

VALLEY COUNTY NOTICE OF PENDING ISSUE OF TAX DEED

NOTICE IS HEREBY GIVEN to each of the owners claimants on the property hereinafter described that under the provisions of Revenue Laws of the State of Idaho, the County Treasurer, as Tax Collector of Valley County in said State, is deemed to be the purchaser, in trust, as of the 27th day of July 2026, of certain property described in a delinquency entry made in respect of unpaid taxes for the year 2022 or prior years. YOU ARE FURTHER NOTIFIED, that if said delinquent entry is not redeemed on or before July 27, 2026, 1:00 p.m., by payment with certified funds or cash of said unpaid taxes together with late charges, interest, and all costs and expenses up to the date of said payment at the Valley County Treasurer's office at 219 N. Main St., Cascade, Idaho, the Valley County Treasurer shall thereupon, as required by law, make application to the Board of County Commissioners of Valley County, State of Idaho, for a hearing to be held on July 27, 2026 at 1:00 p.m., or as soon thereafter as said application can be heard, at 219 N. Main St., Cascade, Idaho, for a Tax Deed conveying the described property to said Valley County, State of Idaho, absolute title, free of all encumbrances, except any lien for taxes which may have attached subsequently to the assessment referred herein.

YOU ARE FURTHER NOTIFIED, that the record owner or owners, or any party of interest pursuant to Idaho Code Section 63-1006, Idaho Code, may appear in person or by counsel, and if appearing, shall have adequate opportunity to be heard, present evidence, confront and cross-examine any witness or evidence appearing therein, and to obtain any present evidence on behalf of said record owner or owners or said party of interest. Should you have further inquiries or objections, please direct them to the Valley County Treasurer, Valley County Courthouse, P.O. Box 1350, 219 N. Main St., Cascade, Idaho, 83611, (208) 382-7110, no later than two working days prior to the hearing date noted. Auxiliary aids or services for persons with disabilities are available upon request. Please call (208) 382-7110 so that arrangements can be made.

Dated at Cascade, Idaho this 20th day of July, 2026.

Johanna Defoort, Treasurer and Ex-Officio Tax Collector of Valley County, Idaho.

Pub. June 25, July 2, 9 and 16 of 2026.

PARCEL/NAME	LEGAL DESCRIPTION	YEAR	TAX	INTEREST	LATE FEE	COST	TOTAL
RP17N03E114260 BITTENBENDER BRETT PO BOX 3170 MCCALL ID 83638	TAX NO. 149 IN SE4 NW4 S11 T17N R3E	2022	3.66	1.60	0.08	337.36	342.70
RP00188000015A CAVERLY MANSON 19400 133RD AVE N ROGERS MN 55374	ORA MAY SUBDIVISION LOT 15 1974 BUDDY 12X46 M.H. SER #049404851 13010 NAVAJO RD	2022	749.75	327.86	14.99	363.72	1,456.32
RPM0171001015A CITIZENS TELECOMMUNICATIONS 135 LAKE ST S STE 155 KIRKLAND WA 98033	AMENDED PLAT OF MCCALL LOTS 15 THRU 20; & LOT A BLOCK 1 ASSESSED BY THE S.T.C. TCO-43-03-080-25 AND 26 201 LENORA ST	2022	880.00	384.82	17.60	379.12	1,661.54
RP00531000000A DEER MEADOWS LLC 3026 W MADISON BOISE ID 83702	DEER MEADOWS SUBDIVISION "COMMON AREA"	2022	18.24	7.98	0.36	337.36	363.94
RP000500000250 GRAHAM KIM 10526 64TH AVE NE MARYSVILLE WA 98270	CR-5 SUBDIVISION LOT 5A-25 (AKA) CASCADE RESERVOIR SUB 76 ARLING TR	2022	801.28	350.40	16.02	347.80	1,515.50
RP000170000350 LAND ESTATE LLC 350 WARD AVE STE 106-241 HONOLULU HI 96814	RECORDER'S PLAT OF BARNES WEST MOUNTAIN SUB NO. 1 LOT 35	2022	86.29	37.72	1.70	262.96	388.67
RPM03550000150 MC DONALD COREY B PO BOX 2797 MCCALL ID 83638	VILLAGE II CONDOMINIUMS UNIT 15 304 MC BRIDE ST #207	2022	216.19	94.53	4.30	309.56	624.58
RPM0152000004E MC DONALD L L C PO BOX 2797 MCCALL ID 83638	MOLONY'S ADDITION LOTS 4-E & 4-H 303 SUNSET ST	2022	2,646.43	1157.27	52.94	358.24	4,214.88
RP17N03E348775 MC GINNIS DAVID C PO BOX 582 DONNELLY ID 83615	TAX NO 7 IN W/2 SE S34 T17N R3E 13336 HIGHWAY 55	2022	1,423.31	622.40	28.47	389.56	2,463.74
RP005610000040 MINERT JEFFERY 1383 S HIDDEN ISLAND PL EAGLE ID 83616	THE WILLOWS, PHASE I LOT 4 13739 GROUSE KNOLL PLACE	2022	146.90	64.24	2.94	248.44	462.52

RPC04830010010 MINYARD TERYL PO BOX 232 CASCADE ID 83611	LEISURETIME R.V. PARK SUB NO.3 LOT 1 BLOCK 1 2008 CAVCO PARK MODEL ON MH ROLL 514 A56 SAWYER ST	2022	134.55	58.83	2.71	204.17	400.26
RPC04830060130 MINYARD TERYL PO BOX 232 CASCADE ID 83611	LEISURETIME R.V. PARK SUB NO.3 LOT 13 BLOCK 6 2007 CAVCO PM REGISTERED FOR 2019 514 P23 SAWYER ST	2022	260.69	113.97	5.21	244.17	624.04
RP001040001950 MOTT JAMES R 1305 AMBER DR MOUNTAIN HOME ID 83647	GOLD DUST RANCH NO. 2 LOT 195 44 E PROSPECTORS DR	2022	239.34	104.66	4.78	337.36	686.14
RP00142000001C RODEBAUGH GERALD A 348 MAKI LN MCCALL ID 83638	LONG VALLEY SUBDIVISION NO. 2 TAX NO. 2 IN LOT 1 348 B MAKI LN	2022	543.67	237.77	10.90	368.68	1,161.02
RP000620000130 RUSTIC LUX RETREAT LLC 120 N 12TH ST APT 1515 BOISE ID 83702	C-WAY SUBDIVISION LOT 13 1047 CEE WAY LOOP	2022	15.46	6.71	0.30	39.35	61.82
RP000170000270 SEIBEL LARRY R PO BOX 1631 TROUT CREEK MT 59874	RECORDER'S PLAT OF BARNES WEST MOUNTAIN SUB NO. 1 LOT 27	2022	300.04	131.20	6.00	337.36	774.60
RP18N03E175730 WALKER BURTON E PO BOX 1043 MCCALL ID 83638	PT W/2 SW4 (AKA) PT OF CHAD DRIVE S17 T18N R3E	2022	18.24	7.98	0.36	337.36	363.94
RPM05380030590 WHITNEY FRAMING LLC PO BOX 189 MCCALL ID 83638	RIVER'S CROSSING SUBDIVISION LOT 59 BLOCK 3 174 MORGAN DR	2022	188.69	82.50	3.74	182.65	457.58
RP00005002042A WOLFE MARK 2305 E STAR LN MERIDIAN ID 83642	ALLEN 4TH SUBDIVISION LOT 42 DIVISION 2 1984 FLEETWOOD 26X60 M.H. SER #IDFL2AE050403905 ION MH ROLL 578 TEEPEE RD	2022	35.26	15.44	0.70	55.71	107.11