

Introduced by: Mayor
Date: 4/06/93
Hearing: 5/04/93
Action: Enacted as Amended
Vote: Unanimous

KENAI PENINSULA BOROUGH
ORDINANCE 93-17

**AN ORDINANCE CLASSIFYING AND AUTHORIZING RETENTION AND SALE OF
CERTAIN LANDS OBTAINED BY THE KENAI PENINSULA BOROUGH THROUGH TAX
FORECLOSURE PROCEDURES**

- WHEREAS,** certain real properties have been obtained by the borough through tax foreclosure proceedings for delinquent payment of taxes on real property; and
- WHEREAS,** said properties have been deeded to the borough through tax foreclosure proceedings; and
- WHEREAS,** all of the said properties have been held by the borough for at least one year following sale to the borough; and
- WHEREAS,** the KPB Code of Ordinances provides that all tax foreclosed properties shall be classified; and
- WHEREAS,** these properties have been reviewed by the Kenai Peninsula Borough School District, all Kenai Peninsula Borough Departments and Divisions, advisory planning commissions, service areas and the Kenai Peninsula Borough Planning Commission and recommendations have been made as to the classification of said properties; and
- WHEREAS,** this ordinance is the plan of classification as presented by the mayor;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the following real properties are approved, accepted and hereby designated as foreclosed lands retained for a public purpose and classified as "government":

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Last Owner of Record</u>	<u>Reason for Retention</u>
017-150-31	Govt Lot 80, Sec. 14, T06N, R12W, S.M., containing 1.80 acres, more or less, Kenai Recording District	Jerry Blankinship 1300 N Clinton # 39 Santa Ana, CA 92703	KPB has underlying interest as it holds deed of trust
017-180-06	Govt Lot 23, Sec. 23, T06N, R12W, S.M., containing 1.90 acres, more or less, Kenai Recording District	Jeffery & Virginia Smith HC 1 Box 1360 Kenai, AK 99611	KPB has underlying interest as it holds deed of trust
025-220-14	Lot 12 Gray Cliff Sub., 12.04 acres, more or less, plat #82-80, Kenai Recording District	Richard Kime 435 W. Endicott Dr Soldotna, AK 99669	KPB has underlying interest as it holds deed of trust

025-230-03	Lot 102 Gray Cliff Sub., 2.81 acres, more or less, plat #82-80, Kenai Recording District	Charlotte Kim 12007 Woodway Circle Anchorage, AK 99516	KPB has underlying interest as it holds deed of trust
025-240-28	Lot 105 Gray Cliff Sub., 6.86 acres, more or less, plat #82-80, Kenai Recording District	J Crow & Robert Scott 3080 Kim-N-Ang Court Kenai, AK 99611	KPB has underlying interest as it holds deed of trust
025-260-13	Lot 61 Gray Cliff Sub., 6.69 acres, more or less, plat #82-80, Kenai Recording District	Jack N Coody PO Box 2176 Seward, AK 99664	KPB has underlying interest as it holds deed of trust
025-300-02	Lot 197 Gray Cliff Sub., 22.43 acres, more or less, plat #82-80, Kenai Recording District	Alfred & Agnes Derkevorkian 220 Beluga Ave Soldotna, AK 99669	KPB has underlying interest as it holds deed of trust
025-300-06	Lot 198 Gray Cliff Sub., 17.0 acres, more or less, plat #82-80, Kenai Recording District	John Coveyou (Deceased) Estate of John Coveyou PO Box 1114 Kenai, AK 99611	KPB has underlying interest as it holds deed of trust
025-310-11	Lot 184 Gray Cliff Sub., 16.18 acres, more or less, plat #82-80, Kenai Recording District	Peter Pfeffer Jane Kutscheid 4001 Balchen Anchorage, AK 99517 Allen & Carol Kim 4570 Montrose Cir Anchorage, AK 99515	KPB has underlying interest as it holds deed of trust
025-320-01	Lot 221 Gray Cliff Sub., 5.04 acres, more or less, plat #82-80, Kenai Recording District	Jerry & Beverly Strauss 8121 Opal Cir Anchorage, AK 99502	KPB has underlying interest as it holds deed of trust
025-330-08	Lot 233 Gray Cliff Sub., 5.24 acres, more or less, plat #82-80, Kenai Recording District	Virginia Turner PO Box 3271 Seward, AK 99664	KPB has underlying interest as it holds deed of trust
025-380-06	Lot 322 Gray Cliff Sub., 1.52 acres, more or less, plat #82-80, Kenai Recording District	Robert Thompson PO Box 1154 Kenai, AK 99611	KPB has underlying interest as it holds deed of trust
025-380-09	Lot 325 Gray Cliff Sub., 1.52 acres, more or less, plat #82-80, Kenai Recording District	Darlene Cabarcas 13311 Glen Alps Rd Anchorage, AK 99516	KPB has underlying interest as it holds deed of trust
025-380-39	Lot 290 Gray Cliff Sub., 1.8 acres, more or less, plat #82-80, Kenai Recording District	Ronald J. Morris PO Box 102182 Anchorage, AK 99510	KPB has underlying interest as it holds deed of trust
025-390-16	Lot 331 Gray Cliff Sub., 1.51 acres, more or less, plat #82-80, Kenai Recording District	Clifford Neal PO Box 551 Wrangell, AK 99929	KPB has underlying interest as it holds deed of trust
025-400-03	Lot 352 Gray Cliff Sub., 5.11 acres, more or less, plat #82-80, Kenai Recording District	Teddy Eastwood 430 E. 56th Unit A-1 Anchorage, AK 99518	KPB has underlying interest as it holds deed of trust
025-410-05	Lot 377 Gray Cliff Sub., 18.2 acres, more or less, plat #82-80, Kenai Recording District	Roger J. Meyer PO Box 945 Sterling, AK 99672	KPB has underlying interest as it holds deed of trust

025-432-03	Lot 2 Moose Point Sub., 18.42 acres, more or less, plat #84-65, Kenai Recording District	Marc Avigo PO Box 683 Kenai, AK 99611	KPB has underlying interest as it holds deed of trust
025-432-05	Lot 28 Moose Point Sub., 15.29 acres, more or less, plat #84-65, Kenai Recording District	Willard D. Irwin PO Box 11991 Lahaina, HI 96761	KPB has underlying interest as it holds deed of trust
025-434-01	Lot 42 Moose Point Sub., 5.85 acres, more or less, plat #84-65, Kenai Recording District	Michael L. Stalker PO Box 3141 Kenai, AK 99611	KPB has underlying interest as it hold deed of trust
025-436-03	Lot 130 Moose Point Sub., 4.32 acres, more or less, plat #84-65, Kenai Recording District	Alan Dale Munson 2201 Romig Pl # 307 Anchorage, AK 99503	KPB has an underlying interest as it holds deed of trust
025-436-21	Lot 67 Moose Point Sub., 7.68 acres, more or less, plat #84-65, Kenai Recording District	C J Mertens PO Box 2661 Kenai, AK 99611	KPB has an underlying interest as it holds deed of trust
025-439-13	Lot 125 Moose Point Sub., 6.58 acres, more or less, plat #84-65, Kenai Recording District	William G. Blair PO Box 515 Seward, AK 99664 Arthur E. Foss 9072 Spur Rd Box 148 Kenai, AK 99611	KPB has an underlying interest as it holds deed of trust
025-440-18	Lot 172 Moose Point Sub., 7.76 acres, more or less, plat #84-65, Kenai Recording District	Colleen Wright 6418 Johnson Rd Salcha, AK 99714	KPB has an underlying interest as it holds deed of trust
025-441-01	Lot 132 Moose Point Sub., 5.36 acres, more or less, plat #84-65, Kenai Recording District	Carter & Blair PO Box 515 Seward, AK 99664	KPB has an underlying interest as it holds deed of trust
025-444-12	Lot 218 Moose Point Sub, 7.54 acres, more or less, plat #84-65, Kenai Recording District	Burt Walter 1239 Lilac St Kenai, AK 99611	KPB has an underlying interest as it holds deed of trust
025-447-06	Lot 262 Moose Point Sub., 11.02 acres, more or less, plat #84-65, Kenai Recording District	Akapo K Akapo 4125 Birch Lane Juneau, AK 99801	KPB has an underlying interest as it holds deed of trust
025-447-11	Lot 256 Moose Point Sub., 13.08 acres, more or less, plat #84-65, Kenai Recording District	Zandy & Kathy Walsh PO Box 8062 Nikiski, AK 99635	KPB has an underlying interest as it holds deed of trust
025-457-13	Lot 372 Moose Point Sub., 8.90 acres, more or less, plat #84-65, Kenai Recording District	John F. Kennedy PO Box 74221 Fairbanks, AK 99707	KPB has an underlying interest as it holds deed of trust
025-457-14	Lot 371 Moose Point Sub., 8.42 acres, more or less, plat #84-65, Kenai Recording District	Michael & Pat O'Brien Rte 1 Box 1377 Kenai, AK 99611	KPB has an underlying interest as it holds deed of trust
025-457-19	Lot 366 Moose Point Sub., 8.25 acres, more or less, plat #84-65, Kenai Recording District	Jerome Wright 6418 Johnson Rd Salcha, AK 99714	KPB has an underlying interest as it holds deed of trust
131-380-33	Lot 16 Blk 7 (Park), Goodrich Acres Sub. No. 2, 2.00 acres more or less, plat #79-172, Kenai Recording District	Clarence E Goodrich PO Drawer 7-027 Anchorage, AK 99510	Retain for future park at request of Resource Planning Department

The prior owner(s) of retained real properties have no further claim to these lands from the effective date of enactment of this ordinance.

SECTION 2. That the following real properties, certified by the Kenai Peninsula Borough Finance Director as lands available for sale, are hereby accepted, approved and designated as foreclosed lands for sale as it is determined that a public need for said real properties does not exist:

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Last Owner of Record</u>
012-060-24	Lot 4 Blk 14 Aurora Heights Sub., 00.17 acres more or less, plat #K-1510, Kenai Recording District	Clyde Devault Greg Eckert PO Box 487 Glidge, OR 97443
012-131-01	Lot 1 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-02	Lot 2 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-04	Lot 4 Wik Bluff Sub. East Addition 00.92 acres more or less, plat #85-84, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-05	Lot 5 Wik Bluff Sub. East Addition, 00.93 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-06	Lot 6 Wik Bluff Sub. East Addition, 00.93 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-07	Lot 7 Wik Bluff Sub. East Addition, 00.93 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-08	Lot 8 Wik Bluff Sub. East Addition, 00.93 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-09	Lot 9 Wik Bluff Sub. East Addition, 00.93 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-10	Lot 10 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753

012-131-11	Lot 11 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-12	Lot 12 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-13	Lot 13 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-14	Lot 14 Wik Bluff Sub. East Addition, 00.91 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-131-27	Tract A-1 Wik Bluff Sub. East Addition, 1.01 acres more or less, plat #85-54, Kenai Recording District	Kenai Growth Fund M Koblyk & J Andrews 128 Miha Pl Kihei, HI 96753
012-200-19	Tract 10 Sleeper Sub. No. 4, 4.07 acres more or less, plat #79-146, Kenai Recording District	Larry R. Gallagher 448 Aurora Dr Anchorage, AK 99503
013-200-38	E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 6, Township 7 North, Range 11 West, Seward Meridian, Alaska, 30.00 acres more or less, Kenai Recording District	Muleshoe Ventures 507 Hemlock Kenai, AK 99611
013-201-56	Lot 16 Blk 1 Silent Forest Sub. Addition No. 1, 00.92 acres more or less, plat #85-167, Kenai Recording District	Raymond A. Lawson PO Box 113205 Anchorage, AK 99511
013-201-57	Lot 14 Blk 1 Silent Forest Sub. Addition No. 1, 00.92 acres more or less, plat #85-167, Kenai Recording District	Castaway 2509 Fairbanks St Anchorage, AK 99503
013-201-58	Lot 7 Blk 1 Silent Forest Sub. Addition No. 1, 00.92 acres more or less, plat #85-167, Kenai Recording District	Dynavest Capital, Inc. C/O Jerry C. Andrews 128 Miha Pl Kihei, AK 96753
013-201-60	Lot 1 Blk 4 Silent Forest Sub. Addition No. 1, 00.92 acres more or less, plat #85-167, Kenai Recording District	Castaway 2509 Fairbanks St Anchorage, AK 99503
013-201-61	Lot 2 Blk 4 Silent Forest Sub. Addition No. 1, 00.92 acres more or less, plat #85-167, Kenai Recording District	Castaway 2509 Fairbanks St Anchorage, AK 99503
013-214-50	Lot 7 Blk 4 Don's Place Sub. Addition 1, 1.26 acres more or less, plat #83-236, Kenai Recording District	Bill Froust PO Box 8385 Nikiski, AK 99635

013-280-68	Lot 14 Blk 2 Sea-Scape Sub., 1.32 acres more or less, plat #77-104, Kenai Recording District	Tom & Donna Mantzoros 401 Luce Ave Ukiah, CA 95482
015-030-06	Lot 6 Blk 3 Miller Sub. No. 2, 00.28 acres more or less, plat #K-1527, Kenai Recording District	Donna L. McCubbins PO Box 1656 Homer, AK 99603
015-030-25	North 627 feet of SE¼NE¼ except Miller Sub. No.2, 6.00 acres more or less, Kenai Recording District	Donna L. McCubbins PO Box 1656 Homer, AK 99603
017-327-05	Tract 28, Konovalof Lake Sub. Amended, 38.45 acres more or less, plat #86-203, Kenai Recording District	Salamatof Native Association PO Box 2682 Kenai, AK 99611
055-180-62	Lot 9D, North Forty Estates Sub. No. 2, 1.10 acres more or less, plat #86-154, Kenai Recording District	Gary & Edna White PO Box 142306 Anchorage, AK 99508
055-253-17	Lot 28 Blk 7, Castaway Cove Sub. Amended, 00.09 acres more or less, plat #84-140, Kenai Recording District	Andrews/Wilcox Inv. C/O Robert & Christie Wilcox PO Box 3400 Soldotna, AK 99669 Andrews/Wilcox Inc. C/O Jerry C. Andrews 128 Miha Pl Kihei, HI 96753
055-253-19	Lot 26 Blk 7, Castaway Cove Sub. Amended, 00.09 acres more or less, plat #84-140, Kenai Recording District	Andrews/Wilcox Inv. C/O Robert & Christie Wilcox PO Box 3400 Soldotna, AK 99669 Andrews/Wilcox Inv. C/O Jerry C. Andrews 128 Miha Pl Kihei, HI 96753
057-570-17	Lot 8 Blk 1 Hiridge Sub. Amended, 2.86 acres more or less, plat #76-132, Kenai Recording District	Douglas Ray Oman PO Box 69 Clam Gulch, AK 99568
065-330-10	Lot 49, Dow Island Sub., 1.23 acres more or less, plat #72-76, Kenai Recording District	James & Cindy Lynch 7940 Kiana Ct Anchorage, AK 99507
066-090-09	Lot 25 Blk 1 River Bend Ridge Sub. Part 1, 00.73 acres more or less, plat #74-81, Kenai Recording District	River Bend Dev. Co. C/O Herbert Ross, Attorney 2263 Spenard Rd Anchorage, AK 99503
066-090-26	Lot 15 Blk 2, River Bend Ridge Sub. Part 2 & Lot 7 Blk 1 Part 1 Amended, 1.69 acres more or less, plat #75-84, Kenai Recording District	Tarran, Cline & Geweilke 4411 Garfield St Anchorage, AK 99503
066-100-74	Tract 7, Last Frontier Acres Sub., 8.82 acres more or less, plat #76-166, Kenai Recording District	Benigno J. Umagat 4106 Turnagain Blvd # M Anchorage, AK 99503

066-310-20	Lot 5 Blk 4, River Bend Ridge Sub. Part 5, 1.65 acres more or less, plat #78-126, Kenai Recording District	Allen Soule 12210 Rainbow Ave Anchorage, AK 99516
066-310-21	Lot 6 Blk 4, River Bend Ridge Sub. Part 5, 1.44 acres more or less, plat #78-126, Kenai Recording District	Allen Soule 12210 Rainbow Ave Anchorage, AK 99516
133-530-57	Lot 7, Tri Estates Sub. 1986 Addition, 4.03 acres more or less, plat #86-64, Kenai Recording District	Tony & Penny Tri PO Box 63 Bay City, WI 54723
133-530-64	Lot 8, Tri Estates Sub. 1986 Addition, 4.03 acres more or less, plat #86-64, Kenai Recording District	Tony & Penny Tri PO Box 63 Bay City, WI 54723
135-041-25	Lot 8 Blk 7, Caribou Island Sub., 00.57 acres more or less, plat #65-86, Seward Recording District	Arctic Fox Trading Company 612 E 14th Ave Suite 201 Anchorage, AK 99501
135-051-45	Lot 8 Blk 5, Caribou Island Sub., 00.55 acres more or less, plat #65-86, Seward Recording District	Joseph Dinkins PO Box 201112 Anchorage, AK 99501
137-120-11	Lot 11 Blk 4, Clam Gulch Park Sub., 00.55 acres more or less, plat #K-1506, Kenai Recording District	Mickelberry, Inc. 3744 Dottielyn Ave San Jose, CA 95111
137-120-12	Lot 12 Blk 4, Clam Gulch Park Sub., 00.58 acres more or less, plat #K-1506, Kenai Recording District	Mickelberry, Inc. 3744 Dottielyn Ave San Jose, CA 95111
137-170-10	Tract 10, Clam Gulch Heights Sub., 9.07 acres more or less, plat #72-61, Kenai Recording District	David & Jeanne Waldren PO Box 738 Soldotna, AK 99669
159-012-45	That portion of Lot 11, Deep Creek Park Sub, plat #85-66, which lies within the NE¼NW¼SE¼ of Section 9, Township 2 South, Range 14, Seward Meridian, Alaska, 00.22 acres more or less, Homer Recording District	Alex Kime HC 1 Box 1274 Soldotna, AK 99669 Kenneth Kime 4040 E 67th Anchorage, AK 99507
159-120-32	Lot 18, Happy Creek Homesites Sub., 4.95 acres more or less, plat #62-711, Homer Recording District	Leroy & Oma Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
159-120-46	Lot 35, Happy Creek Homesites Sub., 4.97 acres more or less, plat #62-711, Homer Recording District	Leroy & Oma Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
159-120-48	Lot 34, Happy Creek Homesites Sub., 5.00 acres more or less, plat #62-711, Homer Recording District	Leroy & Oma Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
159-120-49	Lot 63, Happy Creek Homesites Sub., 4.98 acres more or less, plat #62-711, Homer Recording District	Leroy & Oma Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
159-120-51	Lot 62, Happy Creek Homesites Sub., 5.00 acres more or less, plat #62-711, Homer Recording District	Leroy & Oma Hartman 5630 Stratford Cir # 9 Stockton, CA 95207

159-240-40	Lot 105, Happy Valley Homesites Sub., 5.00 acres more or less, plat #62-629, Homer Recording District	Patrick Terraccino C/O Kevin Terraccino 31301 Mound Rd Apt G Warren, MI 48092
159-240-46	Lot 99, Happy Valley Homesites Sub., 5.00 acres more or less, plat #62-629, Homer Recording District	Jack L. Ward 12020 Old Seward Hwy Anchorage, AK 99515
165-100-17	Tract 2, Wonderland Sub., 9.77 acres more or less, plat #73-983, Homer Recording District	Doug & Peggy Gabby D/B/A Anchorage Steel & Erecting Co. 10015 NE 4th Bellevue, WA 98004
165-111-17	Lot 3 Blk 4, Stina Creek Sub., 37.66 acres more or less, plat #73-148, Homer Recording District	Patricia Phillips 365 Partridge St Albany, NY 12208
165-270-05	Tract 2, North Fork Acres Sub. No. 2, 9.13 acres more or less, plat #74-485, Homer Recording District	Loella M. Hunt 305 Matterhorn Blvd Reno, NV 89506
165-270-07	Tract 10, North Fork Acres Sub. No. 2, 9.57 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-270-08	Tract 27, North Fork Acres Sub. No. 2, 9.57 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-270-09	Tract 26, North Fork Acres Sub. No. 2, 8.73 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-270-16	Tract 25, North Fork Acres Sub. No. 2, 8.55 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-270-17	Tract 24, North Fork Acres Sub. No. 2, 8.55 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-270-24	Tract 23, North Fork Acres Sub. No. 2, 9.26 acres more or less, plat #74-485, Homer Recording District	Leroy & June Hartman 5630 Stratford Cir # 9 Stockton, CA 95207
165-300-04	Tract 20, North Fork Acres Sub. No. 3, 8.84 acres more or less, plat #74-486, Homer Recording District	Edward & Mary Martin 100 McCarry St Space # 4 Anchorage, AK 99508

SECTION 3. A. Notice of hearing of this ordinance shall be sent by certified mail to the former record owners of the real properties which are subject to this ordinance. The notice shall be mailed within five (5) days of the first publication of the hearing on this ordinance and shall be sufficient if mailed to the property owner at the last address of record.

B. In the event that any of the lands are sold for more than the amount of taxes, penalties, interest, and other related costs, the borough finance director shall provide the written notice to the former record owner of the property advising of the amount of excess and the manner in which a claim for the balance of the proceeds may be submitted. Notice is sufficient if mailed to the former record owner at his last address

of record. Upon presentation of a proper claim, the borough shall remit the excess to the former record owner. A claim for the excess which is filed after six (6) months of the date of the sale is forever barred.

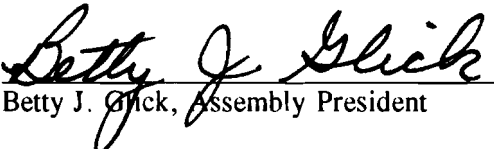
SECTION 4. That the Assembly authorizes the borough to conduct an outcry auction land sale to be held on July 17, 1993, commencing at 9:00 a.m. at the Soldotna High School Auditorium, 425 W. Marydale Avenue, Soldotna, Alaska, and to cause a public notice to be published in a newspaper of general circulation in the borough not less than thirty (30) days before the date of the sale.

SECTION 5. That the borough will execute and deliver to the buyer of any of the sale lands a tax foreclosure deed without warranty or representation which will convey any and all interest the borough might have in the property. Prospective buyers shall be put on notice by this ordinance and by other means of publication in the public notice of the sale that the borough does not vouch for its right, title, or interest in any of the properties to be sold; and the prospective buyers are put on notice that the borough shall be held harmless from any and all claims regarding title or possession to any of the properties on the list of real properties to be sold. The prospective buyers shall also be advised in the public notice that the borough reserves the right to withdraw any or all of the parcels listed for sale and that, pursuant to law, any or all of the real properties listed for sale may be redeemed by the record owners, or their assigns or heirs, at any time before the sale.

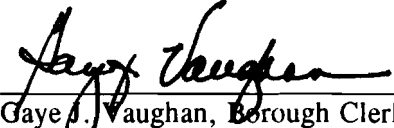
SECTION 6. That the mayor is hereby authorized to sell those properties designated as foreclosed lands for sale for an amount not less than the judgment amount for taxes, plus penalties, interest and other related costs as shown in the list of lands, certified by the borough finance director, for cash at a public outcry auction. All properties are to be sold subject to any and all restrictions of record, zoning ordinances, and any and all plat requirements and covenants.

SECTION 7. This ordinance shall take effect at 12:01 a.m. of the day following enactment.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 4th DAY OF MAY, 1993.


Betty J. Glick, Assembly President

ATTEST:


Gaye J. Vaughan, Borough Clerk