



LEGAL NOTICE
CITY OF VALDEZ
212 CHENEGA AVENUE
PO BOX 307 VALDEZ, AK 99686

NOTICE OF FORECLOSURE

Take notice that on April 24, 2023, the City of Valdez filed in the Valdez Superior Court, Third Judicial District, State of Alaska, a certified copy of the Foreclosure List for the City of Valdez for the tax years 2022 and prior years with a Petition for Judgment of Foreclosure. Pursuant to AS 29.45.330, the Foreclosure List is available for public inspection at the City of Valdez Clerk's Office.

Take further notice that in accordance with law, notice of foreclosure proceedings will be given by four weekly publications of the following foreclosure list in the Copper River Record beginning April 27, 2023. Said Foreclosure List shows the names of the persons appearing in the latest tax roll as the respective owner of the delinquent properties, the description of the property, the years for which the properties are delinquent, the amount of the delinquent tax for the year, and penalty and interest thereon.

Any person(s) owing or having a legal or equitable interest in, or lien upon any tract listed in said foreclosure, may no later than thirty (30) days after the last publication of this notice, file and answer with the Court in defense to the Petition for Judgment of Foreclosure. Such answer shall be in writing and specify the grounds or objection to the assessment of tax on the particular tract described in such answer and the Court in summary proceedings will hear and determine such objection and render such decision thereon as may be legal and just. At such hearing, said Foreclosure List shall be prima facie evidence of the regularity and legality of the assessment and levy of the tax and that the same are unpaid.

The Court may order that the several properties against which the judgement and decree of foreclosure is entered shall be sold directly to the City of Valdez for the respective amount of the tax, penalty, and interest for which the properties are liable.

All real properties sold to the City of Valdez, pursuant to law, shall be held by the City for the period of one year, from and after the date of judgment and decree of foreclosure, unless sooner redeemed. Property listed on the foreclosure list may be redeemed by payment in full for all taxes, penalties, interest due and owing on the parcel(s) sought to be redeemed, together with payment for a proportionate share of the costs of publication and foreclosure. The properties not redeemed within the one-year period described shall be deeded to the City of Valdez by the Clerk of the Court.

City of Valdez, Alaska
DELINQUENT REAL PROPERTY TAX ACCOUNTS

Listed Below are the 2022 and prior years delinquent real property taxes due as of April 21st 2023. Payment in full of the total amount shown within, plus a proportionate share of the costs of publication and foreclosure costs, must be made to avoid collection efforts and/or legal action against the taxpayers.

SECTION ONE: TRACTS OF REAL PROPERTY

Parcel ID	Name	Legal description	Year	Base Tax	Interest	Penalty	Total Due
71600020041	ALLEY, MARY ANN	LOT 4 A BLOCK 2 ZOOK SUBD	2022	3,878.00	161.30	310.24	4,349.54
00791170013	ANDERSON, HENRY	PARCEL B TRACT A3 ASLS 79-117	2021	610.00	78.31	48.80	737.11
			2022	614.00	31.30	49.12	694.42
			Total	1,224.00	109.61	97.92	1,431.53
71600020082	BINGAMON, DERIL & PATTY	LOT 2 SIWASH (ZOOK)& SP1 TRAILER RENTAL	2022	665.00	33.52	53.20	751.72
71300110020	DAVIS, GREGORY M	LOT 2 BLOCK 11 ROBE RIVER SUBD	2022	440.00	18.28	35.20	493.48
70400010329	DAY III, ANDREW S	LOT 32, BLOCK 1 MINERAL CREEK SUBD	2021	187.40	2.50	0.00	189.90
			2022	686.00	32.37	54.88	773.25
			Total	873.40	34.87	54.88	963.15
71300020180	GROSS, RAYMOND J.	LOT 18 BLOCK 2 ROBE RIVER SUBD	2022	546.97	7.30	0.00	554.27
71600020142	HILLAR, CORI J & KELLAR, VICKI G	LOT 14B, BLOCK 2 ZOOK SUBD (1.636 AC)	2021	1,877.40	238.33	50.20	2,165.93
			2022	1,916.60	95.93	153.32	2,165.85
			Total	3,794.00	334.26	203.52	4,331.78
71300080220	HOLLAUS, RANDALL D	LOT 22 BLOCK 8 ROBE RIVER SUBD	2022	2,194.00	91.29	175.52	2,460.81
71300070090	JORGENS, BRENT L	LOT 9 BLOCK 7 ROBE RIVER SUBD	2022	3,159.10	42.12	0.00	3,201.22
70700010010	KAE SOUNG HOTEL ENTERPRISES INC	LOT 1A VILLAGE SUBD	2021	37,666.00	4,694.38	825.91	43,186.29
			2022	36,487.68	1,767.03	2,919.02	41,173.73
			Total	74,153.68	6,461.41	3,744.93	84,360.02
70700010030	KAE SOUNG HOTEL ENTERPRISES INC	LOT 2A VILLAGE SUB	2022	45.33	1.64	3.63	50.60
70230080060	RENNIE, KYLE P	LOT 6 BLOCK 8 CORBIN CREEK SUBD (PH II)	2022	1,131.20	50.94	27.57	1,209.71
71000050080	REVIS, STEVE & KIMBERLEE	LOT 8 BLOCK 5 ALPINE WOODS	2021	3,252.00	396.97	260.16	3,909.13
			2022	2,794.00	133.88	223.52	3,151.40
			Total	6,046.00	530.85	483.68	7,060.53
70400090060	ROACH, JERRY S	LOT 6 BLOCK 9 MINERAL CREEK SUBD	2022	4,546.00	189.12	363.68	5,098.80
70100070060	ROBERTS, MATTHEW & MARISSA & CLUFF, MICHAEL	LOT 6 BLOCK 7 BLACK GOLD #1	2022	2,328.42	15.52	0.00	2,343.94
70400050120	RUSSELL, TONI & WOLFENDEN, DUSTIN	LOT 12 BLOCK 5 MINERAL CREEK SUBD	2022	101.66	1.36	0.00	103.02
70400090050	SELANOFF, PAUL	LOT 5 BLOCK 9 MINERAL CREEK SUBD	2022	2,696.34	98.95	198.48	2,993.77
71000090220	SWIERK, JOSHUA & TABATHA	LOT 22 BLOCK 9 ALPINE WOODS	2022	550.00	3.67	0.00	553.67
71310020010	SWIERK, TABATHA & JOSHUA	LOT 1 BLOCK 2 NORTHERN LIGHTS PHASE II	2022	8,432.00	350.73	674.56	9,457.29
71500500110	WHITE, CHRISTOPHER L	LOT 11 BLOCK 50 OLD VDZ TOWNSITE	2022	9.00	0.33	0.72	10.05
71500500120	WHITE, CHRISTOPHER L	LOT 12 BLOCK 50 OLD VDZ TOWNSITE	2022	9.00	0.33	0.72	10.05
71050060070	WILLIAMS, JAMES & LAURA	LOT 7 BLOCK 6 LOWE RIVER SUBD	2022	10.00	0.44	0.80	11.24
00791160033	WILLIAMS, JAMES LEE	LOT 3C TRACT A ASLS-79-116	2022	866.00	36.01	69.28	971.29
71500490010	WILLIAMS, JAMES LEE	LOT 1 BLOCK 49 OLD VALDEZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490020	WILLIAMS, JAMES LEE	LOT 2 BLOCK 49 OLD VALDEZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490030	WILLIAMS, JAMES LEE	LOT 3 BLOCK 49 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490040	WILLIAMS, JAMES LEE	LOT 4 BLOCK 49 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490050	WILLIAMS, JAMES LEE	LOT 5 BLOCK 49 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490060	WILLIAMS, JAMES LEE	LOT 6 BLOCK 49 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500490070	WILLIAMS, JAMES LEE	LOT 7 BLOCK 49 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500500030	WILLIAMS, JAMES LEE	LOT 3 BLOCK 50 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500500040	WILLIAMS, JAMES LEE	LOT 4 BLOCK 50 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500500050	WILLIAMS, JAMES LEE	LOT 5 BLOCK 50 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19

City of Valdez, Alaska
DELINQUENT REAL PROPERTY TAX ACCOUNTS

Parcel ID	Name	Legal description	Year	Base Tax	Interest	Penalty	Total Due
71500500060	WILLIAMS, JAMES LEE	LOT 6 BLOCK 50 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500500070	WILLIAMS, JAMES LEE	LOT 7 BLOCK 50 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500530020	WILLIAMS, JAMES LEE	LOT 2 BLOCK 53 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500530030	WILLIAMS, JAMES LEE	LOT 3 BLOCK 53 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500530040	WILLIAMS, JAMES LEE	LOT 4 BLOCK 53 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500530050	WILLIAMS, JAMES LEE	LOT 5 BLOCK 53 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500530060	WILLIAMS, JAMES LEE	LOT 6 BLOCK 53 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500540020	WILLIAMS, JAMES LEE	LOT 2 BLOCK 54 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500540030	WILLIAMS, JAMES LEE	LOT 3 BLOCK 54 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19
71500540040	WILLIAMS, JAMES LEE	LOT 4 BLOCK 54 OLD VDZ TOWNSITE	2022	18.00	0.75	1.44	20.19

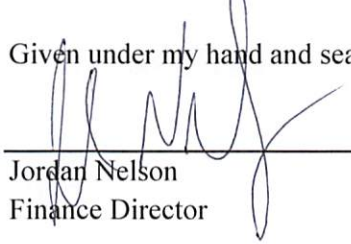
SECTION TWO: MOBILE HOMES

Parcel ID	Name	Legal description	Year	Base Tax	Interest	Penalty	Total Due
80400000081	BROWN, CHRIS	SP 8 MINERAL CREEK COURT	2022	158.20	6.56	12.66	177.42
80400000060	CASE, DEREK	SP 6 MINERAL CREEK COURT	2021	124.00	14.55	9.92	148.47
			2022	150.00	7.04	12.00	169.04
			Total	274.00	21.59	21.92	317.51
81100000311	DELOZIER, GAVIN	SP 31 ALEUTIAN VILLAGE TRLR COURT	2021	162.40	18.96	13.00	194.36
			2022	197.40	9.27	15.80	222.47
			Total	359.80	28.23	28.80	416.83
81200001171	HELKENN, BEN & DANIELS, VANESSA	SP 117 GLACIERVIEW MOBILE/RV PARK	2022	158.20	6.56	12.66	177.42
81100000550	GINN, TAMERA	SP 55 ALEUTIAN VILLAGE TRLR COURT	2022	193.20	8.05	15.46	216.71
81300000450	NEIDEL, CHARLES	SP 45 VALDEZ MOBILE HOME & RV PARK	2022	140.00	5.81	11.20	157.01

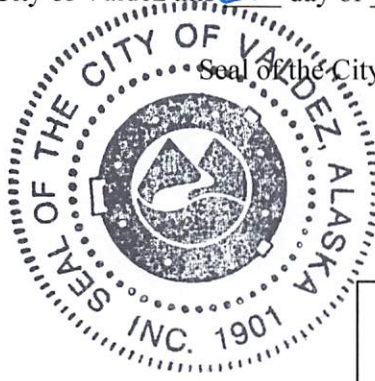
CERTIFICATION

I, Jordan Nelson, Finance Director of the City of Valdez, do hereby certify that the foregoing roll designated as the Delinquent Tax Foreclosure List for the Year 2022 and prior years is true and correct roll of all delinquent taxes of the City of Valdez for the year there shown.

Given under my hand and seal of the City of Valdez this 21st day of April 2023.



 Jordan Nelson
 Finance Director



Seal of the City of Valdez, Alaska

ATTEST:


 Sheri Pierce, MMC, City Clerk
 City of Valdez, Alaska

LEGAL NOTICE VALDEZ 212 CHENEGA AVE NOTICE OF FORECLOSURES Published in Copper River Record on 4/27, 5/4, 5/11, & 5/18/2023
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