

1 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
2 IN AND FOR YAKIMA COUNTY

3 SUNNYSIDE VALLEY IRRIGATION)
4 DISTRICT,) NO. 24-2-02324-39
5)
6 Plaintiff,)
7 vs.) NOTICE OF IRRIGATION
8) ASSESSMENT JUDGMENT SALE
9)
10 THIRTEEN (13) PARCELS OF REAL)
11 PROPERTY AND THE REPUTED OWNERS:)
12 Dale R Near, et.al.,)
13 Defendants.)
14)

15 Public notice is given that pursuant to Judgment Decree and Order of Sale rendered on
16 December 1, 2024 in the Superior Court of the County of Yakima, State of Washington, I shall sell
17 the property described below in a foreclosure sale beginning at 10:00 a.m. on Friday, January 17,
18 2025, at the Sunnyside Valley Irrigation Field office, 1105 Yakima Valley Highway, City of
19 Sunnyside, County of Yakima, State of Washington. This sale is made to pay for delinquent
20 assessments, costs, fees, and interest owed to Sunnyside Valley Irrigation District (“SVID”). Each
21 parcel of property will be sold to the highest and best bidder but bids will not be accepted for less
22 than the minimum sale price set by the Superior Court. The minimum sale price for which each
23 parcel is to be sold is set out on Exhibit “A”, attached hereto and fully incorporated herein. Payment
24 of the entire purchase price, which shall be no less than the respective “Total & Minimum Bid”
25 amount for each parcel of real property as set out on Exhibit “A,” must be made at the time of sale
26 and must be by cash, bank cashier’s check, or negotiable instrument of equivalent security. In
27 addition to payment of the purchase price, Purchasers of each parcel must pay the full amount of any
28 and all property taxes, drainage or diking district assessments, drainage or diking improvement
29 district assessments, and irrigation district assessments due at time of sale, together with costs and
30 interests relating to such taxes or assessments, prior to receiving a Treasurer’s Deed to the property.
31 The property taxes outlined on Exhibit “A” are estimates and the amount due and owing for property
32 taxes may be significantly higher, or lower. SVID does not warrant that the estimated taxes listed are
33 accurate. It is up to the bidder to determine the exact amount of taxes due and owing on the property.

34 The description of the property to be sold at the foreclosure sale together with the minimum
35 bid and approximate amount of other taxes which must be paid before receiving a Deed is set forth on
36 Exhibit “A”, attached hereto and fully incorporated herein.

37 Interested parties and members of the public are invited to participate in the sale. The sale of
38 any property described above will not take place if, by 4:30 p.m., Thursday, January 16, 2025, the
39 minimum bid amount, specified above for each parcel of property, is paid in the manner specified by
40 law.

41 Date signed: December 10, 2024.

42 By: DAVID M FELMAN, Treasurer.
43 Sunnyside Valley Irrigation District

1 **Exhibit "A"**

2
3 Parcel 1: PAID

4 ~~Yakima County Tax Parcel No.: 211022 44015~~

5 ~~Legal: The East 292 feet of the South 225 feet of the Southeast 1/4 of Section 22, Township~~
6 ~~10 North, Range 21, E.W.M.; EXCEPT the West 71 feet; AND EXCEPT the South 20 feet~~
7 ~~for road. Situated in Yakima County, State of Washington.~~

8 ~~Situs: 71 Barnhill Rd, Granger, WA 98932~~

9 ~~Assessment and Interest \$ 681.12~~

10 ~~Foreclosure Costs: \$1,313.20~~

11 ~~Partial Payment \$ (800.00)~~

12 ~~Total & Minimum Bid: \$1,194.32~~

13 ~~Estimated Yakima County~~

14 ~~Taxes to be Paid: \$6,404.96~~

15 Parcel 2: PAID

16 ~~Yakima County Tax Parcel No.: 221026 43431~~

17 ~~Legal: Lot 7, Block 2, GATEWAY HOMES, according to the plat thereof, recorded in~~
18 ~~Volume "S" of Plats, Page 40, records of Yakima County, Washington. Situated in Yakima~~
19 ~~County, State of Washington.~~

20 ~~Situs: 704 Terry St, Sunnyside, WA 98944~~

21 ~~Assessment and Interest \$ 613.89~~

22 ~~Foreclosure Costs: \$1,313.20~~

23 ~~Total & Minimum Bid: \$1,927.09~~

24 ~~Estimated Yakima County~~

25 ~~Taxes to be Paid: \$0~~

26 Parcel 3: PAID

27 ~~Yakima County Tax Parcel No.: 221026 44446~~

28 ~~Legal: Lot 29 and the East 1/2 of Lot 30, SPAULDINGS SUBDIVISION, as recorded in~~
29 ~~Volume "E" of Plats, Page 49, records of Yakima County, Washington. Situated in Yakima~~
30 ~~County, State of Washington.~~

31 ~~Situs: 124 Spalding Ave, Sunnyside, WA 98944~~

32 ~~Assessment and Interest \$ 613.89~~

33 ~~Foreclosure Costs: \$1,313.20~~

34 ~~Total & Minimum Bid: \$1,927.09~~

35 ~~Estimated Yakima County~~

~~Taxes to be Paid: \$1,017.46~~

1 Parcel 4: PAID

2 ~~Yakima County Tax Parcel No.: 221036-12435~~

3 ~~Legal: The North 91.8 feet of the East 120 feet of Lot 28, Block "I", of SUNNYSIDE~~
4 ~~GARDENS, according to the official plat thereof, recorded in Volume "B" of Plats, Page 56,~~
5 ~~records of Yakima County, Washington. Situated in Yakima County, State of Washington.~~

6 ~~Situs: 1219 11th St., Sunnyside, WA 98944~~

7 ~~Assessment and Interest \$ 578.71~~

8 ~~Foreclosure Costs: \$1,313.20~~

9 ~~Total & Minimum Bid: \$1,891.91~~

10 ~~Estimated Yakima County~~
11 ~~Taxes to be Paid: \$995.52~~

12
13 Parcel 5: PAID

14 ~~Yakima County Tax Parcel No.: 230931-32419~~

15 ~~Legal: Lot 3, Block 22, PHILLIP'S FOURTH ADDITION TO MABTON, WASHINGTON,~~
16 ~~as recorded in Volume "B" of Plats, Page 42, records of Yakima County, Washington.~~
17 ~~Situated in Yakima County, State of Washington.~~

18 ~~Situs: 404 Jackson St., Mabton, WA 98935~~

19 ~~Assessment and Interest \$ 613.89~~

20 ~~Foreclosure Costs: \$1,313.20~~

21 ~~Total & Minimum Bid: \$1,927.09~~

22 ~~Estimated Yakima County~~
23 ~~Taxes to be Paid: \$0~~