

NOTICE OF SALE OF REAL ESTATE

NOTICE IS HEREBY GIVEN, that in pursuance of an order of the Board of County Commissioners of Washoe County, Nevada, made on the tenth day of October, 2023, the undersigned, Treasurer of Washoe County, Nevada, will sell at public auction to the highest bidder for cash, legal money of the United States of America, on Wednesday, April 17, 2024, in the Commissioner's Chambers of the Administrative Building at 1001 E 9th St, Reno, NV, in accordance with the provisions of NRS 361.595, all of the right, title and interest of Washoe County, Nevada, in and to all of that certain lot, piece or parcel of land lying and being in the County of Washoe, State of Nevada, and particularly described as follows, TO WIT -

Registration will open at 9:00 am on Monday April 15, 2024, and close at 5:00 P.M. on Tuesday April 16, 2024, and be conducted in the office of the Washoe County Treasurer. A five hundred dollar (\$500.00) per bidder pre-bid deposit, in certified funds, is required at the time of registration.

The following parcels will be sold in the order listed below starting at 10:00 A.M. on Wednesday April 17, 2024:

1.	001-541-05	3281 PLATTE RIVER CT	
		SKY COUNTRY ESTATES 6 LOT 605 BLOCK D	
		Base Bid	\$ 100,988.00

2.	012-504-22	2500 E 2ND ST 1854	
		GRAND SIERRA RESORT 1B LOT 1854	
		Base Bid	\$ 6,350.00

3.	014-115-30	CALIENTE ST	
	REDEEMED	PM 4913 LOT B	
		Base Bid	\$ 37,306.00

4.	015-281-34	ORANGE LN	
		HILLBRAE FRAC LOT 6 & 7	
		Base Bid	\$ 6,909.56

5.	016-370-25	8910 WESTERN SKIES DR	
		FRAC NW4 NW4 SEC 23 TWP 18N RGE 20E	
		Base Bid	\$ 129,216.00

6.	021-401-14	4596 SPRING DR	
		DONNER SPRINGS 2C3 LT 24 BLK B	
		Base Bid	\$ 57,808.00

7.	027-063-31	WINDERMERE RD	
		FRAC NE4 SEC 32 TWP 20N RGE 20E	
		Base Bid	\$ 1,549.00

8.	031-443-30	2136 ROUNDHOUSE RD
	REDEEMED	IRONHORSE VILLAGE 2 UT 1 AMD LT 6 BLK E
		Base Bid \$ 24,588.00

9.	050-443-10	3365 CLARK DR
		WASHOE VALLEY FARMS FRAC LOT 1 BLK J
		Base Bid \$ 43,924.00

10.	061-220-14	UNSPECIFIED
		SE4 SE4 SEC 11 TWP 43N RGE 21E
		Base Bid \$ 3,640.00

11.	066-070-61	UNSPECIFIED
		W2 SE4 SW4 SEC 34 TWP 36N RGE 20E
		Base Bid \$ 2,240.00

12.	066-250-13	UNSPECIFIED
		W2 NE4 SW4 SEC 10 TWP 41N RGE 19E
		Base Bid \$ 1,890.00

13.	071-220-10	UNSPECIFIED
		FRAC E2 NE4 SW4 SEC 15 TWP 32N RGE 23E
		Base Bid \$ 10,500.00

14.	074-161-48	UNSPECIFIED
		SE4 NW4 SEC 32 TWP 27N RGE 18E
		Base Bid \$ 4,187.00

15.	074-301-04	1ST AVE
		FLANIGAN TOWNSITE FRAC BLK 5
		Base Bid \$ 919.00

16.	074-441-04	UNSPECIFIED
		NE4 NE4 NW4 SEC 16 TWP 26N RGE 18E
		Base Bid \$ 2,100.00

17.	076-220-03	450 IRONWOOD RD
		DLM 8 PAR 20-2-1-3
		Base Bid \$ 82,364.00

18.	076-690-52	DETAR PL
		DLM 156 LT 5
		Base Bid \$ 35,000.00

19.	084-090-44	8645 CANYON RIVER CT P
		PM 4519 LOT C
		Base Bid \$ 124,245.00

20.	085-660-06	5736 SIDEHILL DR
		FRAC NW4 SE4 NW4 SEC 18 TWP 20N RGE 20E
		Base Bid \$ 37,290.00

21.	085-812-08	499 SHORT AVE
		ROS 1168 LOT A
		Base Bid \$ 37,245.00

22.	125-244-37	858 JEFFREY ST
		INCLINE VILLAGE 1 LOT 39 & FRAC LOT 38 BLK C
		Base Bid \$ 189,006.00

23.	140-421-08	10000 BURGHLEY LN
		VILLAGES AT DAMONTE RANCH 11A LT 8
		Base Bid \$ 305,567.00

24.	506-050-24	252 East 9TH AVE
		FRAC NE4 NE4 NE4 SEC 18 TWP 20N RGE 20E
		Base Bid \$ 46,374.00

25.	508-052-06	6230 RAMS HORN RD
	REDEEMED	JUNIPER TERRACE MOBILE HOME ESTATES 6 B LOT 93
		Base Bid \$ 39,100.00

26.	556-251-17	17710 FAIRFAX CT
		WOODLAND VILLAGE 8 LT 637
		Base Bid \$ 84,489.00

Registration will be conducted the two business days prior to the auction date in the office of the Washoe County Treasurer, 1001 E. Ninth Street, Suite D140, Reno NV. A valid government I.D. is required. All bidders must be registered prior to the date of the auction. All eligible bidders will receive their bidder number prior to the start of the auction. Prospective bidders who arrive after the Tuesday April 16, 2024, 5:00 pm deadline will not be registered or allowed to bid. The auction is scheduled to begin at 10:00 am on April 17, 2024.

No bid less than the amount of delinquent taxes, delinquent assessments, or the assessed valuation, plus the costs of publication, will be accepted. Properties sold at the auction may still be subject to remaining principal and accruing interest due on assessments and/or utility billings.

The successful bidder shall deposit (in the form of cash, certified check, or cashier's check) with the County Treasurer the sum of five hundred dollars (\$500.00) per parcel, at the time of the acceptance of the successful bid; and before 5:00 P.M. of the next working day, deliver to the County Treasurer cash, certified check, cashier's check, or electronic transfer of money in the amount of the successful bid, less the five hundred dollar (\$500.00) per parcel deposit. If the final bid is less than five hundred dollars (\$500.00), the full amount must be paid at the time of the acceptance of the successful bid.

The five hundred dollar (\$500.00) pre-bid deposit will be applied towards the minimum required deposit amounts stated above. If you are the successful bidder for more than one parcel, an additional five hundred dollar (\$500.00) deposit is required for each additional successful bid. If you are not a successful bidder a refund of your deposit will be made within five (5) business days.

If the successful bidder fails to deliver to the County Treasurer the cash, certified check, cashier's check or electronic transfer of money within the specified time, the successful bid will be void and the five hundred dollar (\$500.00) deposit is forfeited to Washoe County and shall be deposited to the credit of the County's General Fund.

All sales will be made subject to existing rights of way and easements of Washoe County, Nevada, or the State of Nevada.

CLEAR TITLE IS NOT GUARANTEED –NEITHER WASHOE COUNTY NOR THE COUNTY TREASURER GUARANTEES A CLEAR DEED/TITLE TO ANY PROPERTY, REAL OR PERSONAL; NOR THE CONDITION OF SUCH DEED/TITLE. POTENTIAL BIDDERS ARE ADVISED TO PERFORM A TITLE SEARCH OF ALL PROPERTY PRIOR TO BIDDING.

Further information concerning an updated sale list, including the specific locations and sale prices is available by request at the Washoe County Treasurer's Office, or by visiting our website at www.washoecounty.gov/treas and by consulting the records of the Washoe County Assessor. (1001 E 9th St. Bldg. D, Reno NV 89512, Telephone (775) 328-2510).

We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the auction. If you should require special arrangements for any Washoe County Treasurer Auction, please contact our office at (775) 328-2510 at least 48 hours prior to the date of the auction.

Justin Taylor
Treasurer of Washoe County, Nevada
PUBLISH: March 20, 27 & April 3, 10