

**NOTICE OF PENDING ISSUE OF TAX DEED**

**YOU ARE HEREBY NOTIFIED**, pursuant to Idaho Code 63-1005, that the taxes duly levied and assessed for the year **2021** are now delinquent upon the hereinafter-described real estate in the **County of Cassia**, State of Idaho. The entry of such delinquency was duly made on **January 1, 2022**.

**YOU ARE FURTHER NOTIFIED** that if said delinquency entry is not redeemed before **5:00 PM on May 30, 2025** by payment in cash or collected funds of said unpaid taxes together with late charges, interest, and all fees and expenses up to the day of said payment at the Cassia County Treasurer's Office, 1459 Overland Ave Rm 102, Burley, Idaho, I shall thereupon, as required by law, make application to the Board of County Commissioners, **County of Cassia**, State of Idaho for a hearing to be held on **June 2, 2025 at 10:30 AM** at **1459 Overland Ave Rm 206, Burley, Idaho** pursuant to Idaho Code 63-1006 or as soon as said application can be heard for a tax deed conveying the below described property to said **County of Cassia**, State of Idaho, absolute title, free of all encumbrances, except for any lien for taxes which may have been attached subsequently to the assessment referred to herein referred.

**YOU ARE FURTHER NOTIFIED** that the record owner(s) or any party in interest as defined by Idaho Code 63-1005, may appear in person or by counsel and shall have adequate opportunity to be heard, confront and cross-examine any evidence or witness against them, and obtain and present evidence on their own behalf prior to the issuance of said tax deed for the purpose of protesting the procedures used in taking this tax deed. NO OTHER TYPE OF PROTEST WILL BE HEARD. Any inquiries or objections concerning of this notice and information contained herein should be directed to the **Cassia County Treasurer**, 1459 Overland Ave Rm 102, Burley, Idaho 83318, 208-878-7202 by **May 30, 2025**.

The following parcels are listed with the year delinquent, the description of the property, the name and last known address of record owner(s) and the legal description. Additional information concerning the location and information of the properties may be obtained at the Cassia County Assessor, 203 E 15<sup>th</sup> St, Burley, Idaho 83318, 208-878-3540. Also given is the total due calculated through **June 2, 2025**, including 2% late fee, 1% per month interest and the additional estimated costs of title reports, preparation costs and publication fees.

Property Address	Record Owner	Legal Description	Amount Due & Tax Year	
RPBML010050020	Arellano, Hugo & Rosa Ivonne	MILLERS LOT 2 BLK 5	\$ 476.15	2021 Tax
1651 Overland Ave	1651 Overland Ave		\$ 208.95	LateFee+Int
Burley ID	Burley ID 83318		\$ 400.00	Costs
			\$ 1,085.10	Total Due
RP10S22E249460	O'Donahue, Sean M	T 2446 S 24 T 10 R 22	\$ 946.71	2021 Tax
1526 Washington Ave	1526 Washington Ave		\$ 415.47	LateFee+Int
Burley ID	Burley ID		\$ 400.00	Costs
			\$ 1,762.18	Total Due

Dated at Burley, Idaho this 10<sup>th</sup> day of April, 2025  
 Laura Greener, Treasurer and Ex-Officio Tax Collector

**PUBLISH** April 10, 17, 24, May 1