

# Asotin County Treasurer

PO Box 99 Asotin WA 99402

(509) 243-2010 Fax: (509) 243-2023

Holly Schiffer  
Treasurer

## 2016 TREASURER'S FORECLOSURE SALE SALE DATE 1/6/17

You or your agent must be present to bid in the oral auction. If you wish to bid, you will be asked to register at the Asotin County Courthouse Basement Conference Room prior to the sale. You will be given a bidding number card. Only those with a bidding card will be recognized when the bidding takes place. There will be no time allowed to go to the bank for funds after the sale has been completed. The successful bidder must be prepared to pay for the property immediately after the sale. ***Only cash or cashier's check will be accepted.*** Once the receipt is issued, the sale is concluded.

You will be charged a fee for the preparation of the Treasurer's Deed and the filing of the excise tax affidavit and the deed. Your deed will be recorded and returned to you within 30 days of the sale.

Once property is sold in a Treasurer's Foreclosure Sale there is no redemption period unless there is an Internal Revenue Service lien on the property or the legal owner is a minor or considered legally incompetent. Properties not sold become the property of the County. A separate procedure exists which allows this property to be sold as county Tax Title Property at a later time determined by the County Commissioners.

As real estate taxes are in the first lien position, the tax foreclosure extinguishes all other encumbrances including but not limited to Deeds of Trust, mortgages, contracts, liens, judgments and any similar items. However, Internal Revenue liens remain for 120 days after the sale. You will be advised of any IRS liens before an item is sold. Parcels are sold subject to special assessment liens, if any. Also, easements recorded prior to tax delinquency as well as public utility easements may still apply. The county can make no guarantees, however, that the prior lien holders will honor this extinguishment. If prior lien holders attempt to collect on their liens after the property has been foreclosed on, it is entirely up to the new owner to defend against these claims.

The interested party must do all research. Normally this would include checking maps in the Assessor's Office and checking with the Public Works/Building and Planning department to inquire about the appropriate use of the land. An onsite inspection should be made. ***(Please Be Advised: These parcels are privately owned until the conclusion of the auction. Any site inspection of the listed parcels must be done with the authorization of the current parcel owner. Anyone inspecting these parcels from anywhere other than the access point does so without authorization of Asotin County. Please respect the property rights of the parcel owners.)*** Just because a property looks desirable on a map does not mean it is in actuality. A map does not show the topography such as ravines, hills, slopes, etc., nor does the map show what is on the

property (dense growth, boulders, debris, garbage, etc.). Easements are not extinguished by the foreclosure sale but remain with the land. You may not block the easement or try to extort money out of the users.

The parcels of land are offered where is and as is without any representation or warranty, expressed or implied. No claim will be considered for allowance or adjustment or for rescission of the sale based upon failure of the property to conform to any representation, express or implied.

*It is up to you to know exactly what you are bidding on. We cannot stress this enough.*

The foreclosure sale is tentatively set for **January 6<sup>th</sup> 2017** in the County Commissioner's Chambers, Asotin County Courthouse Annex, Asotin, Washington.

The Treasurer's Office does not have any access to these properties.

The county web site is [www.co.asotin.wa.us](http://www.co.asotin.wa.us).

Vicki Allen, Foreclosure Clerk  
PO Box 99  
Asotin WA 99402  
Phone: (509) 243-2010  
FAX: (509) 243-2023  
E-mail: [vallen@co.asotin.wa.us](mailto:vallen@co.asotin.wa.us)

ID: 1 041 29 005 0025 0000

PrintParcelInfo

Subd: 1410 TCd: 23P St: Typ: 11 SC: R: R3 Z: D: 5 ID NO: 195300

Property Name: CHAPMAN, DENNIS L  
 Address: 2506 STAFFORD DR  
 CLARKSTON WA 99403

Mailing Name: CHAPMAN, DENNIS L  
 Address: 2506 STAFFORD DR  
 CLARKSTON WA 99403

Legal: Sec/Blk: TwN/Lot: 5 Rg/Blk: I-2 L/I: Mortgage#: T/S:  
 Bank:

Desc 1: CLARKSTON HEIGHTS Desc 2: W100' N PT LT 5 BK I-2  
 Desc 3: Desc 4:  
 Acres: 0.28 Impr: 0.28 Unimpr: 0.00 Impr: Unimpr:  
 Acre Values: Market ->Impr: 0 Unimpr: 0 Open/Sp->Impr: 0 0  
 Curr Value: Market ->Land: 25,000 Impr: 1,500 26,500 Tax Information:  
 Open/Sp->Land: 0 Impr: 0 0 Tax Levied: 302.09  
 Sen/Cit ->Land: 0 Impr: 0 0 Exempt: 0.00  
 Prev Value: Market ->Land: 25,000 Impr: 1,400 26,400 Weed: 6.40  
 Open/Sp->Land: 0 Impr: 0 0  
 Sen/Cit ->Land: 0 Impr: 0 0

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	Total
09	6.40	6.40-	0.00	0.00	0.00	0.00	0.00	0.00
10	6.40	6.40-	0.00	0.00	0.00	0.00	0.00	0.00
11	6.40	6.40-	0.00	0.00	0.00	0.00	0.00	0.00
12	118.64	6.40-	112.24	0.00	112.24	8.98	57.24	178.46
13	342.81	0.00	342.81	171.41	171.40	37.71	154.26	534.78
14	319.48	0.00	319.48	159.74	159.74	35.14	105.43	460.05
15	311.37	0.00	311.37	155.69	155.68	34.25	65.39	411.01
16	302.09	0.00	302.09	151.05	151.04	33.23	27.19	362.51

mmdyy 01/06/17



Report Date: 09/30/2016  
 ID: 7 056 00 096 0055 0000

ASOTIN COUNTY TREASURER  
 PrintParcelInfo

Report Time: 2:05 PM Page 1

Subd: 9700 TCd: 30 St: Typ: SC: R: R9 Z: D: \* ID NO: 256800

Property Name: EARL, PAULA L  
 Address:

Mailing Name: EARL, PAULA L  
 Address:

ANATONE WA 99401

1193 LINDSEY CREEK  
 LEWISTON ID 83501

Legal: Sec/Blk: 9 TwN/Lot: 7 Rg/Blk: 45 L/I: Mortgage#: T/S:  
 Bank:

Desc 1: E1/2 SE1/4 NW1/4 NW1/4

Desc 2:

Desc 3:

Desc 4:

RP 1-056-00-096-0055-0000

Acres:	5.00	Impr:	5.00	Unimpr:	0.00	Impr:	Unimpr:
Acre Values:	Market - ->Impr:	0	Unimpr:	0	Open/Sp- >Impr:	0	0
Curr Value:	Market - ->Land:	0	Impr:	0	0	Tax Information:	
	Open/Sp ->Land:	0	Impr:	0	0	Tax Levied:	17.70
	Sen/Cit ->Land:	0	Impr:	0	0	Exempt:	0.00
Prev Value:	Market - ->Land:	0	Impr:	0	0	Weed:	0.00
	Open/Sp ->Land:	0	Impr:	0	0		
	Sen/Cit ->Land:	0	Impr:	0	0		

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	Total
09	17.70	17.70-	0.00	0.00	0.00	0.00	0.00	0.00
10	17.70	0.00	17.70	17.70	0.00	1.95	14.34	33.99
11	17.70	0.00	17.70	17.70	0.00	1.95	12.21	31.86
12	17.70	0.00	17.70	17.70	0.00	1.95	10.09	29.74
13	17.70	0.00	17.70	17.70	0.00	1.95	7.97	27.62
14	17.70	0.00	17.70	17.70	0.00	1.95	5.84	25.49
15	17.70	0.00	17.70	17.70	0.00	1.95	3.72	23.37
16	17.70	0.00	17.70	17.70	0.00	1.95	1.59	21.24

Report Date: 09/30/2016  
 ID: 1 056 00 096 0055 0000

ASOTIN COUNTY TREASURER  
 PrintParcelInfo

Report Time: 2:04 PM Page 1

Subd: 1560 TCd: 30 St: Typ: 10 SC: R: R3 Z: D: 1 ID NO: 256800

Property Name: EARL, PAULA L  
 Address:

Mailing Name: EARL, PAULA L  
 Address:

ANATONE WA 99401

1193 LINDSEY CREEK  
 LEWISTON ID 83501

Legal: Sec/Blk: 9 Twn/Lot: 7 Rg/Blk: 45 L/I: Mortgage#: T/S:  
 Bank:

Desc 1: UNPLATTED ANATONE

Desc 2: E1/2 SE1/4 NW1/4 NW1/4

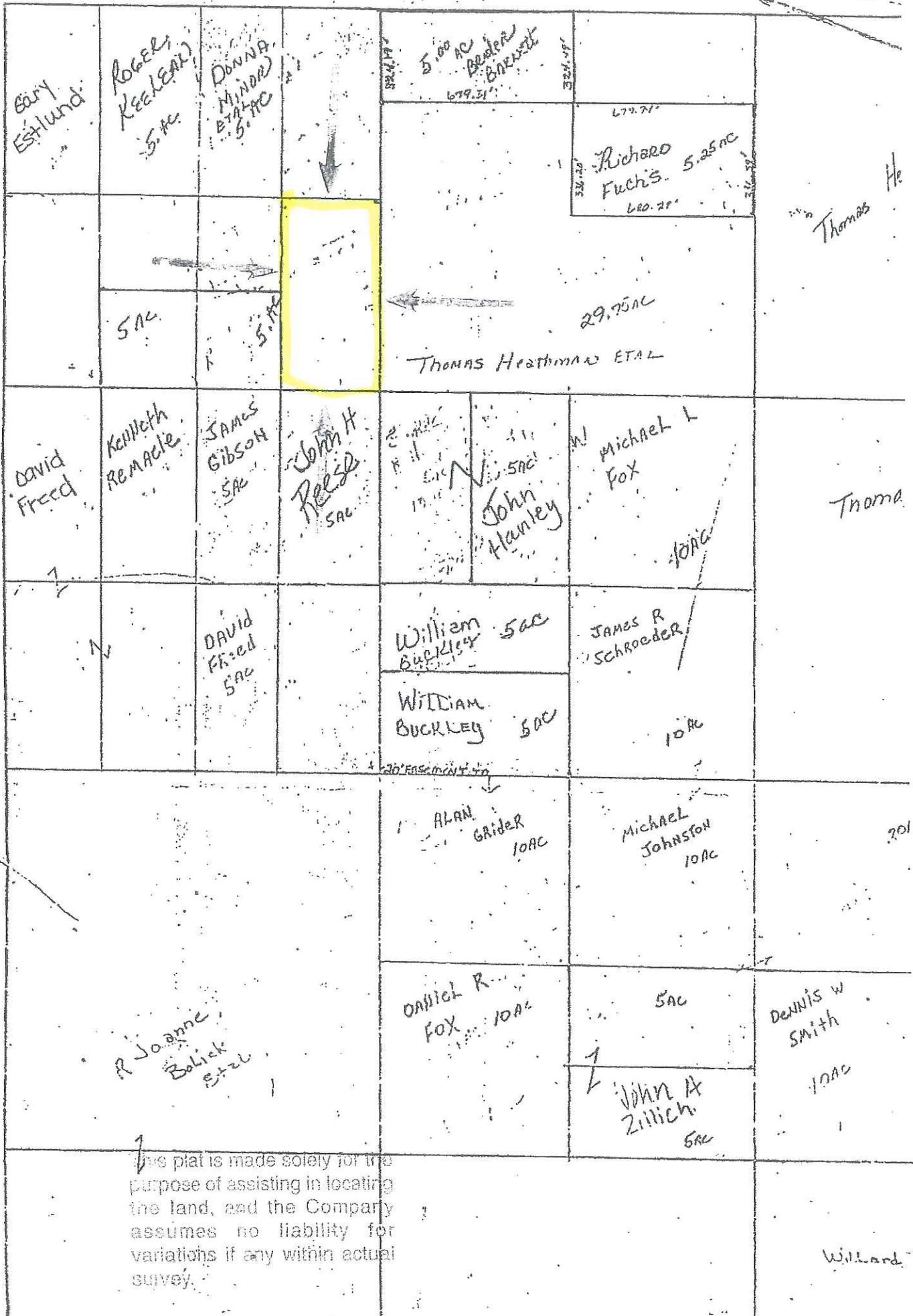
Desc 3:

Desc 4: 7-056-00-096-0055

Acres:	5.00	Impr:	0.00	Unimpr:	5.00	Impr:	Unimpr:
Acre Values:	Market ->Impr:	0	Unimpr:	0	Open/Sp->Impr:	0	0
Curr Value:	Market ->Land:	30,000	Impr:	0	30,000	Tax Information:	
	Open/Sp->Land:	0	Impr:	0	0	Tax Levied:	313.43
	Sen/Cit->Land:	0	Impr:	0	0	Exempt:	0.00
Prev Value:	Market ->Land:	30,000	Impr:	0	30,000	Weed:	6.40
	Open/Sp->Land:	0	Impr:	0	0		
	Sen/Cit->Land:	0	Impr:	0	0		

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	Total
10	301.14	0.00	301.14	150.57	150.57	33.13	243.92	578.19
11	316.65	0.00	316.65	158.33	158.32	34.83	218.49	569.97
12	320.54	0.00	320.54	160.27	160.27	35.26	182.71	538.51
13	321.05	0.00	321.05	160.53	160.52	35.32	144.47	500.84
14	319.27	0.00	319.27	159.64	159.63	35.12	105.36	459.75
15	320.05	0.00	320.05	160.03	160.02	35.21	67.21	422.47
16	313.43	0.00	313.43	156.72	156.71	34.48	28.21	376.12



Eary Estlund

ROGER KEELE  
5 AC

DONNA MINDER  
5 AC

5 AC

5.00 AC  
Bader  
BARNETT  
679.31'

5.25 AC  
Richard Fuchs  
679.21'

Thomas He

5 AC

5 AC

[Yellow highlighted parcel]

29.75 AC  
THOMAS HEATHMAN ETAL

10 AC

David Freed

Kenneth Remacle

JAMES GIBSON  
SAC

John H. Reese  
SAC

5 AC  
John Hanley  
SAC

10 AC  
Michael L. Fox

10 AC

Thoma

David Freed  
SAC

DAVID FREED  
SAC

5 AC

5 AC  
WILLIAM BUCKLEY

5 AC  
WILLIAM BUCKLEY

10 AC  
JAMES R. SCHROEDER

10 AC

Joanne Bolick et al

10 AC  
ALAN GRAIDER

10 AC  
MICHAEL JOHNSTON

10 AC

201

10 AC  
DANIEL R. FOX

5 AC  
JOHN A. ZILICH  
SAC

10 AC

DENNIS W. SMITH  
10 AC

Willard

ID: 1 047 35 007 0000 0000

PrintParcelInfo

Subd: 1470 TCd: 26 St: Typ: 10 SC: R: R1 Z: D: 1 ID NO: 667700

Property Name: TUSCHHOFF, JAMES F  
 Address: TUSCHHOFF, CINDY R  
 ASOTIN WA 99403

Mailing Name: TUSCHHOFF, JAMES F  
 Address: TUSCHHOFF, CINDY R  
 910 RIVERVIEW BLVD  
 CLARKSTON WA 99403

Legal: Sec/Blk: TwN/Lot: 7 Rg/Blk: 35 L/I: Mortgage#: T/S:  
 Bank:

Desc 1: SCHANK & REEDS ADD'N Desc 2:  
 Desc 3: LT 7 BLK 35 Desc 4:  
 Acres: 0.00 Impr: 0.00 Unimpr: 0.00 Impr: Unimpr:  
 Acre Values: Market ->Impr: 0 Unimpr: 0 Open/Sp->Impr: 0 0  
 Curr Value: Market ->Land: 2,000 Impr: 0 2,000 Tax Information:  
 Open/Sp->Land: 0 Impr: 0 0 Tax Levied: 23.24  
 Sen/Cit ->Land: 0 Impr: 0 0 Exempt: 0.00  
 Prev Value: Market ->Land: 2,000 Impr: 0 2,000 Weed: 0.00  
 Open/Sp->Land: 0 Impr: 0 0  
 Sen/Cit ->Land: 0 Impr: 0 0

SUMMARY TOTAL

YR	Tax Amnt	Paid	Balance	Half 1	Half 2	Penalty	Interest	Total
11	23.03	23.03-	0.00	0.00	0.00	0.00	0.00	0.00
12	23.32	23.32-	0.00	0.00	0.00	0.00	0.00	0.00
13	23.89	0.00	23.89	23.89	0.00	2.63	10.75	37.27
14	23.76	0.00	23.76	23.76	0.00	2.61	7.84	34.21
15	23.71	0.00	23.71	23.71	0.00	2.61	4.98	31.30
16	23.24	0.00	23.24	23.24	0.00	2.56	2.09	27.89

mmddyy 01/06/17

41

42

Mon 263.5

This plat is made solely for the purpose of assisting in locating the land, and the Company assumes no liability for variations if any within actual survey.

390 1ST

SCHOOL DIST #420

SCHOOL DIST #420

33

SCHOOL DIST #420

METHODIST CHURCH

SCHOOL DIST #420

390 2ND

SCHOOL #420

BRUCE W. HUSTELLE, OTAL, TUSCHKE, D. GRAY, J. W. W.

34

George L. Saward, I. Norman, Bartlett, Dennis

16, 17, 18, 19, 20

9 + 50 P.L., 100' 38' LT., 20' 00'

15, 16, 17, 18, 19, 20, Rail