

NOTICE OF SALE OF PROPERTY HELD IN TRUST BY DOUGLAS COUNTY TREASURER

NOTICE IS HEREBY GIVEN, that in pursuance to an order of the Board of County Commissioners of Douglas County, Nevada, made on February 19, 2026, the undersigned, Treasurer of Douglas County, Nevada will sell the property described below at an **online auction held at www.Bid4Assets.com** to the highest bidder for cash, legal money of the United States of America, with bidding **starting on Tuesday, May 26, 2026 starting at the hour of 10:00 A.M. Pacific Standard Time (PST) and ending on Thursday, May 28, 2026 at the hour of 10:00 A.M. PST**, in accordance with the provisions of NRS 361.595, all of the right, title and interest of Douglas County, Nevada in and to all of that certain lot, piece or parcel of land lying and being in the County of Douglas, State of Nevada, and particularly described as follows to Wit:

1022-10-002-037 - 2.52 Acres, 3920 Mica Ct. TOPAZ RANCH GID, NV

Legal Description:

Lot 113 as shown on the official map of TOPAZ RANCH ESTATES UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 20, 1967, in Book 47, Page 761, as Document No. 35464.

Amount Owing: \$441.59 (as of 4/29/2026)

1022-15-004-126 — 1 Acre of land, 3890 Carter Dr., TOPAZ RANCH GID, NV

Legal Description:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being all of Parcel A, in Block H, as shown on the Official Plat, Topaz Ranch Estates Unit No. 4, as filed for record in the Office of the County Recorder of Douglas County, Nevada Recorded November 6, 1970 as document No. 50212.

Excepting therefrom that piece or parcel of land described in Deed from Topaz Development Corp., a Nevada Corporation to Gerald G. Merkt and Katherine L. Merkt, husband and wife as joint tenants with right of survivorship recorded November 12, 1981, in Book 1181 of Official Records, at Page 1397, Douglas County, Nevada as Document No. 62420.

Excepting therefrom that piece or parcel of land described in Deed from Topaz Development Corp., a Nevada Corporation to Lloyd A. Cathright and Ruth E. Cathright, husband and wife as joint tenants, with right of survivorship, recorded April 20, 1983, in Book 483 of Official Records at Page 1018, Douglas County, Nevada, as Document No. 78916.

Excepting therefrom that piece or parcel of land described in Deed by and between Topaz Development Corp., a Nevada Corporation and Robert M. Grenshaw and Blanche Grenshaw, husband and wife as joint tenants, with right of survivorship, recorded January 19, 1981, in Book 181 of Official Records at Page 1039, Douglas County, Nevada, as Document No. 52688.

Excepting therefrom that piece or parcel of land described in AN Assignment of Agreement by and between Frank W. Edwards and Laurel L. Edwards, husband and wife and Edward J. Hermeyer and Imogene M. Hermeyer, husband and wife as joint tenants, with right of survivorship, recorded October 18, 1977, in Book 1077 of Official Records at Page 1035, Douglas County, Nevada, as Document No. 14116.

Excepting therefrom that piece or parcel of land described in Deed by and between Joseph F. Wallace and Geraldine R. McAleer and Joseph F. Wallace an unmarried man and Geraldine R. McAleer, a married woman, brother and sister as Joint Tenants, recorded July 20, 1972, in Book 103 of Official Records at Page 348, Douglas County, Nevada, as Document No. 60700.

Excepting therefrom that piece or parcel of land described in that certain Deed by and between Jerry Maple, Sheriff of the County of Douglas, State of Nevada and Dennis Devere, recorded September 20, 1979, in Book 979 of Official Records at Page 1659, Douglas County, Nevada, as Document No. 36916.

Excepting therefrom that piece or parcel of land described in that certain Deed by and between Topaz Development Corp., a Nevada Corporation and Harlan J. Swanson and Shirley M. Swanson, husband and wife as joint tenants, with right of survivorship, recorded October 3, 1975, in Book 1075 of Official Records at Page 134, Douglas County, Nevada, as Document No. 83562.

Excepting therefrom that piece or parcel of land described in Deed by and between Topaz Development Corp., a Nevada Corporation and County of Douglas, recorded December 1, 1972, in Book 1272, Page 14, of Official, Douglas County, Nevada, as document No. 63068.

Excepting therefrom that piece or parcel of land described in Deed by and between Paramount Development Corporation and Topaz Development Corp., recorded April 11, 1985, in Book 485 at Page 962, of Official Records, Douglas County, Nevada, as Document No. 115939.

Amount Owing: \$564.20 (as of 2/6/2026)

1121-05-516-034 — 0.18 Acre of land, 267 Walker St., GEN CO/CWS/MOSQ, NV

Legal Description:

Lot 190, as set forth on Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 6, filed in the office of the Douglas County Recorder on September 26, 2005, in Book 0905, Page 9644, File No. 655937; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion; manner of use or place of use of water; and federal reserved water rights.

Per NRS 111.312, this legal description was previously recorded at Document No. 2021-970177 on 6/30/2021.

Amount Owing: \$12,332.95 (as of 2/6/2026)

1220-04-111-014 — 0.08 Acre of land, 1226 Kingslane, Town of Gardnerville, NV

Legal Description:

Lot 13 as shown on the Official Map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82 as Document No. 43243.

Amount Owing: \$2,023.57 (as of 2/6/2026)

1220-04-113-001 - 0.08 Acre of land, 1374 Queens Ct., Town of Gardnerville, NV

Legal Description:

LOT 96 IN BLOCK A AS SHOWN ON THE PLAT OF KINGSLANE UNIT NO. 3B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 26, 1977 IN BOOK 1077, PAGE 1588 AS FILE NO. 14385.

Amount Owing: \$2,293.54 (as of 4/29/2026)

1220-20-002-005 — 24.710 Acres of land, 660 Anderson Ranch Rd., GEN CO/CWS/MOSQ, NV

Legal Description:

A parcel of land located within a portion of the Southeast one-quarter of Section 20, Township 12 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows: BEGINNING at a point on the Westerly line of Parcel B-1, being a spike in top of a fence post, as shown on the Record of Survey for Marguerite Anderson, Document No. 217534 of the Douglas County Recorder Office, said point bears N. 41 degrees 33'54" W., 2719.34 feet from the Southeast corner of said Section 20 and being a 5/8" rebar and plastic cap tagged R.L.S. 2161; thence S. 05 degrees 20'09" W., 152.74 feet; thence S. 10 degrees 25'50" W., 440.39 feet; thence

S. 59 degrees 12'56" W., 167.54 feet; thence S. 52 degrees 32'37" W., 333.61 feet; thence S. 45 degrees 55'50" W., 111.38 feet; thence S. 27 degrees 36'50" W., 68.67 feet; thence S. 42 degrees 37'31" W., 89.88 feet; thence S. 62 degrees 40'34" W., 51.97 feet; thence S. 36 degrees 11'56" W., 29.46 feet; thence 217.78 feet along the arc of a curve to the left having a central angle of 08 degrees 44'04" and a radius of 1428.54 feet, (chord bears S. 31 degrees 49'54" W., 217.57 feet); thence S. 88 degrees 33'11" W., 10.38 feet; thence N. 01 degrees 11'29" W., 102.15 feet; thence N. 03 degrees 34'02" W., 105.90 feet; thence N. 89 degrees 56'12" W., 40.71 feet; thence N. 00 degree 03'48" E., 25.00 feet; thence N. 89 degrees 56'12" W., 230.05 feet; thence N. 00 degree 05'44" E., 1180.55 feet to a point on said Westerly line; thence S. 84 degrees 51'42" E., along said Westerly line, 1146.20 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment for Donald E. Bently, filed for record with Douglas County Recorder on December 11, 1995 in Book 1295, at page 1495, as Document No. 376661.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 14, 2004, as Document No. 626652, in Book 1004, Page 5462 of Official Records.

"Together with the Edna Ditch surface water rights, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

Amount Owing: \$7,499.87 (as of 2/6/2026)

1220-21-510-107 - 0.17 Acre of land, 774 Linda Dr., Gardnerville Ranchos, NV

Legal Description:

Lot 166, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the office of the County Recorder of Douglas County, Nevada as Document No. 66512.

Amount Owing: \$560.44 (as of 2/6/2026)

1220-24-404-019 — 20 Acres of land, 616 Appaloosa Ln., Gardnerville Ranchos, NV

Legal Description:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain Lot, Piece or Parcel of Land situate in County of Douglas, State of Nevada, described as follows:

A parcel of land, located in the South ½ of the South ½ of Section 24, Township 12 North, Range 20 East, M. D. B. & M. and the North ½ of the North ½ of Section 25, Township 12 North, Range 20 East, M. D. B. & M., more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of Highway U. S. 395, which point bears South, 150.94 feet, and South 38°48' East, 2346.02 feet, from the West ¼ Section corner of said Section 24, Township 12 North, Range 20 East, M. D. B. & M., proceed thence East 386.64 feet, on a line paralleling the Section line to a point on the center of an abandoned highway roadbed; thence South 45°00' East, 549.57 feet along said abandoned roadbed; thence East, on a line paralleling the Section line 515.41 feet, to a point; thence North 31°16' East, 454.63 feet, to a point; thence East 303.44 feet, on a line paralleling the Section line to the Northeast corner of the Parcel; thence South 788.32 feet on a line parallel to the ¼ Section line to the Southeast corner of the Parcel; thence West 1196.22 feet on a line paralleling the Section line to a point on the said highway right-of-way line, which is the Southwestern corner of the Parcel; thence North 38°48' West, 1011.53 feet along said highway right-of-way line, to the POINT OF BEGINNING.

Amount Owing: \$24,076.63 (as of 2/6/2026)

1220-24-011-004 — 1.03 Acres of land, 627 Thorobred Ave., GEN CO/CWS/MOSQ, NV

Legal Description:

Lot 1 in Block A as set forth on the map of Thompson Acres Unit #2 filed in the office of the County Recorder of Douglas County, Nevada, on March 22, 1978, in Book 378, Page 1424, as Document No. 18827.

Amount Owing: \$2,907.39 (as of 2/6/2026)

1319-30-634-004 — 0 Acres of land, 364 Quaking Aspen Ln. D, Kingsbury GID/CWS, NV

Legal Description:

Unit D of Condominium No. 68, being all of Lot 68, located in Tahoe Village Unit 1, recorded February 22, 1979, as Document No. 30115, Official Records of Douglas County, State of Nevada.

Amount Owing: \$2,519.97 (as of 2/6/2026)

1320-04-004-111 — 0.073 Acre of land, 2559 Precision Dr., GEN CO/CWS/MOSQ, NV

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: PARCEL 1:

All that portion of Block K as shown on the Final Map No. 1015-2 for CARSON VALLEY BUSINESS PARK PHASE 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 3, 1998, in Book 998, Page 562, as Document 448664, Official Records, described as follows:

Lot 3 as shown on Record of Survey No. 1 for WALLPORT INDUSTRIAL PARK, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 8, 2006, Book 806, Page 2533, as Document No. 681475, Official Records.

PARCEL 2:

An easement over the common area for ingress and egress as defined in that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wallport Industrial Park, recorded May 1, 2007, in Book 507, Page 337, as Document No. 700201, Official Records.

Amount Owing: \$4,517.60 (as of 2/6/2026)

1320-30-211-094 — 1.72 Acres of land, 1795 Ironwood Dr., Town of Minden, NV

Legal Description:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Parcel No. 4 as shown on the Parcel Map of Minden Ironwood Partners and recorded in Book 990, at Page 341, as Document No. 233981, Douglas County, Nevada, Recorder's Office; thence North 00°18'00" East, 922.12 feet to the Point of Beginning; thence continuing North 00°18'00" East, 280.00 feet; thence along the arc of the curve to the right having a delta angle of 90°00'00", radius of 20.00 feet and arc length of 31.42 feet; thence South 89°42'00" East, 281.41 feet; thence South 12°57'23" West, 234.62 feet; thence South 00°18'00" West, 35.00 feet; thence North 89°52'42" West, 144.46 feet; thence South 45°18'00" West, 50.26 feet; thence North 89°42'00" West, 70.00 feet to the Point of Beginning.

Reference is made to Adjusted Parcel 2 as set forth on Record of Survey for Minden Ironwood Partners filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 10, 1990 in Book 990, at Page 969, as Document No. 234225.

NOTE: Said legal description was previously contained Grant, Bargain, Sale Deed recorded May 20, 2013, in Book 513, Page 5129, as Document No. 823887, Official Records, Douglas County, Nevada.

Amount Owing: \$18,040.56 (as of 2/6/2026)

1320-33-714-033 — 0.18 Acre of land, 1309 Brooke Way, Town of Gardnerville, NV

Legal Description:

Lot 33 in Block F as set forth on the Final Subdivision Map No. 1006-6 of Chichester Estates Phase 6, filed in the office of the County Recorder of Douglas County, Nevada and recorded February 16, 2000 in Book 0200 at Page 2552 as Document No. 486411.

Amount Owing: \$1,268.14 (as of 2/6/2026)

1418-22-502-001 — 9.6 Acres of land, No site address, Tahoe Douglas Sewer Dist., NV

Legal Description:

All that certain lot, piece or parcel of land situate in the county of Douglas, State of Nevada, described as follows

Parcel 1:

A Parcel of land situate wholly in the North ½ of Section 22, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Commence at the Northeast corner of Section 22, Township 14 North, Range 18 East, M.D.B.&M along the Northerly boundary of said Section 22, North 89°06'44" West 723.00 feet to the point of beginning; thence South 10°36'07" West 583.63 to a point on the Northerly boundary of Logan Creek Estates Subdivision; thence continuing along said Northerly boundary South 81°35'48" West 659.45 feet to a point on the Easterly right-of-way line of U S Highway 50, thence continuing along the said Easterly right-of-way line a curve to the left whose radius is 740.00 feet, central angle of 6°45'17", arc length of 87.24 feet, and whose long chord bears North 10°33'22" East 87.20 feet; thence North 1°45'29" East 200.00 feet (this course not tangent to the above described curve) North 0°59'49" East 168.59 feet (this course not tangent to the following described curve) to the beginning of a curve to the right whose radius is 740.00 feet; central angle of 15°06'00", arc length of 187.12 feet, and whose long chord bears North 12°52'44" East 186.58 feet; thence North 69°34'16" West 15.00 feet; North 24°45'14" East 39.34 feet; North 24°51'45" East 4.07 feet to a point of the Northerly boundary of said Section 22; thence along the Northerly boundary South 89°06'44" East 689.08 feet to the point of beginning:

EXCEPTING THEREFROM a portion of the East one-half of the Northeast quarter of Section 22, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Beginning at the most northerly corner of Lot 2, Block E, as shown on the official Map of Logan Creek Estates, filed in the office of the Douglas County Recorder on March 8, 1960, thence along the north line of said Lot 2, South 81°35'48" West 106.00 feet to the Northwest corner of said Lot 2; thence continuing South 81°35'48" West along the northerly line of Lot 1, Block E aforesaid Map, a distance of 25.00 feet, thence leaving the northerly line of said Lot 1, North 2°09'15" East 25.00 feet, thence North 81°35'48" East a distance of 134.82 feet to a point on the west line of Lot 14, as shown on the Amended Final map of Logan Creek Estates Unit No. 2, thence along the said line of Lot 14, South 10°27'37" West, 25.97 feet to the point of beginning.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED MARCH 6, 1991 AS INSTRUMENT NO. 246044.

Amount Owing: \$25,212.76 (as of 2/6/2026)

1418-34-110-063 – 0.2 Acre of land, 1271 Lincoln Park Cir., Tahoe Douglas Sewer Dist., NV

Legal Description:

Lots 15 and 16 in Block C of Lincoln Park, as shown on the Official Map of Lincoln Park, filed in the office of the County Recorder of Douglas County, State of Nevada in Book D of Misc. at page 40A Together with the improvements situated thereupon and all household furnishings, furniture, appliances, equipment and personal property therein and thereon situated and contained:

Amount Owing: \$7,947.32 (as of 2/6/2026)

1419-09-001-066 – 1.01 Acre of land, 3414 Golf Club Dr., GEN CO/CWS/MOSQ, NV

Legal Description:

Lot 126, and rights of access across private roads as set forth on the Final Map of Clear Creek Tahoe Phase 3C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, Official Records Certificate of Amendment recorded April 6, 2021, as Document No. 2021-964987, Official Records:

Amount Owing: \$21,869.84 (as of 2/6/2026)

1420-06-801-001 – 2.73 Acres of land, 3647 N HWY 395, GEN CO/CWS/MOSQ, NV

Legal Description:

The North ½ of the Northwest ¼ of the Southeast ¼ of the Southeast ¼ of Section 6. Township 14 North, Range 20 East, M. D. B. & M.

Note: the above legal description previously appeared in Deed, recorded October 17, 2013, as Document No. 832190, of Official Records.

Amount Owing: \$3,132.54 (as of 4/29/2026)

1420-07-801-001 – 0.71 Acre of land, 3401 N HWY 395, GEN CO/CWS/MOSQ, NV

Legal Description:

All that certain lot, place or parcel of land situate in the County of Dougals, State of Nevada, described as follows:

A Parcel of land located in the SW ¼ SE ¼ of Section 7, T. 14N., R.20 E., M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Beginning at the U.S.B.L.M. brass cap marker which is the S.E. corner of the S.W. ¼ S.E. ¼ of Section 7, T. 13N., R. 20 E. and also the True Point of Beginning thence S. 89°42'36"W. along the section line 123.52 ft. to the southwest corner which lies on the east right-of-way line of U.S.395. Thence N.11°14'06"E., 641.11 ft. along said right-of-way line to point. Thence S. 00°07'37", W., 628.20 ft to the True Point of Beginning.

In compliance with Nevada Revised Statute 111.312, The Herein above legal Description was taken from instrument recorded May 25, 1978, Book 578, Page 2129, as file no. 21136, recorded in the official records of Douglas County, State of Nevada.

Amount Owing: \$629.27 (as of 4/29/2026)

1421-00-002-003 – 40 Acres of land, No Site Address, GEN CO/CWS/MOSQ, NV

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: Township 14 North, Range 21 East, M.D.B. & M.

Section 23: — Southwest 1/4 of the Southeast 1/4

Amount Owing: \$2,267.89 (as of 2/6/2026)

1422-00-002-002 – 40 Acres of land, No Site Address, GEN CO/CWS/MOSQ, NV

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: The Northwest 1/4 of the Northwest 1/4 of Section 20, Township 14 North, Range 22 East, M.D.B.& M.

Amount Owing: \$1,385.51 (as of 2/6/2026)

1422-00-002-009 – 40 Acres of land, No Site Address, GEN CO/CWS/MOSQ, NV

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows: The Northeast 1/4 of the Southwest 1/4 of Section 20, Township 14 North, Range 22 East, M.D.B. & M. EXCEPTING THEREFROM that portion in a document entitled Judgement and Final Order of Condemnation recorded in the office of the County Recorder of Douglas County State of Nevada, on September 10, 2007 as Document No. 708975, Official Records.

Amount Owing: \$2,230.94 (as of 4/29/2026)

No bid less than the amount of delinquent taxes, delinquent assessments, interest, penalties and costs will be accepted. Property sold at the auction may still be subject to remaining principal and accruing interest due on assessments. **The successful bidder must deposit the bid by way of certified funds or wire transfer with www.bid4assets.com/DouglasNV by 10:00 A.M. (PST), May 28, 2026.** Douglas County does not offer any type of financing on said parcels. All sales are final. Buyer is responsible for the real property transfer fees and recording fees.

All sales will be made subject to existing right of way and easements of Douglas County, Nevada, and the State of Nevada and perpetual liens imposed pursuant to Nevada Revised Statutes.

DOUGLAS COUNTY RECOMMENDS THAT ALL PROSPECTIVE BUYERS OBTAIN A TITLE SEARCH ON THE PROPERTY OR PROPERTIES THEY ARE INTERESTED IN AS DOUGLAS COUNTY DOES NOT GUARANTEE TITLE.

Further, information concerning the sale may be obtained from the Treasurer's office at 775-782-9017 or at www.bid4assets.com/storefront/DouglasNVMay26 or by consulting the records of the Douglas County Assessor and the Douglas County Recorder.

Dated at Minden, Nevada

April 30, 2026

Amy Burgans

Douglas County Treasurer

Pub Dates: May 2, 9, 16, 23, 2026

Ad # 61525, 61532