

2021 IRON COUNTY NOTICE OF FINAL TAX SALE

THE AUCTION WILL BE CONDUCTED VIA THE BID4ASSETS INTERNET WEBSITE ONLY.

The online auction will begin Thursday, May 27, 2021 at 10:00 AM MDT (12:00 PM EST) and close on the same day at the times shown on each auction item

IN ORDER TO BID, YOU MUST REGISTER AND MAKE YOUR BID DEPOSIT AT
WWW.BID4ASSETS.COM

NO LATER THAN THURSDAY, MAY 20, 2021 AT 3:00 PM MDT (4:00 PM EST)

TO VIEW AN INTERACTIVE MAP OF GENERAL PROPERTY LOCATIONS OF VISIT:

<https://irongis.maps.arcgis.com/apps/View/index.html?appid=7499f94693f9402f869756762da7bcd1>

IF A NUMBER IS NOT LISTED, IT HAS BEEN REDEEMED, DEFERRED OR REMOVED BY THE COUNTY AND IS NO LONGER AVAILABLE FOR BIDDING.

Tax Sale # 3 0106275 CHRISTIE DOLLIE L JORDAN LIVING TRUST; DAVIES GAYLE TRUSTEE; GRAY DAISY; 12305 E PAUL AVE CLOVIS, CA 93619; Parcel: A-1212-0021-0000; LOT 21, CEDAR BREAKS MOUNTAIN HOMESITES; SEC 1 T36S, R9W, SLM. Acres: 0.43; 39 S QUILL RD Total Due: \$1,002.66

Tax Sale # 6 0320447 U S CONSOLIDATED CORPORATION; c/o RICHARD SMITH; 9000 DESERT MOUND DR; LAS VEGAS, NV 89134; Parcel: C-0645-0178-0001; LOT 16, BLK N, MEADOW LAKE EST SUB, LESS 221 FT. Acres: 0.01; 2604 E 3175 S Total Due: \$440.80

Tax Sale # 8 0114824 CASHIN WILLIAM TIMOTHY REVOCABLE TRUST; 2588 COBBLESTONE CT; CAPE GIRARDEAU, MO 63701; Parcel: D-0247-0010-0000; BEG AT PT ON N R/W BNDRY OF CEDAR-LONG VALLEY HWY INTERSECTS W/ W BNDRY OF NW1/4SE1/4 OF SEC 21, T36S, R10W, SLM; (N 59.0 FT M/L FR ENGINEER STATION 232-63) & BEAR N 2009.0 FT M/L & W 2724.0 FT M/L FR SE COR SEC 21; ALG SAME N R/W BNDRY (ARC OF 2242.0 FT CURV TO LEFT LONG CHORD BEAR S61°14'00"E, DIST OF 341.0 FT M/L) THRU CNTRL ANGLE OF 08°44'00" FOR 342.0 FT M/L TO SW COR OF LESUER LOT; N20°40'00"E 195.0 FT ALG W BNDRY OF LESUER LOT; N61°14'00"W 419.00 FT M/L TO PT ON W BNDRY OF NW1/4SE1/4 OF SEC 21; S 220.0 FT M/L ALG SAME W BNDRY TO POB. LESS FOLLOW DESC PROP: BEG AT N R/W U-14, N 1955.81 FT & W 2626.08 FT FR SE

COR SEC 21, T36S, R10W, SLM; N 226.79 FT; S61*14'E 159.83 FT; S9*48'W 210.68 FT TO PT ON N R/W OF U-14 (ARC OF CURV TO RT, LONG CHORD BEAR N61*01'W 119.1 FT) THRU CNTRL ANGLE OF 3*03' FOR 119.35 FT TO POB. LESS FOLLOW DESC PROP: BEG AT PT ON N R/W LN OF HWY U-14 N 1898.08 FT & W 2521.82 FT FR SE COR SEC 21, T36S, R10W, SLM; N9*48'E 210.63 FT; S61*14'E 159.83 FT; S20*40'W 195.3 FT TO N R/WLN O FHWY U-14 (WH IS ARC OF 2242.0 FT CURV TO RT LONG CHORD BEARS N64*04'W 119.1 FT) THRU CENTRAL ANGLE OF 3*03' 119.35 FT TO POB. Acres: 0.34 Total Due: \$643.28

Tax Sale # 9 0118510 GRANGER CHAS F & ANNA B; 227 S PRIMROSE ST; ANAHEIM, CA 92804-2534 Parcel: D-0454-0000-0000; NW1/4NW1/4 SEC 28, T34S, R11W, SLB&M Acres: 40.00 Total Due: \$1,059.88

Tax Sale # 10 0120920 WILSON CLARA E/BUCHAN MELINDA J/T; 9027 PARK ST #2; BELLFLOWER, CA 90706; Parcel: D-0456-0156-0000; LOT 19 IN BLK BJ IN CEDAR VALLEY ACRES. Acres: 1.23 5882 N 3725 W Total Due: \$656.23

Tax Sale # 11 0121910 BOJDZINSKI JAMES S/MARJORIE F; 5383 PUULIMA; KALAHEO, HI 96741; Parcel: D-0456-0280-0000; LOT 16, BLOCK BE, IN CEDAR VALLEY ACRES. Acres: 1.16; 5792 N 3375 W Total Due: \$951.39

Tax Sale # 12 0122926 SEALS WILLIAM R/MARIE D; 10536 COGSWELL AVE; LAS VEGAS, NV 89134-5211; Parcel: D-0456-0352-0000; LOT 4, BLK AT, IN CEDAR VALLEY ACRES. Acres: 1.25; 6277 N 4050 W Total Due: \$656.23

Tax Sale # 13 0123411 ADAMS ELIZABETH E/BAKER NINAA; 800 HALL ST; ELY, NV 89301-1933; Parcel: D-0456-0421-0000; LOT #4, BLOCK O, OF CEDAR VALLEY ACRES. Acres: 1.21; 4102 W 6800 N Total Due: \$656.23

Tax Sale # 14 0125416 WADSWORTH RALPH G/BETTY J; SPARKS, NV 89434-2538; Parcel: D-0456-0610-0000; LOT #7, BLOCK BI, IN CEDAR VALLEY ACRES. Acres: 1.23; 5765 N 3600 W Total Due: \$656.23

Tax Sale # 16 0347200 HUNTER JAMES F/DEBRA C J/T; c/o LARRY D LARSON; 182 S 400 E; CEDAR CITY, UT 84720; Parcel: D-0786-0001-0000; **AN UND .1155 INT** IN & TO FOLLOW DESC PROP: COM N 54 RDS & 151.12 RDS E OF SW COR NE1/4SW1/4; SEC 32, T35S, R11W, SLM; RUN N 10 RDS; W 10 RDS; S 10 RDS; E 10 RDS TO POC. SUBJ TO EASEREC BK 467 PG 887. Acres: 0.07; Total Due: \$447.34

Tax Sale # 19 0164431 MENNIG EDWARD A; c/o BROPHY MICHAEL; 2126 BETTY LANE; LAS VEGAS, NV 89156; Parcel: E-0894-0000-0000; W1/2S1/2NE1/4SW1/4 OF SEC 12, T33S, R15W, SLM. Acres: 10.00 Total Due: \$561.20

Tax Sale # 20 0166287 BLAKEY LEONARD; 6206 PINWOOD AVE; LAS VEGAS, NV 89103; Parcel: E-0986-0002-0000; SW1/4SE1/4NW1/4 SEC 33, T34S, R15W, SLM. Acres: 10.00 Total Due: \$561.20

Tax Sale # 21 0167269 SNYDER ROSANNA (MARKS) ETAL; c/o ENSIGN ELAINE; PO BOX 315; BICKNELL, UT 84715; Parcel: E-1010-0013-0000; E1/2 LOT 4, BLK O, SAN FRANCISCO RANCHOS, UNIT 1, VALLEY OF VISION. Acres: 1.14 Total Due: \$478.42

Tax Sale # 22 0171956 WINGERD SIMON H & ZELPHA M; c/o WINGERD ASSOCIATES; 2471 BENCH REEF PLACE; HENDERSON, NV 89052-5202; Parcel: E-1229-0003-0039; LOTS 14 & 15, BLK 85, BERYL TOWNSITE. Acres: 0.33 Total Due: \$469.92

Tax Sale # 23 0173671 BRUNFIELD MICHAEL; c/o BRUNFIELD MICHAEL; 1066 GOLDEN HERREN RD; SPARTA, TN 38583; Parcel: E-1229-0003-0049; LOT 23, BLK 91, BERYL TOWNSITE. Acres: 0.17 Total Due: \$439.48

Tax Sale # 24 0179397 BRUNFIELD MICHAEL; c/o BRUNFIELD MICHAEL; 1066 GOLDEN HERREN RD; SPARTA, TN 38583; Parcel: E-1229-0003-0071; LOT 21, BLK 93, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 25 0173648 MITCHELL FRED THOMAS JR; 4115 GROVER ST; DUNSMUIR, CA 96025; Parcel: E-1229-0003-0211; LOT 22, BLK 77 IN BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 26 0173887 BROWER DAVID THOMAS/GEORGE F; PO BOX 1835; FLORENCE, OR 97439-0119; Parcel: E-1229-0003-0246; LOTS 20 & 21, BLK 97, BERYL TOWNSITE. Acres: 0.34 Total Due: \$469.92

Tax Sale # 27 0176013 BABY KAKES PROPERTIES L L C; 799 FRANKLIN AVE STE 25; FRANKLIN LAKES, NJ 07417; Parcel: E-1229-0003-0441; LOT 25, BLK 5, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 28 0176484 COYLE EUGENE R; 320 BARR AVE; WOODMERE, NY 11598-1137; Parcel: E-1229-0003-0461; LOT 7, BLK 92, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 29 0244464 WASHINGTON WILLIE D; 1801 DISCUS DR; LAS VEGAS, NV 89108; Parcel: E-1229-0003-0474-01; LOT 11, BLK 3, BERYL TOWNSITE. Acres: 0.17 Total Due: \$439.48

Tax Sale # 30 0177227 BABY KAKES PROPERTIES L L C; 799 FRANKLIN AVE STE 25; FRANKLIN LAKES, NJ 07417; Parcel: E-1229-0003-0521; LOT 26, BLK 5, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 31 0244480 CARSON MR H V; c/o CARSON DA; 81 UMBACH RD; STONY PLAIN, ALBERTA T7Z 1G2; CANADA; Parcel: E-1229-0003-0584; LOT 19, BLK 63, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 32 0324167 JACOBS WILLIAM A; PMB 840; 4195 US HWY 68 STE C; GOLDEN VALLEY, AZ 86413-8115; Parcel: E-1229-0003-0640-01; LOT 20, BLK 57, BERYL TOWNSITE. Acres: 0.16 Total Due: \$428.20

Tax Sale # 33 0419728 STRUBLE DON G/ROSEMARY ANN J/T; 633 E TUNNELL ST; SANTA MARIA, CA 93454; Parcel: E-1229-0003-0640-55; LOT 4, BK 57, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 34 0337896 RICE RICHARD A; 1802 E SAGE PL; SIOUX FALLS, SD 57103-7703; Parcel: E-1229-0003-0650; LOT 9, BLK 86, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 35 0337953 PROCTOR CHARLES STEVEN/JANELLE MARIE J/T; 3303 OVERLAND RD #22; APOPKA, FL 32703 Parcel: E-1229-0003-0656; LOT 19, BLK 86, BERYL TOWNSITE. Acres: 0.16 Total Due: \$439.48

Tax Sale # 36 0411063 SEIZED PROPERTY; PO BOX 431; MIRA LOMA, CA 91752; Parcel: E-1229-0003-0871; LOTS 9 THRU 14 & LOTS 29 THRU 37 BLK 54; LOTS 21,22,23,24 BLK 85, BERYL TOWNSITE. Acres: 2.56 Total Due: \$849.54

Tax Sale # 37 0421609 SEIZED PROPERTY; PO BOX 431; MIRA LOMA, CA 91752; Parcel: E-1229-0003-0901; LOTS 5 THRU 22, BLK 53, BERYL TOWNSITE. Acres: 1.44 Total Due: \$826.53

Tax Sale # 38 0346020 VAN NESTE TRUST; VAN NESTE MICHIO TRUSTEE; 1539 TAMARACK AVE; CARLSBAD, CA 92008-2607; Parcel: E-1229-0152-0000; LOT 18 & 19, BLK 3, BERYL TOWNSITE. Acres: 0.33 Total Due: \$469.92

Tax Sale # 39 0177870 CAMPI JEAN R (WILLINGHAM); 2621 PRESCOTT RD #6; MODESTO, CA 95350-0238; Parcel: E-1257-0000-0000; NW1/4SE1/4SW1/4 SEC 9, T34S, R16W, SLM. Acres: 10.00 Total Due: \$561.20

Tax Sale # 40 0178928 KROLFIFER CORY J; KROLFIFER ADAM I; KROLFIFER STEPHEN G; STEPHEN; 12413 RD; AVE APT 6; SWEET HOME, OR 97386-1808; Parcel: E-1266-0000-0000; NW1/4SW1/4 SEC 15, T34S, R16W, SLM. Acres: 40.00 Total Due: \$956.72

Tax Sale # 41 0466695 WIMMER THOMAS J/T; CIZERLE SHERYL J/T; PO BOX 1162; YARNELL, AZ 85362; Parcel: E-1276-0007-0000; N1/2W1/2SW1/4NE1/4 SEC 34, T34S, R16W, SLM. TOG W/ 33 FT EASE ON N, S, E & W SIDE. Acres: 10.00 Total Due: \$561.20

Tax Sale # 43 0180569 CRAIG LACY D; 489 E 400 S APT 117; SALT LAKE CITY, UT 84111-3077; Parcel: E-1296-0001-0000; E1/2NE1/4 SEC 33, T34S, R16W, SLM; EXCPT THEREFR N 33.0 FT SD PARCEL FOR RD. Acres: 80.00 Total Due: \$1,382.67

Tax Sale # 44 0181716 BYRUM LARRY F/BERGE AIKO; c/o GINA HOAG; 15 FAIRWOOD VIEW CT; PHOENIX, MD 21131; Parcel: E-1319-0002-0000; W1/2NW1/4SW1/4, SE1/4NW1/4SW1/4, W1/2SW1/4SW1/4, NE1/4SW1/4SW1/4, W1/2SE1/4SW1/4SW1/4 SEC 8, T35S, R16W, SLM. NA Total Due: \$1,298.98

Tax Sale # 45 0184363 HARRIS ELBERT M; c/o HARRIS-LIGHTNER M; 2995 TAMARISK DR; RENO, NV 89502-9503; Parcel: E-1372-0106-0000; LOT 4, BLK B, GREEN VALLEY ACRES, ADDITION 3. Acres: 2.27 Total Due: \$547.19

Tax Sale # 46 0184496 SHERIDAN A E; c/o TERHUNE DOROTHY; 2303 E FULTON ST; GRAND RAPIDS, MI 49503-3925; Parcel: E-1372-0138-0000; LOT 7, BLK O, GREEN VALLEY ACRES, ADDITION 3. Acres: 2.27 Total Due: \$547.19

Tax Sale # 47 0184827 BRENNER JAMES E; c/o MICHAEL T BRENNER; 1627 W 228TH ST APT B; TORRANCE, CA 90501-5193; Parcel: E-1372-0153-0000; LOTS 1 & 2, BLK N, GREEN VALLEY ACRES, ADDITION 3. Acres: 4.34 Total Due: \$673.15

Tax Sale # 48 0185089 PHILLIPS THOMAS H/ETHEL/DAVID; c/o PHILLIPS NICOLE; 1173 CYPRESS POINT IN #201; VENTURA, CA 93003; Parcel: E-1372-0165-0000; LOTS 2 & 15, BLK J, GREEN VALLEY ACRES, ADDITION 3. Acres: 4.54 Total Due: \$685.31

Tax Sale # 49 0185352 TORRES ISIDRO; 506 DELFERN LN; LAS VEGAS, NV 89169; Parcel: E-1373-0035-0000; N 25 FT LOT 11, BLK I, GREEN VALLEY ACRES, ADDITION 2. Acres: 0.16 Total Due: \$439.48

Tax Sale # 50 0185519 ZINK DAVID W; 1996 BLACK HAWK CIR; PRESCOTT, AZ 86303-6498; Parcel: E-1373-0043-0000; LOT 3, BLK M, GREEN VALLEY ACRES, ADDITION 2; SEC 25 T35SR16W, SLM. Acres: 2.27 Total Due: \$547.19

Tax Sale # 51 0185733 LEE JEAN PAIGE; c/o RICHARD LEE; 6033 N EYNSFORD AVE; MERIDIAN, ID 83646; Parcel: E-1373-0124-0000; LOT 14, BLK I, GREEN VALLEY ACRES, ADDITION 2. Acres: 2.10 Total Due: \$536.84

Tax Sale # 52 0190360 RHOADS JAMES V (MR OR MRS); c/o RHOADS ALICE M; 1390 N MC DOWELL BLVD STE G; PETALUMA, CA 94954 7104; Parcel: E-1390-0077-0000; LOT 5, BLK B, GREEN VALLEY ACRES. Acres: 2.27 Total Due: \$547.19

Tax Sale # 53 0190840 SHANKS HARRY E; c/o LEON DENISE; 1412 NE 112TH TER; KANSAS CITY, MO 64155-2937; Parcel: E-1390-0123-0000; LOT 11, BLK K, GREEN VALLEY ACRES. Acres: 2.27 Total Due: \$547.19

Tax Sale # 54 0191269 TAYLOR BROWN D/ALICE M J/T; 460 LOS ALTOS AVE; LOS ALTOS, CA 94022-1603; Parcel: E-1390-0144-0000; LOTS 1 & 2, BLK N, GREEN VALLEY ACRES. Acres: 4.13 Total Due: \$660.36

Tax Sale # 57 0194339 SANCHEZ RICHARD/JUDITH J/T; 7703 MORNING LAKE DR; LAS VEGAS, NV 89131; Parcel: E-1406-0043-0000; S1/2 OF LOT 67, ESCALANTE VALLEY RANCHOS, UNIT 6. Acres: 1.06 Total Due: \$473.57

Tax Sale # 58 0195104 HAYS MELVIN D; 509 NW COMPASS DR; LAWTON, OK 73505-5625 Parcel: E-1406-0105-0000; LOT 30, ESCALANTE VALLEY RANCHOS, UNIT 6. Acres: 1.0 Total Due: \$469.92

Tax Sale # 59 0196441 RIVAS ROSA M; 530 W OLIVE ST; COLTON, CA 92324; Parcel: E-1409-0007-0032; S1/2N1/2 LOT 39, ESCALANTE VALLEY RANCHOS, UNIT 5. Acres: 0.51 Total Due: \$440.09

Tax Sale # 61 0246014 ADAMS MELVIN/VIE ANN REVOCABLE TRUST; ADAMS MELVIN TOM TRUSTEE; ADAMS VIE ANN W TRUSTEE; PO BOX 334; ELKO, NV 89803; Parcel: E-1535-0006-0001; UND 1/2 INT IN FOLLOW DESC PROP: N1/2NE1/4SW1/4 SEC 18, T34S, R17W, SLM. Acres: 10.00 Total Due: \$767.22

Tax Sale # 62 0246774 WISHNA JACK; 17492 VIA CAPRI; BOCA RATON, FL 33496; Parcel: E-1553-0006-0000; BEG 577.50 FT S OF W1/4 COR SEC 15, T34S, R17W, SLM, E 2640 FT, S 330 FT, W 2640 FT, N 330 FT TO POB. Acres: 20.00 Total Due: \$713.31

Tax Sale # 63 0199841 RASH BEULAH J TRUSTEE; c/o LIVZIEY WALTER; LIVZIEY JO ANN TRUSTEE; 333 BEDFORD ROAD; LAS VEGAS, NV 89107; Parcel: E-1565-0001-0025; LOT 2, ESCALANTE VALLEY RANCHOS, UNIT 14. Acres: 5.47 Total Due: \$741.92

Tax Sale # 65 0200722 FORMEN CORPORATION; PO BOX 1696; SANDY, UT 84091-1696; Parcel: E-1578-0009-0005; LOT 15, BLK B, VALLEY OF VISION, UNIT 3, SANTA ANA RANCHOS. Acres: 2.27 6335 N 5700 W Total Due: \$547.19

Tax Sale # 66 0201456 MIESCH CHARLES A/RUTH; 410 W NEW BOSTON RD; NASH, TX 75569-2620; Parcel: E-1585-0003-0001-01; SW1/4NW1/4NE1/4 SEC 36, T34S, R17W, SLM.EXCEPTING 33 FT ALL ALONG THE SOUTHERN MOST & WESTERN MOST BDRIES RES FOR PUBLIC ROADWAY. Acres: 9.00 Total Due: \$545.97

Tax Sale # 68 0202892 POTTER JAMES M; POTTER TONY LEE; 420 N NELLIS BLVD A3-321; LAS VEGAS, NV 89110; Parcel: E-1592-0002-0079; PARCEL 20 OF ESCALANTE VALLEY RANCHOS, UNIT 11. Acres: 5.10 Total Due: \$719.38

Tax Sale # 69 0204682 NEWCOMB VERNA; c/o LAURANCE MILDRED E; 1441 BANDERA HWY APT 117 APT 210; KERRVILLE, TX 78028; Parcel: E-1601-0005-0000; LOT 1, BLK E, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 1.02; 3969 N 4300 W, Total Due: \$471.13

Tax Sale # 70 0204658 OLDFIELD GEORGE R/MARLENE; c/o MC CARTHUR HEATHER; 212 OLEANDER PL; HENDERSON, NV 89015-2782; Parcel: E-1601-0010-0000; LOTS 3,4,5,6,7,8,9,14,15,16,17,18,19, &20, BLK Q, UNIT 1, ESCALANTE VALLEY RANCHOS. SUB TO RES, EASE, EXCEPT, & R/W. Acres: 16.34 Total Due: \$1,403.35

Tax Sale # 71 0417185 WRIGHT DUNCAN V/JACQUELINE I; BOX 31 LEISTON; SUFFOLK 1P15 5WQ; 01728 454572; England; Parcel: E-1601-0048-0052-01; LOT 17, BLK E, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 1.17 Total Due: \$476.28

Tax Sale # 72 0205176 ALSUP RALPH HOWARD JR; 9380 W LAMADRE WAY; LAS VEGAS, NV 89149; Parcel: E-1601-0053-0000; LOTS 6,7,16 & 17, BLK M, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 4.67 Total Due: \$693.23

Tax Sale # 73 0205291 ALSUP RALPH HOWARD JR; 9380 W LAMADRE WAY; LAS VEGAS, NV 89149; Parcel: E-1601-0060-0000; LOT 21, BLK N, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 1.17; 3546 N 4650 W Total Due: \$480.24

Tax Sale # 74 0205770 ALSUP RALPH HOWARD JR; 9380 W LAMADRE WAY; LAS VEGAS, NV 89149; Parcel: E-1601-0107-0000; LOTS 5 & 18, BLK M, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 2.33 Total Due: \$550.84

Tax Sale # 75 0361201 HOYT KENT; 74 N 1850 W; CEDAR CITY, UT 84720; Parcel: E-1601-0131-0007; LOT 19, BLK M, ESCALANTE VALLEY RANCHOS, UNIT 1. Acres: 1.14; 3456 N 4725 W Total Due: \$478.42

Tax Sale # 76 0206422 LAND DALE E (**UND 1/2 INT**); STEVEN M. & DOLORES T. HOMICK (**UND 1/2 INT**); 3417 CAPITOL REEF DR; NO LAS VEGAS, NV 89032; Parcel: E-1602-0002-0004; W1/2SE1/4SE1/4 SEC 10, T35S, R17W, SLM.EXCEPT 33 FT ALL AL S BOUNDRY. Acres: 20.00 Total Due: \$713.31

Tax Sale # 77 0207685 BIBBY GEORGE G/LAVEE H; 2224 DORI AVE; LAS VEGAS, NV 89101-2223; Parcel: E-1615-0009-0000; LOT 8, ESCALANTE VALLEY RANCHOS, UNIT 4. Acres: 4.92 Total Due: \$631.20

Tax Sale # 79 0209798 MCALISTER BOBBY H; 170 W DAYTON ST APT 1025; PASADENA, CA 91105-4542; Parcel: E-1687-0002-0031; N1/3 OF LOT 4955 OF GARDEN VALLEY RANCHOS, UNIT 8. Acres: 0.38 Total Due: \$439.48

Tax Sale # 80 0210275 RUDZINSKI STEVE/ALICE; 1410 MAGNOLIA LN; MUNSTER, IN 46321-3315; Parcel: E-1687-0002-0080; N1/3 OF LOT 4981, GARDEN VALLEY RANCHOS, UNIT 8. Acres: 0.48 Total Due: \$439.48

Tax Sale # 81 0210416 MILLER BRANDON; 1000 LOST HORSE RD; HAMILTON, MT 59840-8949; Parcel: E-1687-0002-0086-01; UND 1/2 INT OF THE S1/3 OF LOT 4970, GARDEN VALLEY RANCHOS, UNIT 8. Acres: 0 Total Due: \$439.48

Tax Sale # 82 0302775 BROWN JO ANN; 7389 E SOFTWIND DR; SCOTTSDALE, AZ 85255-3436; Parcel: E-1687-0005-0001-01; LOTS 4647,4648,4649,4650, GARDEN VALLEY RANCHOS, UNIT 6. Acres: 4.24 Total Due: \$641.19

Tax Sale # 83 0343407 CLAUS STEVE/DEE J/T; 5533 OVERLOOK VALLEY; NORTH LAS VEGAS, NV 89081; Parcel: E-1687-0006-0009-138; LOT 3562, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.09 Total Due: \$468.70

Tax Sale # 84 0333259 VARIZE POLLY A; VARIZE DIANE L; 33 EKAHA ST; HILO, HI 96720; Parcel: E-1694-0008-0001-37; LOT 4164, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.13 Total Due: \$470.84

Tax Sale # 85 0307535 MACK SUSAN/DONALD J; 46-193 ALALOA ST; KANEOHE, HI 96744-4009; Parcel: E-1694-0010-0012; LOT 4148, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.03 Total Due: \$465.35

Tax Sale # 86 0431095 HAWK KYM; 12017 COUNTY ROAD B; SAN LUIS, CO 81152; Parcel: E-1699-0011-0001-07; LOT 1721, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.04 Total Due: \$465.95

Tax Sale # 88 0266087 DCC CORPORATION; GENERAL DELIVERY; LITTLEFIELD, AZ 86432; Parcel: E-1699-0019-0000; LOT 1678, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.14 6718 N 10000 W Total Due: \$610.06

Tax Sale # 91 0339702 KELLEY JAMES P; MILLS SAMUEL R; 3090 FINSBURY LN; WEST VALLEY CITY, UT 84120; Parcel: E-1701-0009-0004-36; LOT 2928, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.13 Total Due: \$470.84

Tax Sale # 92 0339710 KELLEY JAMES P; MILLS SAMUEL R; 3090 FINSBURY LN; WEST VALLEY CITY, UT 84120; Parcel: E-1701-0009-0004-37; LOT 2929, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.12 Total Due: \$470.22

Tax Sale # 93 0492834 HARRIS DONALD W; 57 NEWHOPE-VESTA RD; CARLTON, GA 30627; Parcel: E-1701-0106-0000; LOT 2763, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.09 Total Due: \$468.70

Tax Sale # 94 0492965 MOORE NONA CLEO CAMILLE NOYES WEGNER; 1844 YALE ST; NO LAS VEGAS, NV 89030; Parcel: E-1701-0109-0000; LOT 2785, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.14 Total Due: \$465.92

Tax Sale # 95 0333432 WALSH SUSAN J/KENNETH P; 2121 RHINE RD; HILLSBOROUGH, NC 27278-8513; Parcel: E-1702-0003-0034-22; LOT 3206, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 10.90 Total Due: \$461.73

Tax Sale # 96 0334190 PETERS SANDRA D; 2310 VERMONT AVE; CONNERSVILLE, IN 47331-2338; Parcel: E-1702-0003-0034-31; LOT 3408, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.06 Total Due: \$466.87

Tax Sale # 97 0339868 MIDDLETON KIM A; 7008 PASADENA PL; RIVERSIDE, CA 92503-1042; Parcel: E-1702-0003-0050; LOT 3231, GARDEN VALLEY RANCHOS, UNIT 5. Acres: 1.09 Total Due: \$468.70

Tax Sale # 98 0212859 JAMISON JOSEPH R/DONNELLE R; 519 W TYLOR ST #31; SANTA MARIA, CA 93458-1024; Parcel: E-1707-0045-0000; LOT 992, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.06 Total Due: \$534.41

Tax Sale # 99 0213766 MITCHELL FRED THOMAS JR; 4115 GROVER ST; DUNSMUIR, CA 96025; Parcel: E-1707-0112-0000; LOT 1063, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 100 0213881 MILLER ELEANOR V LAWSON; c/o JOYCE PETRILLE; 5028 EUGENE AVE; LAS VEGAS, NV 89108; Parcel: E-1707-0118-0000; LOT 1205, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 101 0213998 SHINAVER HELEN P; c/o SPERR CAROL; HALFACRE A N; 15035 BROOKSIDE DR; BELLEVILLE, MI 48111; Parcel: E-1707-0148-0000; LOTS 1070 THRU 1073, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 8.64 Total Due: \$934.79

Tax Sale # 102 0214723 DHARMAVARAM JAYAKRISHNA; 851-F S RACINE AVE UNIT F; CHICAGO, IL 60607-4112; Parcel: E-1708-0002-0000; LOT 917, GARDEN VALLEY RANCHOS, UNIT 1, SLM. Acres: 2.07 Total Due: \$535.03

Tax Sale # 103 0215167 BROWN MICHAEL/RENEE J/T; 1603 FIRWICK DR; SAN ANTONIO, TX 78253; Parcel: E-1708-0048-0000; LOT 962, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.07 Total Due: \$535.03

Tax Sale # 104 0293529 JOHNSON LES ERNEST J/T; HAACKE VERA CHARLENE J/T; JOHNSON CHRISTIAN ERNESTO J/T; JOHNSON GARRICK SANTIAGO J/T; 2461 S ORCHARD DR; BOUNTIFUL, UT 84010-5617; Parcel: E-1708-0178-0004; LOT 939, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 105 0216843 PAX LILIANE L/LEONARD F; 1141 S 97TH ST; MESA, AZ 85208-3106; Parcel: E-1709-0051-0000; LOT 657, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 106 0217726 WARD ANN L; PO BOX 822; THE DALLES, OR 97058-0822; Parcel: E-1709-0116-0000; LOT 699, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 107 0218419 MAGGARD DONALD C; ROMERO ANGELICA; 1510 E 4TH N; MTN HOME, ID 83647; Parcel: E-1712-0074-0000; LOT 269, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 1.86; 9777 W 5200 N Total Due: \$2,875.58

Tax Sale # 110 0219243 HEIM WALLY L/MILDRED E; 35 W 486 FOX RIVER DR; ST CHARLES, IL 60174-6569; Parcel: E-1714-0013-0000; LOT 103, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 111 0290327 HAAS ALFRED R; 1320 WAKEFIELD TRAIL; RENO, NV 89523; Parcel: E-1715-0001-0009-01; LOT 1517, GARDEN VALLEY RANCHOS, UNIT 4. Acres: 2.27 Total Due: \$547.19

Tax Sale # 112 0222387 LOESER JANET JOAN (FORNEY); 1636 FAIRWAY OAKS AVE; BANNING, CA 92220; Parcel: E-1715-0075-0000; LOT 475, GARDEN VALLEY RANCHOS, UNIT 1. Acres: 2.27 Total Due: \$547.19

Tax Sale # 113 0272937 LAPIN ALBERT M/JACK S; 12558 HUSTON ST; VALLEY VILLAGE, CA 91607; Parcel: E-1717-0019-0000; FORTY ACRES M/L SITUATED IN NW1/4SW1/4 SEC 35, 34S, R18W, SLM. CONT 40 ACRES. RESERVING THEREFROM A NON-EXCL R/W & EASE FOR PUBLIC UTILITIES & ROAD PURPOSES OVER, ALONG & ACROSS THE N 30 FT, W 30 FT, E 15 FT & S 15 FT OF SAID LAND. Acres: 40.00 Total Due: \$956.72

Tax Sale # 114 0313798 PYCHOWYCZ JURY/LANI J/T; 17705 LEXINGTON LN; STRONGSVILLE, OH 44136-7086; Parcel: E-1719-0018-0049; LOT 29 & 30, BLK D, VALLEY VISION UNIT 2 Acres: 4.54 Total Due: \$439.86

Tax Sale # 115 0313806 BROWN MICHAEL/RENEE J/T; 1603 FIRWICK DR; SAN ANTONIO, TX 78253; Parcel: E-1719-0018-0050; LOT 13, BLK C, VALLEY VISION, UNIT 2. Acres: 2.27; 4964 N 6650 W Total Due: \$547.19

Tax Sale # 116 0314309 DWYER SUSAN J; 23 NOBLE BEND DR; THE WOODLANDS, TX 77382-1538; Parcel: E-1719-0018-0054; LOT 3, BLK B, VALLEY OF VISION, UNIT 2. Acres: 2.27; 5474 N 6550 W Total Due: \$547.19

Tax Sale # 117 0314515 ROBENO SUSAN; VELARDE CECILIA; 21088 BRADFORD GREEN SQUARE; CARY, NC 27519; Parcel: E-1719-0018-0060; LOTS 25 & 26, BLK D, VALLEY OF VISION, UNIT 2. Acres: 4.54 Total Due: \$685.31

Tax Sale # 118 0319365 BROWN MICHAEL/RENEE J/T; 1603 FIRWICK DR; SAN ANTONIO, TX 78253; Parcel: E-1719-0018-0061-01; LOT 2, BLK D, VALLEY VISION, UNIT 2. Acres: 2.27; 5526 N 6750 W Total Due: \$547.19

Tax Sale # 120 0223880 SALINAS GASPARE; 912 BONITA AVE; LAS VEGAS, NV 89104; Parcel: E-1734-0011-0003; LOT 1442, GARDEN VALLEY RANCHOS, UNIT 3. Acres: 2.28 Total Due: \$547.79

Tax Sale # 121 0226313 NEUFELD DENISE J/T; NEUFELD DENNIS J/T; NEUFELD DONALD J/T; NEUFELD DEBRA ANN J/T; 4743 HILLARD AVE; LA CANADA, CA 91011-2007; Parcel: E-1749-0001-0000; S1/2SW1/4 SEC 32, T35S, R18W, SLM. Acres: 80.00 Total Due: \$1,382.67

Tax Sale # 122 0226925 MELIS GROUP L L C; 1701 HOWLLOWBACK DR; LEANDER, TX 78541; Parcel: E-1862-0003-0001-01; W1/2NW1/4SE1/4SE1/4 SEC 2, T31S, R20W, SLM. Acres: 5.00 Total Due: \$713.31

IRON COUNTY AUDITOR 2021 REAL PROPERTY TAX SALE

TERMS OF SALE/DISCLAIMERS

ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS.

All sales will be made by auction to the highest bidder. The auction will be conducted via the Bid4Assets internet website ONLY. The auction will begin Thursday May 27, 2021 at 10:00 AM MDT (12:00 PM EST) and close on the same day at times shown on each auction item.

In order to bid, you must register and make your Bid Deposit at www.bid4assets.com no later than Thursday, May 20, 2021 at 2:00 PM MDT (4:00 PM EST).

Iron County is not liable for the failure of any electronic device which prevents a person from participating in the auction. "Device" includes, but is not limited to, cellphone, computer hardware, network, Internet connection, software application and/or website.

The Tax Sale list is updated daily and will not be finalized until 10:00 AM MDT (12:00 PM EST) the day of the sale. Please read and check all available information.

The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct. The property to be sold may be approximately located from the map provided on each auction item on Bid4Assets. The County makes no assurances the improvements, which may be shown on the tax assessment roll, exist at the time of purchase or what condition they may be in.

The right of the owner on record to redeem their parcel is forfeited on Thursday, May 27, 2021 as soon as the sale begins. Properties redeemed or removed from the sale will be noted as soon as possible.

ALL PROPERTIES ARE SOLD AS IS. The County makes no warranty or guarantee, either expressed or implied relative to usability, the exact location, desirability or usefulness of the properties, or boundary lines of the properties. The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens and encumbrances, easements recorded or not recorded, determining the condition of the property, the physical aspects of the land, its geological location, accessibility and correct acreage. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. Parcel information and map is available at <https://www.ironcounty.net/departments/auditor/>

The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the County, whose sole interest is the recovery of back taxes, penalties and interest. The County does not guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

A single Bid Deposit (plus a \$35.00 non-refundable processing fee) will be required to bid on any and all properties offered for sale. The amount of the deposit required will be listed at www.bid4assets.com or on the individual parcel descriptions. The Bid Deposit must be in the form of a certified check/money order, or wire transfer and **MUST BE IN THE CUSTODY OF Bid4Assets NO LATER THAN THURSDAY, MAY 20, 2021 AT 2:00 PM MDT (4:00 PM EST)**. Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits. Iron County nor Bid4Assets can or will be held responsible for late or misdirected Bid Deposits.

Your bid is an irrevocable offer to purchase the property in question. A bidder is legally and financially responsible for all properties bid upon. Payment in full by certified check/money order or wire transfer will be required by Wednesday, June 2, 2021 at 2:00 PM MDT (4:00 PM EST) which is three (3) business days after the Tax Sale closes. NO personal checks will be accepted and no financing is available.

A \$40.00 recording fee is required in addition to the winning bid. There is a 10% Buyer's Premium (a \$100.00 minimum) associated with the sale of this parcel. This amount will be added to the winning bid and will be included in the total purchase price paid by the Buyer to the Seller. To ensure a wire transfer or certified check/money order payment is received in a timely manner, it is suggested you employ a reliable overnight delivery service. If the payment policy is not adhered to, the successful bidder will be considered in default, the Bid Deposit will be forfeited to the Iron County Treasurer and the successful bidder will be banned from future sales. The Iron County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

Successful bidders will be asked to complete a Deed Information form showing how they want the title to the property to be held (vested) and must be completed within 48 hours after the close of the auction.

The Iron County Commission reserves the right to rule on what is considered and what is not considered to be an acceptable bid. The Iron County Commission reserves the right to deny a bid if deemed necessary. The Tax Sale is not considered final and possession is not granted to

successful bidder(s) until after the Auditor's Deed has been recorded. The County Auditor will mail an original Auditor's Deed to the purchaser after the Tax Sale has been record, usually within four to six weeks following the close of the Tax Sale. This deed conveys all rights, title, and interest to the property.

Iron County is not liable in any way whatsoever for damages sustained to property purchased from the time of sale until the recordation of the Auditor's Deed to a purchaser.

Only a successful bidder has the opportunity to take part in the Iron County Tax Sale. If the successful bidder defaults, the County can resort to the second highest bidder, and will bar the default bidder from participating in any future sales. Failure on the part of the successful bidder to consummate the sale within the specified time shall result in the forfeiture of the deposit made and all rights that the purchaser may have had with respect to the property.

Any personal property or equipment on the property, is not a part of the sale.

All properties sold at the Iron County Tax Sale are under the rule of caveat emptor, or let the buyer beware and ALL purchasers are accordingly hereby so notified.

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS. RULES ARE SUBJECT TO MODIFICATION BETWEEN NOW AND COMMENCEMENT OF SALE.

Dan Jessen
IRON COUNTY AUDITOR