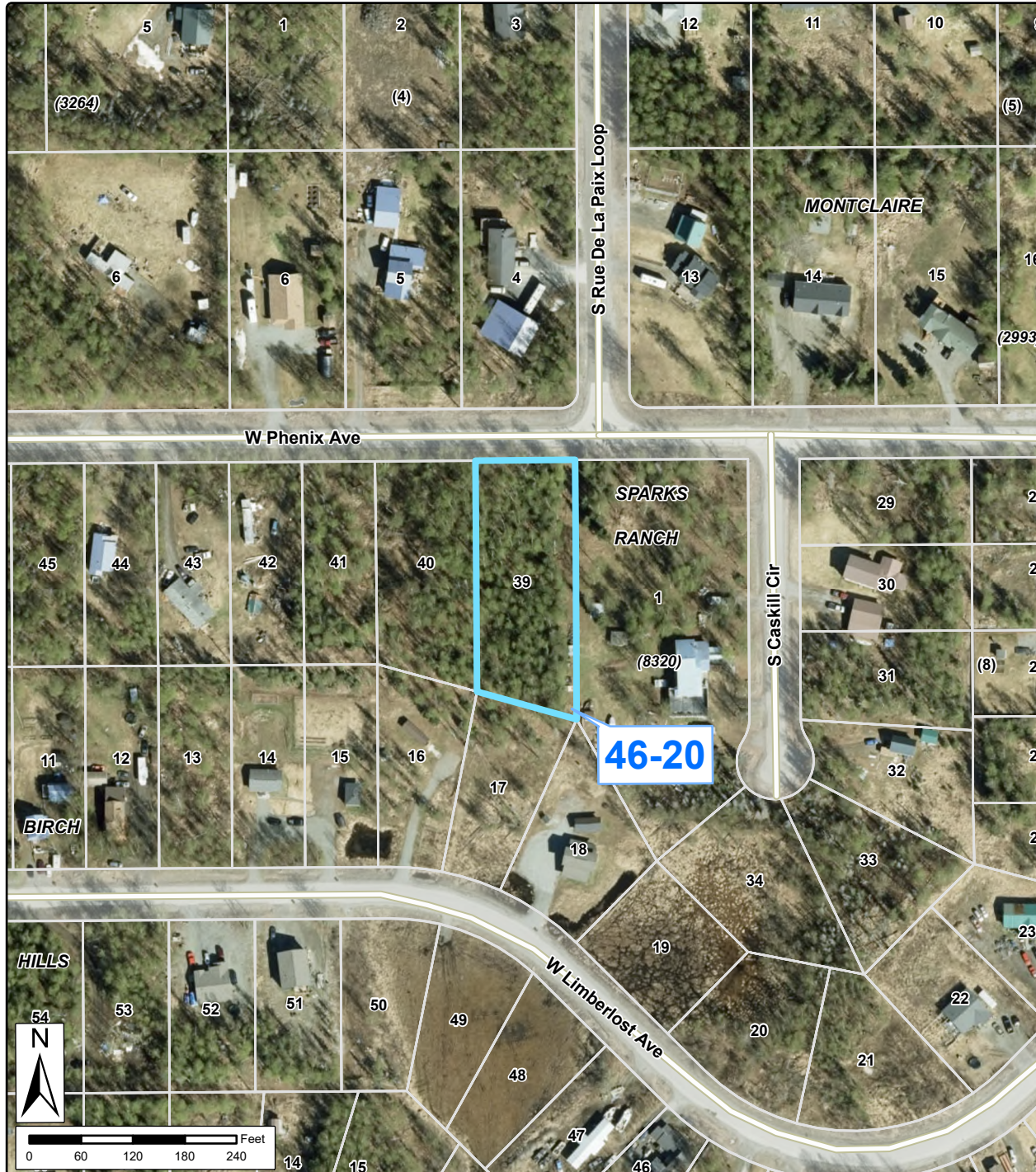
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# Tax Sale #46-20



## \$7,308.97

Minimum bid:

**Acreage:** 0.76 acres

**Legal:** BIRCH HLS EST

BLOCK 8 LOT 39

**Account:** 6043B08L039

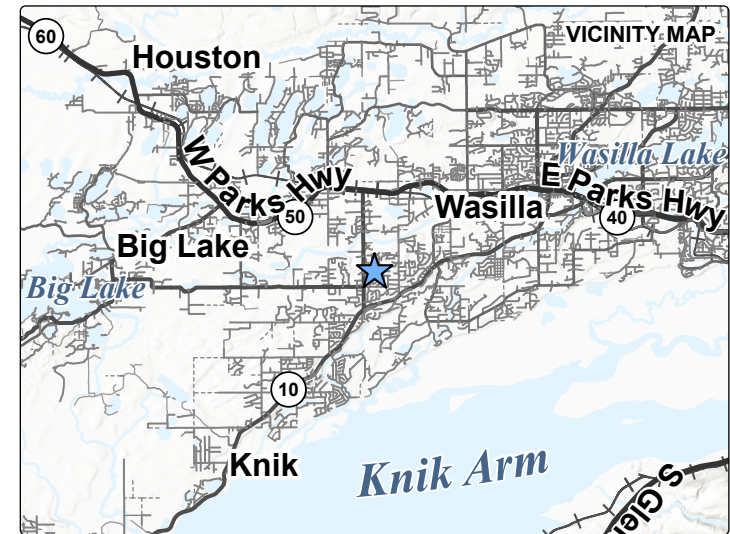
**Parcel ID:** 8535

**General Ownership:** BOROUGH

**Land Value:** \$22,000.00

**Site Address:** 5600 W Phenix Ave

**Disclosures:** N/A



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# Tax Sale #46-21



## \$8,435.89

Minimum bid:

**Acreage:** 1.52 acres

**Legal:** MORGAN'S BLF  
BLOCK 5 LOT 2

**Account:** 2546B05L002

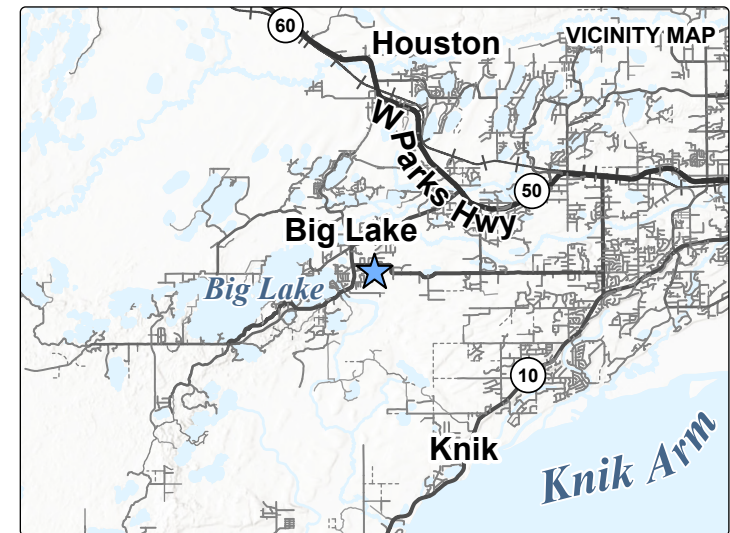
**Parcel ID:** 78844

**General Ownership:** BOROUGH

**Land Value:** \$30,000.00

**Site Address:** 13862 W Halston Ave

**Disclosures:** This property appears covered in junk & trash, though there are no open code compliance cases.



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# Tax Sale #46-22



## \$23,524.89

Minimum bid:

**Acreage:** 0.33 acres

**Legal:** LAKE SHORE AC #2

**LOT** 24

**Account:** 6175000L024

**Parcel ID:** 39997

**General Ownership:** BOROUGH

**Land Value:** \$208,700.00

**Site Address:** 20277 W Lakes Blvd

**Disclosures:** This property has a closed ROW complaint and an open code compliance case (#12587) for a driveway permit, and an active code compliance case (#10413) for junk & trash.



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# Tax Sale #46-24



## \$10,403.40

Minimum bid:

**Acreage:** 4.34 acres

**Legal:** ELSDON EST

**BLOCK 1 LOT 7**

**Account:** 1209B01L007

**Parcel ID:** 47224

**General Ownership:** BOROUGH

**Land Value:** \$73,400.00

**Site Address:** 500 W Rothbury Ave

**Disclosures:** N/A



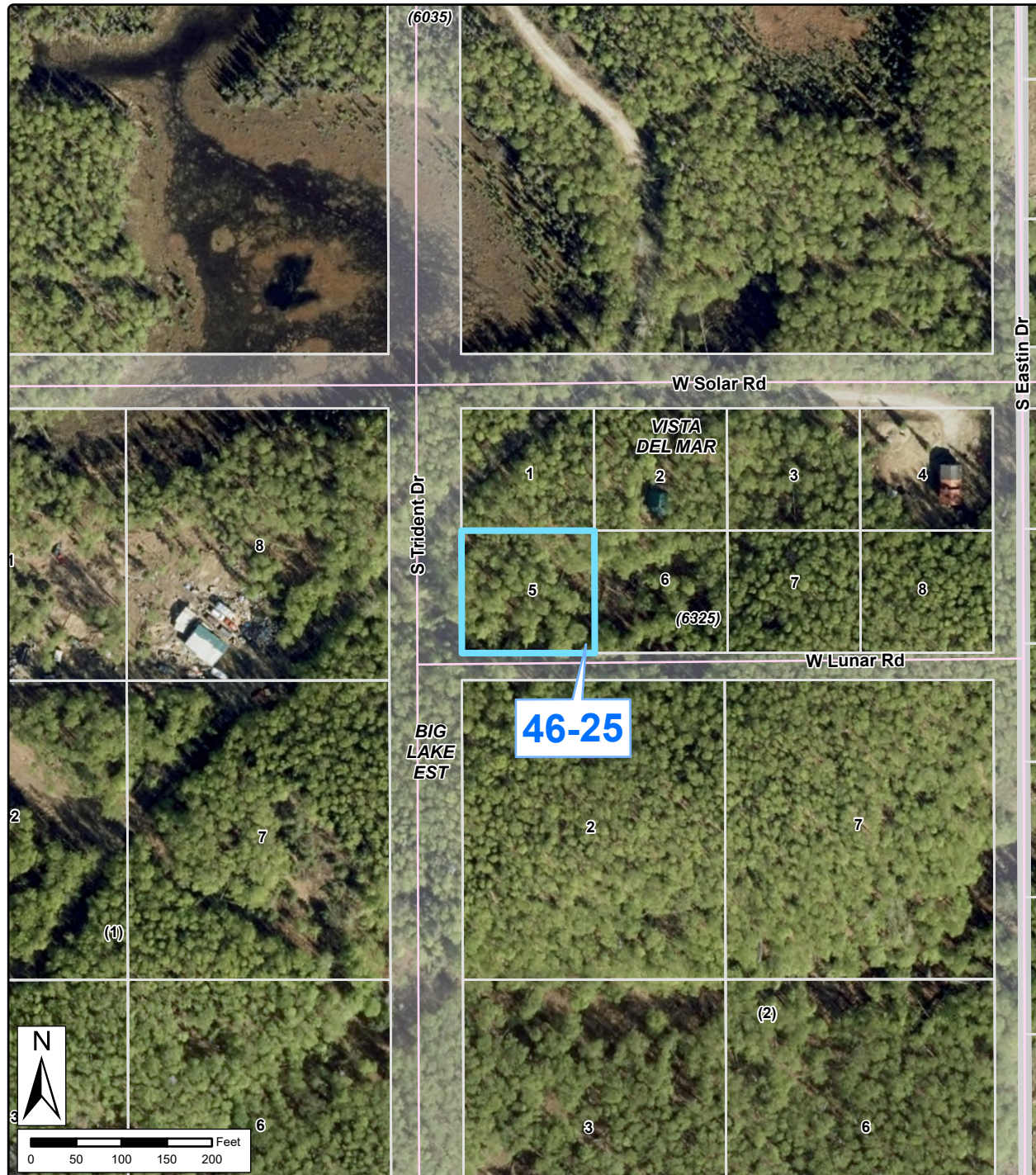
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# Tax Sale #46-25



## \$2,350.05

Minimum bid:

**Acreage:** 0.46 acres

**Legal:** VISTA DEL MAR

**LOT** 5

**Account:** 6325000L005

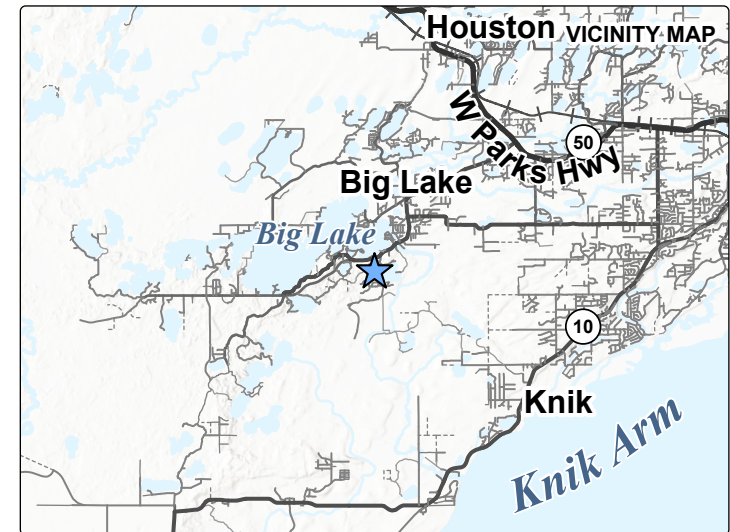
**Parcel ID:** 14630

**General Ownership:** BOROUGH

**Land Value:** \$6,000.00

**Site Address:** N/A

**Disclosures:** N/A



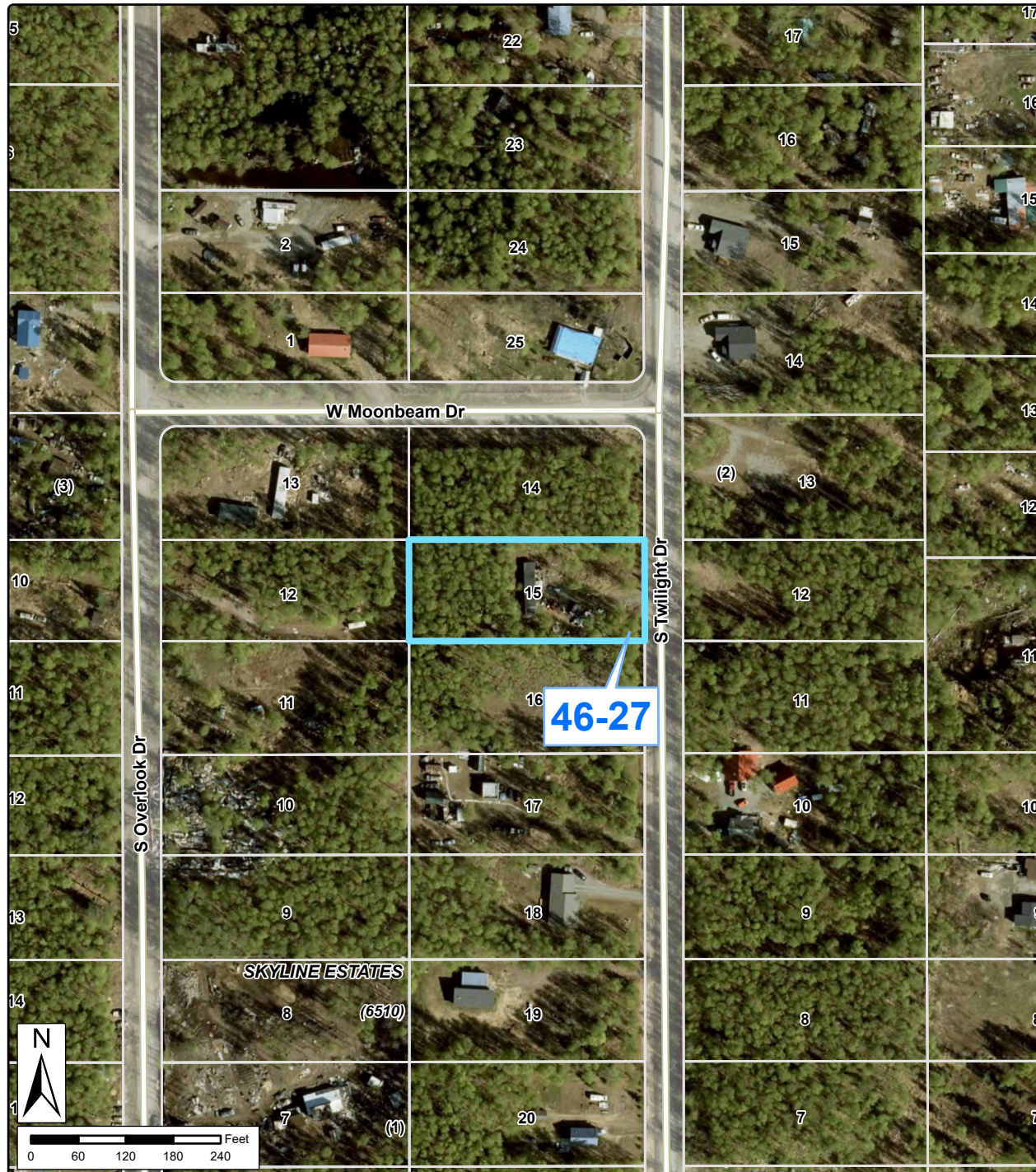
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# Tax Sale #46-27



## \$501.31

Minimum bid:

**Acreage:** 0.92 acres

**Legal:** SKYLINE EST

BLOCK 1 LOT 15

**Account:** 6510B01L015

**Parcel ID:** 85027

**General Ownership:** BOROUGH

**Land Value:** \$35,200.00

**Site Address:** 9262 S Twilight Dr

**Disclosures:** N/A



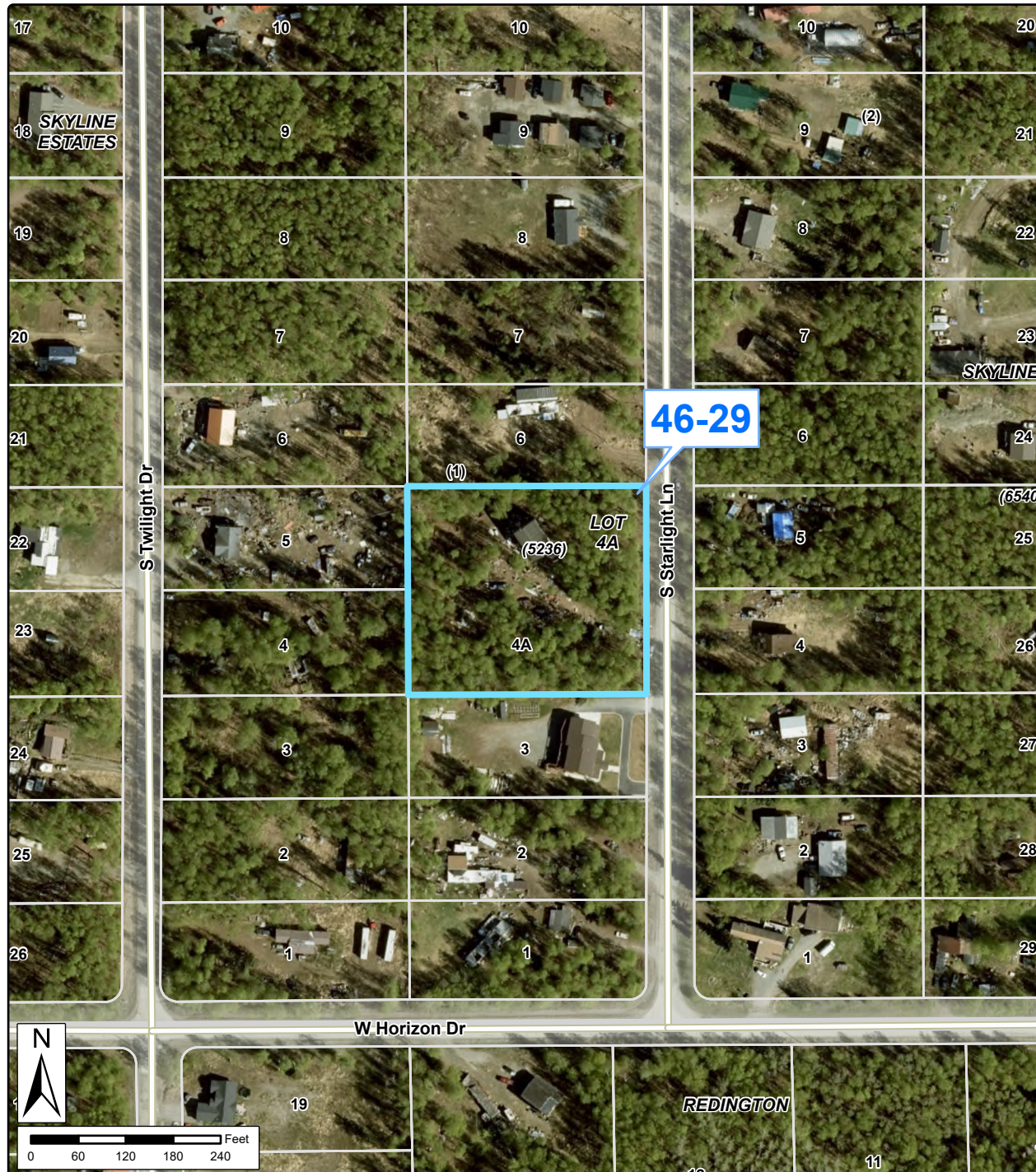
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# Tax Sale #46-29



## \$39,935.87

**Minimum bid:**

**Acreage:** 1.85 acres

**Legal:** SKYLINE HTS RSB B/1 L/4 & 5  
BLOCK 1 LOT 4A

**Account:** 5236B01L004A

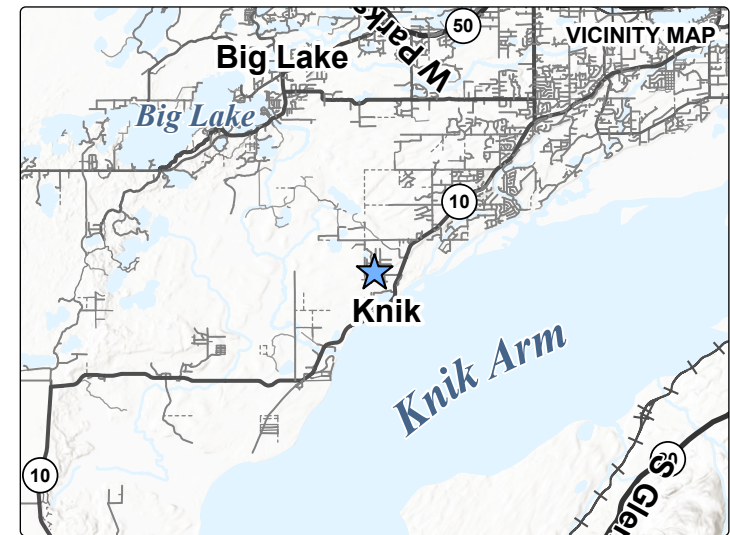
**Parcel ID:** 50581

**General Ownership:** BOROUGH

**Land Value:** \$267,500.00

**Site Address:** 9494 S Starlight Ln

**Disclosures:** This property has an active code compliance case (#14319) for junk & trash



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# Tax Sale #46-30



## \$2,743.44

Minimum bid:

**Acreage:** 1.38 acres

**Legal:** STEPHAN LK

BLOCK 1 LOT 5

**Account:** 6290B01L005

**Parcel ID:** 4867

**General Ownership:** BOROUGH

**Land Value:** \$10,300.00

**Site Address:** 19028 W Appalachian Trl

**Disclosures:** N/A



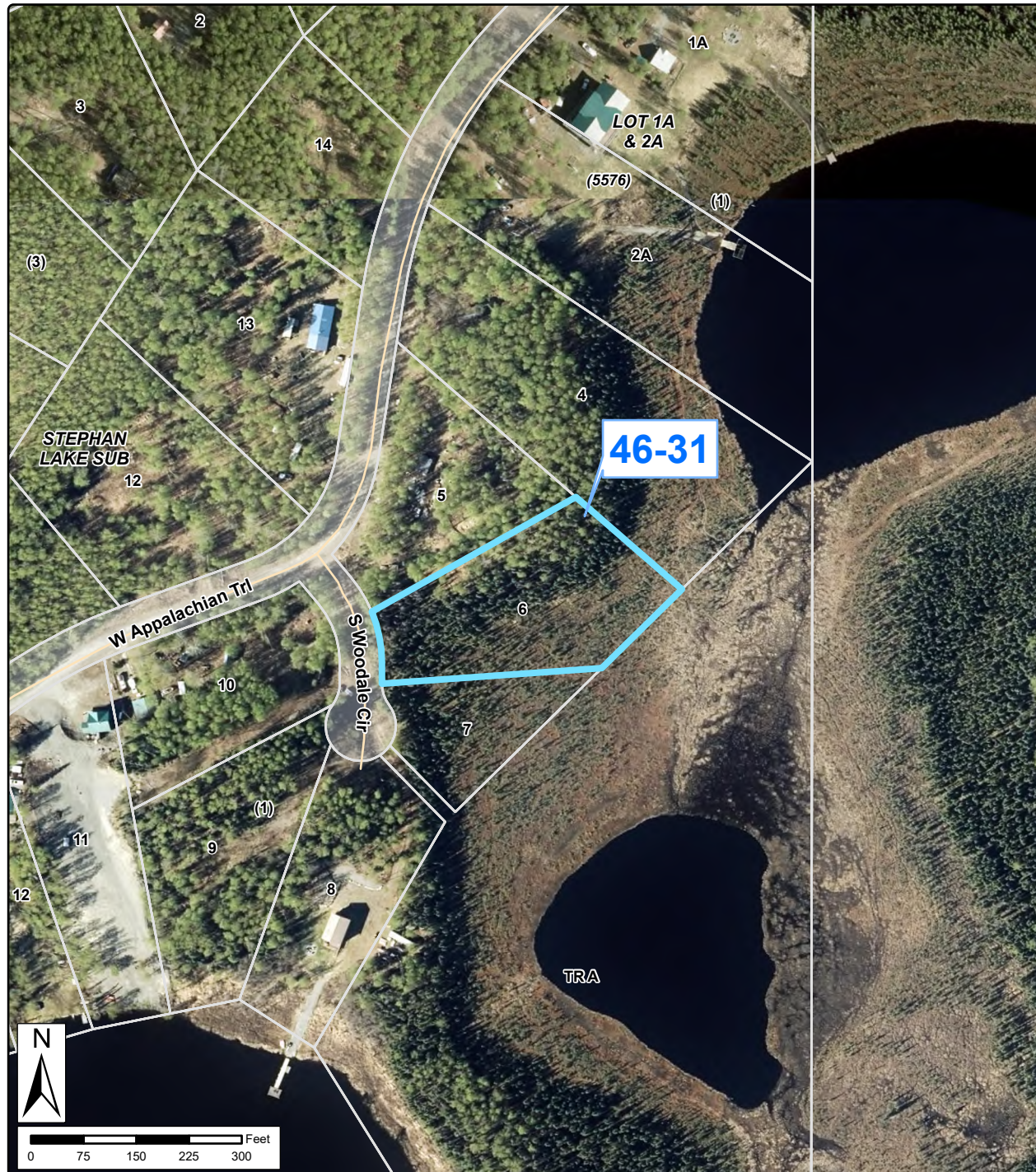
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# Tax Sale #46-31



## \$2,854.31

**Minimum bid:**

**Acreage:** 1.61 acres

**Legal:** STEPHAN LK

BLOCK 1 LOT 6

**Account:** 6290B01L006

**Parcel ID:** 6839

**General Ownership:** BOROUGH

**Land Value:** \$11,200.00

**Site Address:** 9393 S Woodale Cir

**Disclosures:** N/A



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# Tax Sale #46-32



## \$2,437.93

Minimum bid:

**Acreage:** 0.75 acres

**Legal:** STEPHAN LK

BLOCK 1 LOT 7

**Account:** 6290B01L007

**Parcel ID:** 65156

**General Ownership:** BOROUGH

**Land Value:** \$7,800.00

**Site Address:** 9395 S Woodale Cir

**Disclosures:** N/A



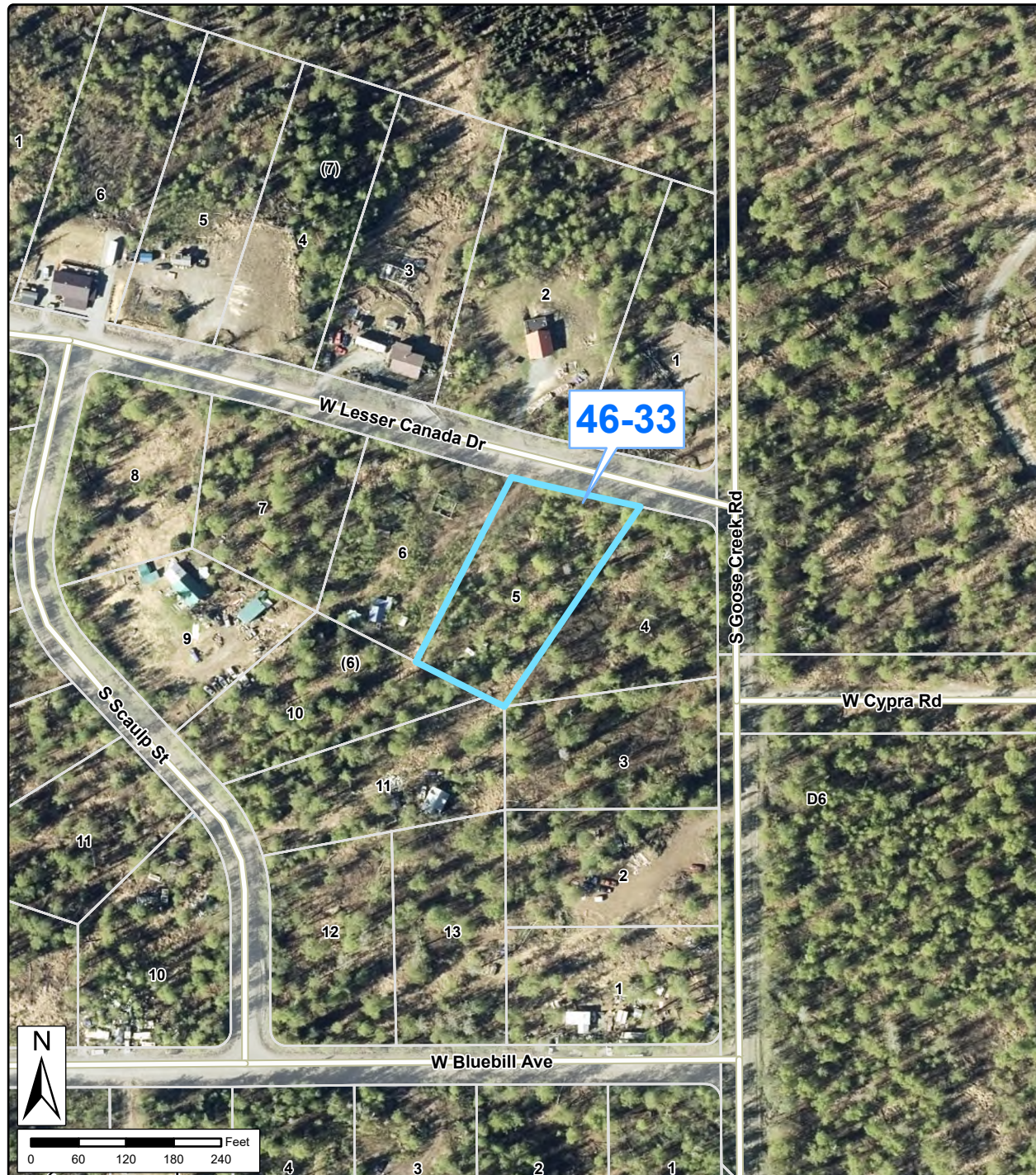
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# Tax Sale #46-33



## \$3,205.58

**Minimum bid:**

**Acreage:** 0.92 acres

**Legal:** GOOSE-BAY HTS PH I  
BLOCK 6 LOT 5

**Account:** 3113B06L005

**Parcel ID:** 66035

**General Ownership:** BOROUGH

**Land Value:** \$12,000.00

**Site Address:** 17458 W Lesser Canada Dr

**Disclosures:** The driveway for the next door property is on this parcel.



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# Tax Sale #46-34



## \$2,783.24

**Minimum bid:**

**Acreage:** 4.89 acres

**Legal:** TRAPPER CRK GLEN ASLS 79-242

**Block:** 30 LOT 12

**Account:** 2049B30L012

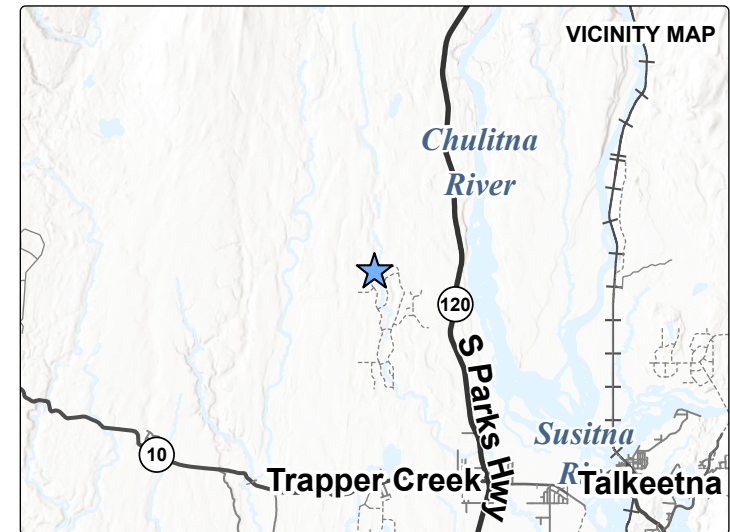
**Parcel ID:** 54633

**General Ownership:** BOROUGH

**Land Value:** \$9,300.00

**Site Address:** 24032 S Hugo Loop

**Disclosures:** N/A



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# Tax Sale #46-35



## \$2,810.44

**Minimum bid:**

**Acreage:** 4.99 acres

**Legal:** TRAPPER CRK GLEN ASLS 79-242

BLOCK 30 LOT 11

**Account:** 2049B30L011

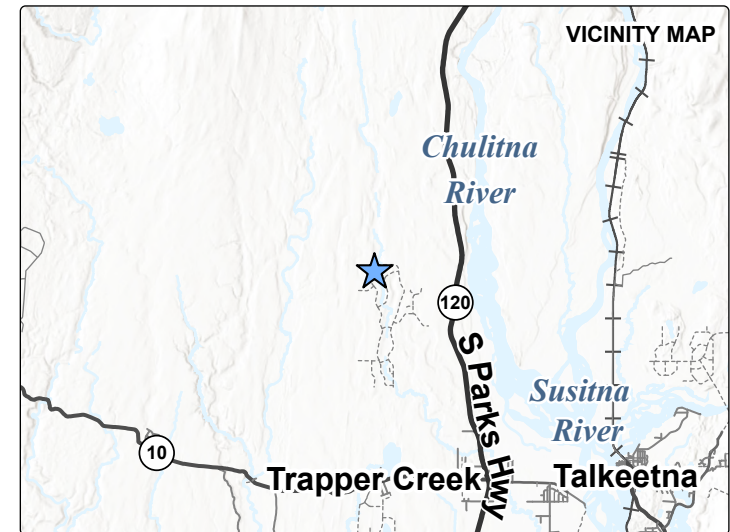
**Parcel ID:** 73128

**General Ownership:** BOROUGH

**Land Value:** \$9,500.00

**Site Address:** 23972 S Hugo Loop

**Disclosures:** N/A



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# Tax Sale #46-36



## \$2,068.97

**Minimum bid:**

**Acreage:** 4.94 acres

**Legal:** BALD MTN ASLS 80-176

BLOCK 23 LOT 16

**Account:** 2244B23L016

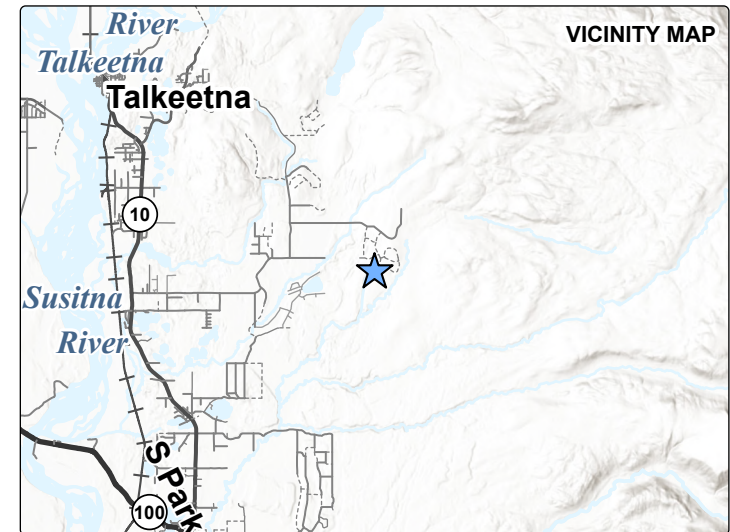
**Parcel ID:** 78855

**General Ownership:** BOROUGH

**Land Value:** \$4,600.00

**Site Address:** N/A

**Disclosures:** N/A



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# Tax Sale #46-37



## \$8,131.06

**Minimum bid:**

**Acreage:** 9.99 acres

**Legal:** WANDERING MOOSE EST  
TRACT 9

**Account:** 3379000T009

**Parcel ID:** 12014

**General Ownership:** BOROUGH

**Land Value:** \$18,000.00

**Site Address:** 20885 E Bullwinkle Dr

**Disclosures:** N/A



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# Tax Sale #46-38



## \$8,131.06

**Minimum bid:**

**Acreage:** 9.99 acres

**Legal:** WANDERING MOOSE EST  
TRACT 10

**Account:** 3379000T010

**Parcel ID:** 44955

**General Ownership:** BOROUGH

**Land Value:** \$18,000.00

**Site Address:** 21041 E Bullwinkle Dr

**Disclosures:** N/A

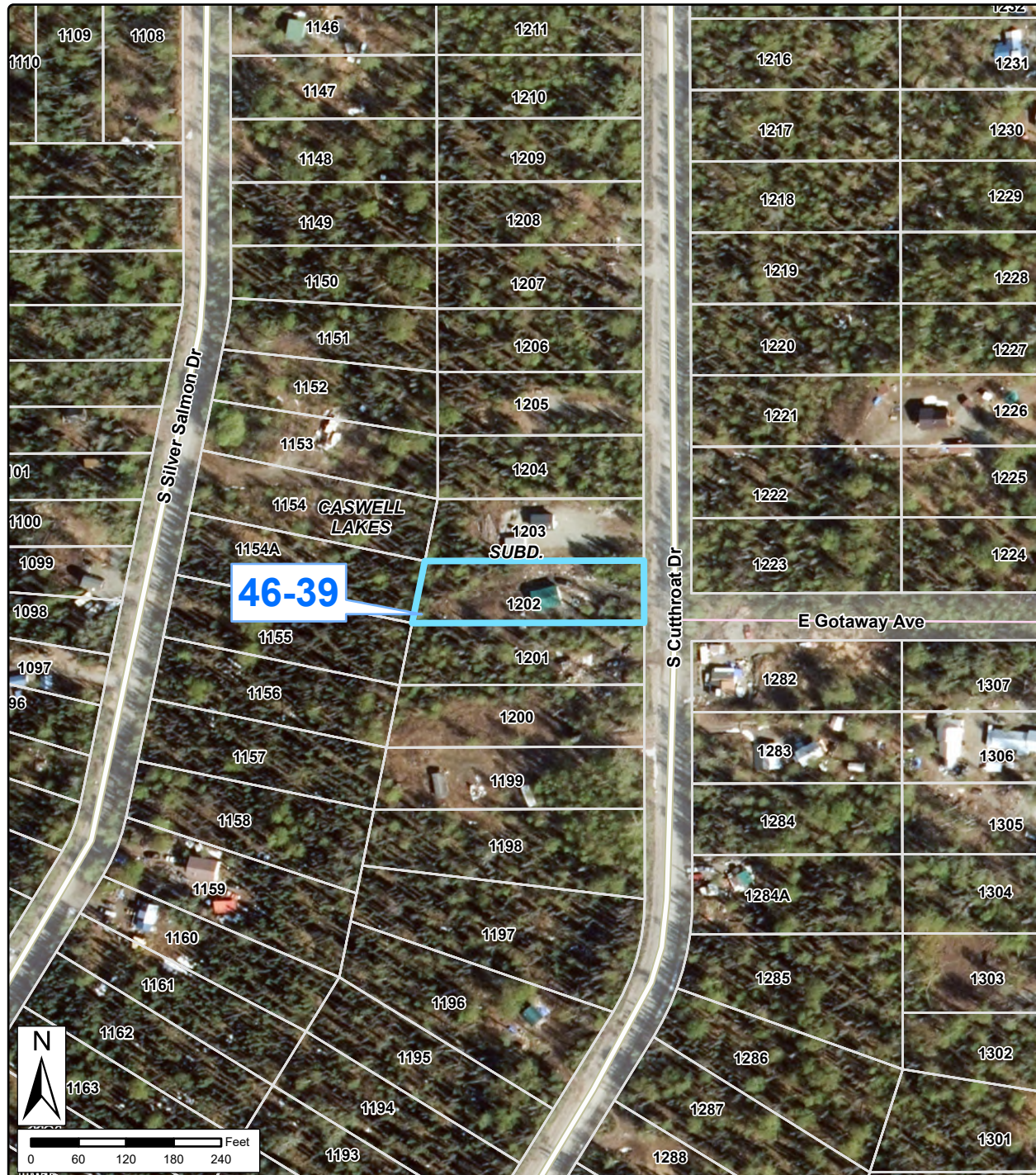


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# Tax Sale #46-39



## \$12,288.36

**Minimum bid:**

**Acreage:** 0.51 acres

**Legal:** CASWELL LKS

**LOT** 1202

**Account:** 6070000L1202

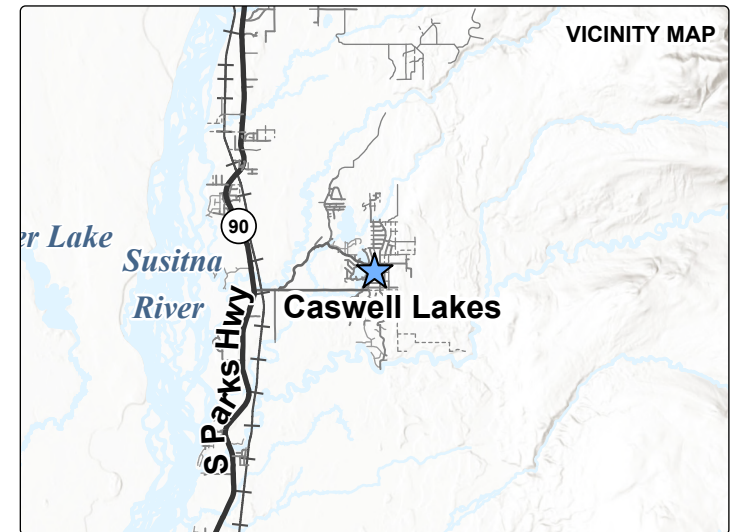
**Parcel ID:** 74492

**General Ownership:** BOROUGH

**Land Value:** \$120,300.00

**Site Address:** 49360 S Cutthroat Dr

**Disclosures:** This property has an active code compliance case (#14527) for junk & trash. This property was involved in an animal (dog) hoarding matter. The condition, physical as well and sanitary conditions are as is. Please call Mat-Su Borough Animal Care for more information. Case #A23-010099 and A24-011434



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