

**SKAMANIA COUNTY 2012 TAX FORECLOSURE SALE  
MINIMUM BID SHEET**

**DATE OF SALE:** January 23, 2017

**TIME:** 10:00 a.m.

**PLACE:** Skamania County Courthouse

**TERM OF SALE:** Cash or Cashier's Check to best and highest bidder

**NO PERSONAL CHECKS WILL BE ACCEPTED**

**PARCEL NUMBER:** 03073614309000 – Niedert, Mabel E. – 75 NW Thomas St.

**LEGAL DESCRIPTION:** A TRACT OF LAND RUNNING 119 FEET WEST AND 80 FEET NORTH AND THEN 119 FEET EAST AND 80 FEET SOUTH, LYING IMMEDIATELY WEST OF THE WEST SIDE OF STRAWBERRY ROAD AND IN THE SOUTHERLY PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

COMMENCING AT A POINT WHICH IS 20.2 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF SAID LOT 1 OF STEVENSON PARK ADDITION; THENCE SOUTH 42°09' EAST TO INTERSECTION WITH THE WEST SIDE OF STRAWBERRY ROAD THENCE SOUTH 00°36' EAST 84.7 FEET ALONG THE WEST SIDE OF STRAWBERRY ROAD; THENCE WEST 185 FEET; THENCE NORTH 150 FEET TO THE SOUTH LINE OF SAID 150 FEET STRIP OF LAND; THENCE EAST ALONG THE SOUTH LINE OF SAID 150 FEET STRIP TO THE PLACE OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT WHICH IS 20.2 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF LOT 1 OF STEVENSON PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE SOUTH 42°09' EAST TO THE INTERSECTION WITH THE WEST LINE OF STRAWBERRY ROAD; THENCE SOUTH 00°36' EAST 84.7 FEET ALONG THE WEST LINE OF STRAWBERRY ROAD; THENCE WEST 185 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 90 FEET; THENCE EAST 71 FEET; THENCE SOUTH 90 FEET; THENCE WEST 71 FEET TO THE INITIAL POINT.

**MINIMUM BID:** \$9,554.01

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**PARCEL NUMBER:** 03073614260000 – Niedert, Mabel E. – 361 Frank Johns Rd

**LEGAL DESCRIPTION:** COMMENCING AT A POINT WHICH IS 20.2 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF SAID LOT 1 OF STEVENSON PARK ADDITON; THENCE SOUTH 42° 09' EAST TO THE INTERSECTION WITH THE WEST SIDE OF STRAWBERRY ROAD; THENCE SOUTH 00°36' EAST 84.7 FEET ALONG THE WEST SIDE OF STRAWBERRY ROAD; THENCE WEST 185 FEET; THENCE NORTH 150 FEET TO THE SOUTH LINE OF SAID 150 FEET STRIP; THENCE EAST ALONG THE SOUTH LINE OF SAID 150 FEET STRIP TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID ABOVE DESCRIBED LAND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT OF LAND A

**PARCEL NUMBER 03073614260000 (continued)**

DISTANCE OF 129 FEET TO A POINT; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID ABOVE DESCRIBED TRACT OF LAND A DISTANCE OF 90 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF THE FIRST ABOVE DESCRIBED TRACT OF LAND TO THE EAST LINE OF SAID TRACT OF LAND; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID FIRST ABOVE DESCRIBED TRACT OF LAND TO THE POINT OF BEGINNING.

ALSO INCLUDING THAT PORTION BEGINNING AT A POINT WHICH IS 20.2 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF LOT 1 OF STEVENSON PARK ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE SOUTH 42°09' EAST TO THE INTERSECTION WITH THE WEST LINE OF STRAWBERRY ROAD; THENCE SOUTH 00°36' EAST 84.7 FEET ALONG THE WEST LINE OF STRAWBERRY ROAD; THENCE WEST 114 FEET; THENCE NORTH 80 FEET TO THE INITIAL POINT OF THE TRACT OF LAND HEREBY DESCRIBED; THENCE NORTH 10 FEET; THENCE EAST 114 FEET; THENCE SOUTH 10 FEET; THENCE WEST 114 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED.

ALSO EXCEPT THAT PORTION THEREOF WHICH LIES WITHIN THE RIGHT OF WAY FOR THE PUBLIC ROAD KNOWN AND DESIGNATED AS FRANK JOHNS ROAD.

ALSO EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT WHICH IS 20.2 FEET WEST OF THE SOUTHEAST CORNER OF A STRIP OF LAND 150 FEET IN WIDTH CUT OFF THE NORTH SIDE OF SAID LOT 1 OF STEVENSON PARK ADDITION; THENCE SOUTH 42° 09' EAST TO THE INTERSECTION WITH THE WEST SIDE OF STRAWBERRY ROAD; THENCE SOUTH 00°36' EAST 84.7 FEET ALONG THE WEST SIDE OF STRAWBERRY ROAD; THENCE WEST 185 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 90 FEET TO A POINT; THENCE EAST 56 FEET TO A POINT; THENCE SOUTH 90 FEET TO A POINT; THENCE WEST 56 FEET TO THE TRUE POINT OF BEGINNING.

**MINIMUM BID:        \$13,862.72**

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**PARCEL NUMBER:** 03083500160000 – Estate of Margaret St. Martin – Bare Land

**LEGAL DESCRIPTION:** ALL THAT PORTION OF LOT FOUR (4) IN SECTION THIRTY FIVE (35) IN TOWNSHIP THREE (3) NORTH, RANGE EIGHT (8) EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF A LINE ONE HUNDRED (100) FEET DISTANT FROM, SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY AS THE SAME IS NOW DEFINITELY LOCATED AND STAKED OUT AND CONSTRUCTED ON, OVER AND ACROSS SAID LOT FOUR (4) SECTION THIRTY FIVE (35) TOWNSHIP THREE (3) NORTH, RANGE EIGHT (8) EAST OF THE WILLAMETTE MERIDIAN, SITUATE IN THE COUNTY OF SKAMANIA AND THE STATE OF WASHINGTON.

EXCEPT THAT PORTION ACQUIRED BY THE UNITED STATES OF AMERICA UNDER AUDITOR'S FILE NO. 81732 IN BOOK 70, PAGE 458.

**MINIMUM BID:        \$1,563.71**

