

RESOLUTION NO. 24-208

**RESOLUTION AUTHORIZING THE ISSUANCE OF QUITCLAIM DEEDS
TO SUCCESSFUL BIDDERS AT THE NOVEMBER 6, 2024
AUCTION OF SURPLUS PROPERTY**

The following resolution and order was considered and adopted by the Canyon County, Idaho Board of Commissioners ("Board") on this 12th day of November, 2024.

Upon the motion of Commissioner Van Brock and the second by Commissioner Brooks, the Board resolves as follows:

WHEREAS, Idaho Code § 31-801 grants general powers and duties, subject to the restrictions of law, to the boards of county commissioners in their respective counties; and

WHEREAS, Idaho Code § 31-828 grants the Board authority "to do and perform all other acts . . . which may be necessary to the full discharge of the duties of the chief executive authority of the county government"; and

WHEREAS, Idaho Code § 31-808 governs the sale of county property, including property acquired by tax deed;

WHEREAS, the County has acquired certain property by tax deed, as described in Exhibit "A", incorporated by reference herein;

WHEREAS, the Board of Commissioners previously authorized the sale of said excess properties by approving and publishing a notice of auction of said properties, as required by law;


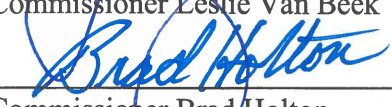
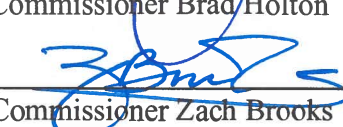
WHEREAS, a public auction was held on November 6, 2024, where said properties were sold to the highest bidder.

NOW THEREFORE, THE BOARD HEREBY RESOLVES, that upon confirmation of payment of the bid amount, quitclaim deeds will be issued conveying the County's interest in said properties to the highest bidders as described in Exhibit "B".

IT IS FURTHER RESOLVED BY THE BOARD, that this resolution shall be effective this 12th day of November, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

- Motion Carried Unanimously
- Motion Carried/Split Vote Below
- Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	_____	_____	_____
 _____ Commissioner Brad Holton	X	_____	_____
 _____ Commissioner Zach Brooks	X	_____	_____

ATTEST: RICK HOGABOAM, CLERK

By: J Ross
Deputy Clerk

SURPLUS PROPERTY ACQUIRED BY TAX DEED

PARCEL 1

PIN: 19574000 0

ADDRESS: 506 S ROSWELL BLVD PA ID

09-5N-5W SW STOCKTONS SOUTHSIDE SW90' OF LTS 1-2 LESS HWY BLK 28

ACRES: 0.25

MINIMUM BID AMOUNT: \$3,870.27

PREVIOUS OWNER(S): ADAN LOPEZ \$, HILARIO LOPEZ JR \$, PAULA CALZADA,
EMILIO CALZADA

PARCEL 2

PIN: 19811000 0

ADDRESS: 309 5TH ST WI ID

15-4N-5W SE MITCHELLS ADD LT 3 BLK 8 LS HWY

ACRES: 0.17

MINIMUM BID AMOUNT: \$12,750.36

PREVIOUS OWNER(S): JANETTE C MENDOZA, CAMERINA B MENDOZA

PARCEL 3

PIN: 27047000 0

ADDRESS: 15953 SUNDOWN ST CA ID

33-5N-3W NW SUNLIGHT TERRACE LOT 5 BLK 4

ACRES: 0.24

MINIMUM BID AMOUNT: \$3,509.97

PREVIOUS OWNER(S): MICHAEL ROY

PARCEL 4

PIN: 28180011 0

ADDRESS: S POWERLINE RD ME ID

02-1S-2W SWSW LESS TX 11301 DESCRIBED AS A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W ¼ CORNER OF SAID SECTION 2) MARKED BY A 5/8 INCH REBAR IN THE INTERSECTION OF HOVE ROAD AND POWERLINE ROAD; THENCE, SOUTH 89° 27' 45" EAST, 1315.44 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (CENTERLINE OF SAID HOVE ROAD) TO A 2 INCH ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (CENTER-WEST 1/16TH CORNER); THENCE, SOUTH 00° 27' 46" WEST, 2,638.03 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE

SOUTHWEST QUARTER AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A 2 INCH ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IN THE CENTERLINE OF BUTTE ROAD; THENCE, NORTH 89° 26' 16" WEST, 454.65 FEET ALONG THE SOUTH LINE OF SAID SECTION 2 (CENTERLINE OF BUTTE ROAD) TO A 5/8 INCH REBAR SET AT A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG THE CENTERLINE OF BUTTE ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 87.78 FEET, A CENTRAL ANGLE OF 77° 22' 23", A CHORD BEARING OF NORTH 50° 45' 05" WEST, AND A CHORD DISTANCE OF 81.26 FEET TO A 5/8 IN REBAR SET AT A POINT OF TANGENCY; THENCE, NORTH 12° 03' 53" WEST, 158.47 FEET ALONG SAID CENTERLINE TO A 5/8 INCH REBAR SET AT A POINT OF CURVATURE; THENCE, NORTHWESTERLY, ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 489.33 FEET, A CENTRAL ANGLE OF 119° 18' 20", A CHORD BEARING OF NORTH 71° 43' 03" WEST, AND A CHORD DISTANCE OF 405.60 FEET TO A 5/8 INCH REBAR SET AT A POINT OF TANGENCY; THENCE, SOUTH 48° 37' 47" WEST, 394.62 FEET TO A 5/8 INCH REBAR; THENCE, SOUTHWESTERLY, ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 94.38 FEET, A CENTRAL ANGLE OF 21° 37' 47", A CHORD BEARING OF SOUTH 59° 26' 40" WEST, AND A CHORD DISTANCE OF 93.82 FEET TO A 5/8 INCH REBAR SET IN THE WEST LINE OF SAID SECTION 2; THENCE, NORTH 00° 24' 29" EAST, 1710.43 FEET ALONG SAID WEST SECTION LINE (CENTERLINE OF POWERLINE ROAD) TO A 5/8 INCH REBAR; THENCE, SOUTH 89° 27' 45" EAST, 348.84 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 52° 02' 44" EAST, 71.89 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 17° 59' 27" EAST, 138.67 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 01° 13' 49" WEST, 96.96 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 88° 39' 29" WEST, 266.22 FEET TO A 5/8 INCH REBAR; THENCE, NORTH 40° 52' 07" WEST, 270.04 FEET TO A 5/8 INCH REBAR SET IN SAID WEST LINE OF SECTION 2 (CENTERLINE OF SAID POWERLINE ROAD); THENCE, NORTH 00° 24' 29" EAST, 430.13 FEET ALONG SAID WEST SECTION LINE (CENTERLINE) TO THE POINT OF BEGINNING.

ACRES: 4.65

MINIMUM BID AMOUNT: \$2,383.26

PREVIOUS OWNER(S): RAYMOND C MONTGOMERY

PARCEL 5

PIN: 30015100 0

ADDRESS: OAK RIVER LN CA ID
06-2N-3W SE WEST RIVER SUB LT 1 BLK 1

ACRES: 1.58

MINIMUM BID AMOUNT: \$5,280.31

PREVIOUS OWNER(S): ADAM MONTEMAYOR, MARIE MONTEMAYOR

PARCEL 6

PIN: 31489249 0

ADDRESS: 413 N COPPER RIVER DR NA ID
20-3N-2W NW LAURELWOOD NO 2 LT 25 BLK 2

ACRES: 0.20

MINIMUM BID AMOUNT: \$10,700.92

PREVIOUS OWNER(S): KARISHA LUTZ

**TAX DEED AUCTION NOVEMBER 6, 2024 - 10:00 A.M.
AUCTION RESULTS**

PIN	TAX YEAR DELINQUENCY	MINIMUM BID AT AUCTION 11/06/2024 (2020 EST 2024)	SITUS ADDRESS	BUYER	PREVIOUS OWNER NAME(S)	ACREAGE	LEGAL DESCRIPTION	PURCHASE PRICE AT AUCTION	TENDERED PAYMENT	GOOD THRU DATE	TOTAL AMOUNT DUE TO TAX COLLECTOR AS OF 11/06/2024	BALANCE OF EXCESS PROCEEDS
1 19574000 0	2020	\$ 3,870.27	506 S ROSWELL BLVD, PA	GERARDO GOMEZ SANCHEZ	ADAN LOPEZ S HILARIO LOPEZ JR S PAULA CALZADA EMILIO CALZADA	0.25	09-5N-5W SW STOCKTONS SOUTHSIDE SW90' OF LTS 1-2 LESS HWY BLK 28	\$ 40,000.00	IDAHO CENTRAL CREDIT UNION CASHIER'S CHECK #606151	11/6/2024	\$ 3,809.41	\$ 36,190.59
2 19811000 0	2020	\$ 12,750.36	309 5TH ST, WI	JAMES THOMPSON/NU PROPERTIES LLC	JANETTE C MENDOZA CAMERINA B MENDOZA	0.17	15-4N-5W SE MITCHELLS ADD LT 3 BLK 8 LS HWY	\$ 82,000.00	ZIONS BANK CASHIER'S CHECK #8913524	11/6/2024	\$ 12,712.86	\$ 69,287.14
3 27047000 0	2020	\$ 3,509.97	15953 SUNDOWN ST	BRIAN ROBERT DONOHUE	MICHAEL ROY	0.24	33-5N-3W NW SUNLIGHT TERRACE LOT 5 BLK 4	\$ 47,000.00	IDAHO CENTRAL CREDIT UNION CASHIER'S CHECK #606170	11/6/2024	\$ 3,431.83	\$ 43,568.17
4 28180011 0	2020	\$ 2,383.26	S POWERLINE RD, ME	MATTHEW F FREELAND JENNIFER C FREELAND	RAYMOND C MONTGOMERY	4.65	02-15-2W SW SWSW LS TX 11301	\$ 53,000.00	TRU GROCER FCU CASHIER'S CHECK #000150770	11/6/2024	\$ 2,303.58	\$ 50,696.42
5 30015100 0	2020	\$ 5,280.30	OAK RIVER LN, CA	ERIC ARNOLD DALKE	ADAM MONTEMAYOR MARIE MONTEMAYOR	1.58	06-2N-3W SE WEST RIVER SUB LT 1 BLK 1	\$ 81,000.00	WELLS FARGO BANK CASHIER'S CHECK #00304517	11/6/2024	\$ 5,189.17	\$ 75,810.83
6 31489249 0	2020	\$ 10,700.92	413 N COPPER RIVER DR, NA	ERIC BOWEN/ANTELOPE PROPERTY HOLDINGS LLC	KARISHA LUTZ	0.20	20-3N-21W NW LAURELWOOD NO 2 LT 25 BLK 2	\$ 224,000.00	KEY BANK OFFICIAL CHECK #091780970	11/6/2024	\$ 10,349.76	\$ 213,650.24
								\$ 527,000.00			\$ 37,796.61	\$ 489,203.39