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IN THE SUPERIOR COURT FOR THE STATE OF ALASKA

THIRD JUDICIAL DISTRICT AT ANCHORAGE

In re:	)	
	)	
Delinquent Taxes for the Year 2025 in the	)	
City of Cordova, Alaska.	)	Case No. 3AN-26-07763 CI
_____	)	

FIRST AMENDED PETITION FOR JUDGMENT
AND DECREE OF FORECLOSURE

Pursuant to AS 29.45.330, the City of Cordova ("Petitioner") petitions the Superior Court as follows:

1. Petitioner is a home rule municipal corporation organized and existing under the laws of the State of Alaska and is located in the Third Judicial District of the State of Alaska.
2. During the year beginning January 1, 2025, and ending December 31, 2025, Petitioner, under its authority provided in AS 29.45.240 and Cordova Municipal Code ("CMC") 5.05.010, levied real property taxes based on a valid assessment roll of all of the known taxable real property within Petitioner's corporate limits.
3. The payment for the first installment of property taxes levied was due on or before September 1, 2025, and became delinquent on September 2, 2025.

4. The payment for the second installment was due on or before October 31, 2025, and became delinquent on November 1, 2025.

5. Per CMC 5.05.290(A), after the first one-half installment was not paid when due, a penalty of 10% together with interest at the rate of 8% per year on the installment, not including penalty, from the due date was levied.

6. Per CMC 5.05.290(B), after the due date for the payment of the second one-half installment of real property taxes, a penalty not exceeding 10% and interest at the rate of 8% per year upon all unpaid taxes, not including the penalty, were levied on all delinquent real property taxes.

7. A copy of the amended foreclosure list for the tax year 2025, certified by the City Clerk of Petitioner, which shows all parcels of land upon which Petitioner has levied real property taxes for the year 2025 that have become delinquent and now remain unpaid, is attached hereto as Exhibit A, and is incorporated herein by reference.

8. The taxes described in the attached foreclosure list have not been paid as of 5:00 p.m., December 31, 2025, and the same are due to Petitioner, together with penalty, interest, costs, and attorney's fees as provided by law.

WHEREFORE, Petitioner prays that this Court:

Confirm the legality of the foreclosure list for 2025, and of all taxes shown therein;

1. Enter judgment severally against each parcel of land described on the foreclosure list for the amount due from that parcel according to the foreclosure list;

2. Order that the parcels described on the foreclosure list be foreclosed as provided by law;

3. Award Petitioner its costs and attorney's fees in this action as provided by law, and direct that each parcel on the foreclosure list bears its proportionate share of those costs and fees;

4. Order that the judgment entered in this action bear interest as provided by law; and

5. Grant such other and further relief as it deems just and equitable.

DATED this 28th day of July, 2026.

BIRCH HORTON BITTNER & CHEROT
Attorneys for City of Cordova

By:



Arina Filippenko, ABA #2311138

CERTIFICATE OF CLERK

I, SUSAN BOURGEOIS, City Clerk of the City of Cordova, Alaska, HEREBY CERTIFY that the attached document is an accurate and complete copy of the real property foreclosure list for the City of Cordova for the year 2025.

IN WITNESS WHEREOF, I have executed this Certificate and impressed the seal of the City of Cordova hereon, this 27 day of July, 2026.



A handwritten signature in blue ink, appearing to read 'Susan Bourgeois', is written over a horizontal line.

SUSAN BOURGEOIS
City Clerk
City of Cordova

[SEAL]

Received in the Alaska Trial Courts on 07/28/2026.

AK Trial Courts Court Name	PROOF OF SERVICE	3AN-26-07763CI Case Number
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I certify that I served the following document on the persons listed below:

Amended Complaint/Petition/Application: FIRST AMENDED PETITION FOR JUDGMENT AND DECREE OF FORECLOSURE 2025

Person Served	Service Address	Type	Service Date
Nathan Wood	NWood@BHB.COM	e-Serve	07-28-2026 2:01:56 PM
Birch Horton Bittner & Cherot			f34f5574-3527-479d-8e54-f3aaea1dd919
Arina Filippenko	afilippenko@bhb.com	e-Serve	07-28-2026 2:01:56 PM
Birch Horton Bittner & Cherot			b48638a0-9cef-477b-8c84-47808d90aa3c

TrueFiling created, submitted and signed this proof of service on my behalf through my agreements with TrueFiling.

The contents of this proof of service are true to the best of my information, knowledge, and belief.

I declare under penalty of perjury that the foregoing is true and correct.

07-28-2026

Date

/s/Nathan Wood

Signature

Filippenko, Arina (2311138)

Last Name, First Name (Attorney Number)

Birch Horton Bittner & Cherot

Firm Name