

SHOSHONE COUNTY, IDAHO
AUCTION OF TAX DEED PROPERTY
Shoshone County Courthouse
June 9, 2022

Bidders must register and get their bidder card before 10:00 a.m. on the day of the auction. Bids will not be accepted from persons who do not have a bidder card.

The Auction will begin at 10:00 a.m. in the lobby on the 3rd floor, in the District Courtroom, of the Shoshone County Courthouse, 700 Bank Street, Wallace, Idaho. Parcels will be sold in the order advertised by parcel number and location, to the highest bidder for cashier's check made out to Shoshone County. The Board of County Commissioners reserves the right to reject any and all bids (Idaho Code 31-808).

The successful bidder will be responsible for paying the total amount bid on each parcel by 3:00 p.m. the day of the auction.

If the bid is not paid in full by 3:00 p.m., the successful bidder will forfeit his/her right to purchase the parcel.

Research and inspect thoroughly before you bid. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. Property will be sold "as is." The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors. Shoshone County makes no guarantee, expressed or implied, relative to the title, location, condition, accessibility or usability of the land and/or structure offered for sale. Eviction of occupant (if any) will be the responsibility of the buyer.

In compliance with ADA, individuals needing special accommodations should notify the County Clerk at (208) 752-3331 one (1) week in advance so that arrangements can be made.

#2022-1 Parcel #: D0100023024A Location: 424 S. Division, Kellogg, Idaho Previous Owner: David M. Miller Sr. & Lorene D. Miller Tax Deeded: July 27, 2021	Minimum Bid: \$15,780.37 Taxes: \$15,285.37 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: East 55 feet, Block 23, Kellogg Townsite, Shoshone County, State of Idaho according to the official and recorded plat, records of Shoshone County, State of Idaho.	

#2022-2 Parcel#: A00000353910 Location: 601 8 th St. Mullan, Idaho Previous Owner: Randolph Wilson & Cinda Wilson Tax Deeded: July 27, 2021	Minimum Bid: \$12,202.85 Taxes: \$11,707.85 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: A tract of land in the Northwest Quarter of Section 35, Township 48 North, Range 5 East, B.M., Shoshone County, State of Idaho more particularly described as follows: Beginning at a point on the South side of Montana Street in the City of Mullan from which point the Southwest corner of Lot 12, Block 8, Barton's Addition, Mullan, bears North 02°23' West, a distance of 37.91 feet; running thence South 02°23' East, a distance of 60.00 feet to a point; thence South 83°03' East, a distance of 100.00 feet; thence North 02°23' East, a distance of 60.00 feet; thence North 83°03' West, a distance of 100.00 feet to the place of beginning	

#2022-3 Parcel#: B065000R005A Location: 117 River Street, Wallace, Idaho Previous Owner: Walter & Melinda Rogers Tax Deeded: July 27, 2021	Minimum Bid: \$20,453.23 Taxes: \$19,958.23 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: The South 140 feet of Lot 5, Block "R", Park Addition to Wallace, Shoshone County, State of Idaho according to the official and recorded plat thereof.	

#2022-4 Parcel#: D0100024004A Location: 411 S. Division Street, Kellogg, Idaho Previous Owner: 1 st Choice Properties, LLC Tax Deeded: July 27, 2021	Minimum Bid: \$17,577.23 Taxes: \$17,082.23 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: Lots 4,5,6, and 7, Block 24, Kellogg Townsite according to the official and recorded plat, records of Shoshone County, State of Idaho	

#2022-5 Parcel#: O35000060040 Location: 114 West Fifth Street, Silverton, Idaho Previous Owner: Betty Chandler Tax Deeded: July 27, 2021	Minimum Bid: \$12,866.07 Taxes: \$12,371.07 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: Lot 4, Block 6, Western Union Townsite, Silverton, Shoshone County, State of Idaho according to the official and recorded plat thereof.	

#2022-6 Parcel#: E0050009003B Location: 927 Main Street, Wardner, Idaho Previous Owner: 1 st Choice Properties Tax Deeded: July 27, 2021	Minimum Bid: \$2,449.57 Taxes: \$1,954.57 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
LEGAL DESCRIPTION: Lot 3, Block 9, CITY OF WARDNER, Shoshone County, State of Idaho according to the official and recorded plat thereof. EXCEPT: The Northeasterly Half of Lot 3, Block 9 CITY OF WARDNER, Shoshone County, State of Idaho, according to the official and recorded plat thereof and more particularly described as follows: Beginning at the most Northerly corner of said Lot 3; thence Westerly along the Northwest or Main Street Boundary line of said Lot 3 a distance of 29.67 feet; thence In a Southeasterly direction, 150 feet, more or less to the center point of this Southeasterly boundary line of said Lot 3; thence North 58°53' East along said boundary line a distance of 29.52 feet to the Easterly corner of said Lot 3; thence North43°38' West, 158.11 feet to the Place of Beginning.	

2022-7 Parcel#: E0050009003A Location: Beside 927 Main Street, Wardner, Idaho Previous Owner: 1 st Choice Properties Tax Deeded: July 27, 2021	Minimum Bid: \$2,435.56 Taxes: \$1,940.56 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
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LEGAL DESCRIPTION:
The Northeasterly Half of Lot 3, Block 9 CITY OF WARDNER, Shoshone County, State of Idaho according to the official and recorded plat thereof and more particularly described as follows:
Beginning at the most Northerly corner of said Lot 3; thence
Westerly along the Northwest or Main Street Boundary line of said Lot 3 a distance of 29.67 feet;
thence
In a Southeasterly direction, 150 feet, more or less to the center point of this Southeasterly boundary line of said Lot 3; thence
North 58°53' East along said boundary line a distance of 29.52 feet too the Easterly corner of said Lot 3; thence
North 43°38' West, 158.11 feet to the place of the Beginning.

#2022-8 Parcel#: 019000020120 Location: Nka Prichard Creek Street, Murray, Idaho Previous Owner: Clifford J. Murray & Jean M. Murray Tax Deeded: July 27, 2021	Minimum Bid: \$985.44 Taxes: \$490.44 Recording: \$15.00 Advertising: \$85.00 Miscellaneous Fees: \$395.00
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LEGAL DESCRIPTION:
Lot 12, Block 2, Ive's Addition to Murray, Shoshone County, State of Idaho according to the official and recorded plat thereof.

#2022-09 Parcel#: MC0189 Location: nka Pinehurst, Idaho Previous Owner: Mascot Silver Lead Mines, Inc Tax Deeded: July 27, 2021 <p style="text-align: center;">REDEEMED</p>	Minimum Bid: \$XXXXX Taxes: \$ Recording: \$ Advertising: \$ Miscellaneous Fees: \$
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LEGAL DESCRIPTION:
A portion of the Sidney Patented Mining Claim, M.S. 2991 situated in Yreka Mining District more particularly described as follows:
Beginning at Corner No. 2 of the Sidney, M.S. 2991; thence
North 06°40' East, 610.00 feet along the original 2-3 line of the Sidney to Corner No. 3; thence
South 72°47' East, 670.00 feet along the original 3-4 line of the Sidney to a point; thence

South 06°40' West, 670.00 feet along the original 1-2 line of Sidney to Corner No. 2, the place of beginning. FULL LEGAL DESCRIPTION IS AVAILABLE AT THE COMMISSIONERS OFFICE

2022-10

Minimum Bid: \$1,012.96

Parcel#: 49N02E301400

Location: nka McPhee Gulch Road, Kingston, Idaho

Previous Owner: Estate of Anna Woolcock, deceased

Tax Deeded: July 27, 2021

Taxes: \$517.96

Recording: \$15.00

Advertising: \$85.00

Miscellaneous Fees: \$395.00

LEGAL DESCRIPTION:

A tract of land situated in the Northeast Quarter of Section 30, Township 49 North, Range 2 East, B.M., Shoshone County, State of Idaho described as follows:
Beginning at a point in the county road, which point is shown as North 44°50'30" East, a distance of 1,386.5 feet from the Center of Section 30, Township 49 North, Range 2 East, B.M.; thence North 00°44'47" East, 11.91 feet to the True Point of Beginning, Corner No. 1; thence Continuing North 00°44'47" East, 330.0 feet to a $\frac{3}{4}$: galvanized iron pipe and also Corner No. 2 (shown of record as North a distance of 330 feet); thence North 87°55'33" West, 323.17 feet to the Northern boundary of McPhee Gulch County Road, 330.00 feet to Corner No. 3; thence South 01°42'04" West, 323.17 feet to the Northern boundary of McPhee Gulch County Road, 330.00 feet to Corner No. 4 (shown of record as turning left and running south a distance of 330 feet to corner No. 4); thence South 87°55'33" East, 80.00 (shown of record as turning left and running East a distance of 80.00) feet to the point of beginning.
EXCEPT: any portion of McPhee Gulch County Road.

#2022-11

Minimum Bid: \$1,443.12

Parcel#: 49N02E308275

Location: nka Bear Creek Road, Kington Idaho

Previous Owner: Boris V. Hubar

Tax Deeded: August 11, 2020

Taxes: \$948.12

Recording: \$15.00

Advertising: \$85.00

Miscellaneous Fees: \$395.00

LEGAL DESCRIPTION:

A tract of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 49 North, Range 2 East, B.M., Shoshone County, State of Idaho and being more particularly described as follows:
Using an astronomic meridian and beginning at Corner No. 1, a steel rod monument from whence the Southeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a stone corner, bears South 58°20.4' East, 438.42 feet distant and from whence the Southeast corner of said Section 30 bears South 47°04.2' East, 2,311.76 feet distant; thence North 88°48.3' West, 56.51 feet distance to Corner No. 2 a drill steel; thence North 26°18.1 West 313.45 feet distance to Corner No. 3 a drill steel; thence South 40°59.2' East, 115.78 feet distance to Corner No. 4 a drill steel; thence South 31°56.5' East, 229.58 feet distance to Corner No. 1 a drill steel; the place of beginning.