

IN THE DISTRICT/SUPERIOR COURT FOR THE STATE OF ALASKA  
AT FAIRBANKS

FLORENCE BARFIELD AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF )  
JEFFREY N. AUSTIN, )  
Plaintiff(s), )  
CHARLIE R. BIEDERMAN, an individual, ALL )  
vs. PERSONS UNKNOWN, CLAIMING ANY LEGAL )  
OR EQUITABLE RIGHT, TITLE, OR INTEREST )  
IN OR TO THE REAL PROPERTY DESCRIBED )  
HEREIN ADVERSE TO PLAINTIFFS' TITLE, OR )  
ANY CLOUD UPON Defendant(s). )  
PLAINTIFFS' TITLE THERETO, and DOES 1 )

CASE NO. 4FA-25-02444CI

**NOTICE TO ABSENT DEFENDANT**

through 10, inclusive,

**[NOTE: This notice may not contain a minor child's name. You may use initials instead.]**

To Defendant: Charlie R. Biederman

You are hereby summoned and required to file with the court an answer to the complaint filed in this case. Your answer must be filed with the court at

101 Lacey Street, Fairbanks, Alaska 99701

(address)

within 30 days after the last date of posting of this notice. You must also send a copy of your answer to the plaintiff/plaintiff's attorney named: Jason J. Ruedy

at this address: Law Offices of Royce & Brain, 3150 C Street, Suite 245, Anchorage, Alaska 99503

If you fail to file your answer within the required time, a default judgment may be entered against you for the relief demanded in the complaint.

This is an action for \* quieting title to certain real property and improvements situated in Eagle, Alaska, legally described as  
Situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska 13.47 acres of land located in Lot #3 of U.S. Survey #8655.

The relief demanded is a court order quieting title in the subject property in favor of Plaintiff.

You have been made a party to this action because

you have been identified in the chain of title for the subject property as someone that may possess an  
interest thereto that may be adverse to the interest claimed by Plaintiff.



12/05/2025

Date

CLERK OF COURT  
By: V. De  
Deputy Clerk

\* Explain nature of the action. If real property is involved or has been attached, give legal description and specific location of the property. If personal property has been attached, describe the property. If a mortgage is to be foreclosed, state names of all parties thereto and dates the mortgage was executed.