

**NOTICE OF TAX DEEDED
PROPERTY SALE**

Pursuant to Idaho Code 31-808, the following described real properties, located in Latah County, Idaho, will be sold by the Latah County Board of County Commissioners at public auction on Wednesday, May 31, 2017 starting at the hour of 2:30 P.M. in Room 2B of the Latah County Courthouse, 6th and Van Buren Streets, Moscow, Idaho 83843.

Property #1: Parcel RPJ1390031001AA Legal Description: All of Block 31, Original Town of Juliaetta, as shown by the recorded plat thereof. This property has no known address. Parcel RPJ1390035001AA Legal Description: A parcel of land located in Blocks 34 and 35; Original Town of Juliaetta, as shown by the recorded plat thereof, more fully described as follows: COMMENCING at a point 30 feet East of the Northwest corner of Lot 7, Block 35, Original Town of Juliaetta and running thence along the quarter section line, East a distance of 255 feet; beginning again at the said starting point and running thence South a distance of 246 and 21/100ths feet; thence turning at right angles and running East a distance of 221 and 5/10ths feet; thence in a Northerly direction a distance of 247 and 4/10ths feet to the quarter section line at the termination of the first mentioned line. EXCEPTING THEREFROM all platted streets and alleys within the above described parcel. Property Address: 608 Fourth Street, Juliaetta, ID 83535.

Latah County acquired these properties by means of tax deed issued April 24, 2017. The name and address of the taxpayer, as it appears in the delinquency tax certificate upon which the tax deed held by Latah County was issued as follows: Murl G. Poffenberger, deceased c/o Russell Poffenberger, 2010 Bowsprit Court, Discovery Bay, CA 94505-9111. Minimum Bid of \$17,721.36, that being the total amount of all delinquent taxes, late charges, costs and interest that may have accrued against said properties. There are holdover tenants on Property #1 from previous owners.

A map describing the physical location of these properties may be viewed in the Latah County Treasurer's Office or available at the Latah County web-site <http://www.latah.id.us>. Additional information regarding these properties may be found in the office of the Latah County Treasurer.

Minimum bid for this real estate includes the amount of \$10.00, which sum shall be a fee for recording the deed conveying the real estate to the purchaser. The sale of these properties shall be for cash or upon such terms as the Board of County Commissioners may determine as set forth in Idaho Code 31-808. The Board of County Commissioners further reserves the right to reject any and all bids and further retains their discretionary authority to reject or accept any bid which may be made for less than the minimum bid. Bidders should be aware that these parcels are sold "as is" with no warranties.

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