

PROPERTY KOOTENAI COUNTY HAS RECEIVED UNDER TAX DEEDS

NOTICE IS HEREBY GIVEN that the Board of Kootenai County Commissioners Auction will be on the 9th day of September, 2025, at 10:00 AM (PT) ONLINE at <https://kootenai.id.realforeclose.com>. **YOU MUST REGISTER TO BID ON THIS WEBSITE by Wednesday September 3, 2025 at 11:00 AM (PT)**. For assistance with this website, contact Realauction.com directly at 877-361-7325 or customerservice@realauction.com. **A bidder deposit of \$2,500.00 will be required. Deposit payment methods are ACH or Wire, with the following deadlines:** ACH deposit payments deadline: **September 2, 2025 at 11AM PT** (ACH requires 5 business days); and Wire deposit payments deadline: **September 5, 2025 at 2:00 PM PT** (wire requires 2 business days). Post-sale payment deadline is 24 hours from the sale. This deposit will be applied to the winning bid amount. Should you not be a winning bidder, your deposit will be refunded upon request.

Kootenai County will offer for sale at public auction as provided by Section 31-808, Idaho Code, and sell to the highest bidder the following described properties tax deeded by Kootenai County and not necessary for its use:

SALE #	PIN	AIN	OWNER	STREET ADDRESS OR DESCRIPTION	LEGAL DESCRIPTION	ACREAGE	2025 TOTAL MARKET VALUE	MINIMUM BID
1	53N03W147050	192868	HERBERT E CAMP KATHY J FRESH REDEEMED	8700 E MORNING GLORY AVE ATHOL ID 83801	SE-SE-SW SEC 14 TWP 53N RNG 03W	10.000	\$700,393.00	\$13,100.00
2	C8910018011A	145859	LORNA KAY CARPENTER REDEEMED	902 E HASTINGS AVE COEUR D ALENE ID 83814	TAYLORS ADD TO CDA, N2 LT 11 & 12 BLK 18 SEC 13 TWP 50N RNG 04W	0.238	\$553,910.00	\$20,400.00
	C8910018011B	128279	LORNA KAY CARPENTER REDEEMED	ADJACENT LOT DIRECTLY SOUTH OF 902 E HASTINGS AVE COEUR D ALENE	TAYLORS ADD TO CDA, S2 LT 11 & 12 BLK 18 SEC 13 TWP 50N RNG 04W			
Parcel C8910018011A and C8910018011B are a multi-parcel sale. Parcels will be presented at auction as sale #2. Minimum Bid is \$20,400								
3	0644001026AA	109027	JONATHAN S COLES	EAST HILLSIDE OF HIGHWAY 41 SOUTH WEST OF 580 N HIGHWAY 41 POST FALLS BETWEEN NEUFELD LN AND INTERSTATE 90	POST FALLS IRR TRS 5TH ADD, TAX#15609 [IN TR 26 BLK 1] SEC 01 TWP 50N RNG 05W	0.3040	\$1,000.00	\$1,400.00
4	53N04W315230	326257	JAMES V LEINWEBER AND JEAN LEINWEBER	TRIANGLE PIECE ON N DOCKSIDE LN AND W RADMER RD, EAST SIDE OF 7533 W RADMER RD RATHDRUM	TAX #7209 EX TAX#S [IN NE-SW] SEC 31 TWP 53N RNG 04W	0.0127	\$1,000.00	\$1,400.00
5	PL4960000A0	343436	POLAR COMPANY LLC	TRIANGLE PIECE ON CARRIAGE CT, NW CORNER OF 3374 N CARRIAGE CT POST FALLS	PEREGRINE PLACE 1ST ADD, TR A SEC 27 TWP 51N RNG 05W	0.0194	\$1,000.00	\$1,600.00
6	082720010080	207210	JOHN D SCHAFFER ADINA E SCHAFFER REDEEMED	2626 E SUSAN AVE ATHOL ID 83801 (MOBILE HOME NOT INCLUDED IN SALE)	TIMBERVIEW, LT 8 BLK 1 SEC 06 TWP 52N RNG 03W	10.1960	\$430,370.00	\$17,600.00
7	P4220002001B	200745	SKYVIEW CONSTRUCTION COMPANY	VACANT LAND SOUTH OF 4162 E STERLING DR POST FALLS	HIGHLAND PARK ESTATES, TAX #16613 [IN LT 1 BLK 2] SEC 06 TWP 50N RNG 04W	0.3160	\$62,500.00	\$4,700.00
8	P42200020170	176537	SKYVIEW CONSTRUCTION COMPANY	VACANT LAND SOUTH OF 580 N HIGHWAY 41 POST FALLS	HIGHLAND PARK ESTATES, LT 17 BLK 2 SEC 06 TWP 50N RNG 04W	0.8050	\$62,500.00	\$4,700.00
9	00940028026A	135727	GEORGIA SZABO, ALSO SHOWN OF RECORD AS GEORGIA I. HANGER	VACANT LAND EAST OF 6550 E TEMPLIN TRL COEUR D ALENE	BONANZA RANCH 4TH ADD, LTS 26 & 27 BLK 28 SEC 22 TWP 50N RNG 03W	0.3830	\$75,200.00	\$3,300.00
10	H5910005007A	170157	WAGGONER FAMILY TRUST	1539 W WOODLAWN DR #2 HAYDEN ID 83835	LEISURE PARK 1ST ADD, LT 7 EX N 2 FT & EX S 31 FT BLK 5 SEC 23 TWP 51N RNG 04W	0.0780	\$326,618.00	\$14,200.00

The Kootenai County Board of County Commissioners reserves the right to reject any and all bids and to withdraw the property from sale. The document issued is a County Deed; Idaho does not have tax lien certificates. Any sale of property acquired though tax deed by the Board of County Commissioners shall vest absolute title in the purchaser to the land described therein, free from all encumbrances except mortgages of record to the holders of **which notice has not been sent**, any lien for property taxes, and any lien for special assessments (Idaho Code § 63-1009 and Idaho Code §63-1005). **All parcels are sold as is. There is no guarantee to access, building, or septic permits.** The Kootenai County Board of County Commissioners does not make any guarantee of condition of the property or its fitness for any purpose. **Any and all personal property located on any parcel is not included in the sale.**

By order of the Board of County Commissioners
Dated: August 14, 2025
Bruce Mattare, Chairman, Board of County Commissioners
Jennifer Locke, County Clerk
Legal# 14828 AD# 39849 August 14, 2025