

PUBLIC NOTICE

Notice is hereby given that tax parcel number 106-71-180, located at 216 N. 2nd St., Sierra Vista will be sold at a public auction pursuant to A.R.S.§42-18:303, et.seq. on Tuesday, March 28, 2017 at 10:00 a.m.. The sale will be consummated at the auction. This is a sale of real estate within the County held by the State by tax deed.

This parcel will be sold on an "as is" basis. The Cochise County Board of Supervisors strongly recommends that all persons interested in the subject parcel contact the Cochise County Planning Department at 520-432-9300 to determine basic zoning requirements applicable to said parcel. If a parcel fails to meet applicable zoning regulations it may be ineligible for building permits. No warranties or representations are made as to property conditions, including, but not limited to, availability of water, utilities, irrigation, sewers, access, ingress, street or road maintenance, zoning, applicability of subdivision plat, suitability for building, flood plain status, or any other physical characteristic relating to the parcel. Bidders are responsible for making these determinations.

This parcel includes a mobile home. All prospective bidders are strongly encouraged to view photos of the interior and exterior of the mobile home, available at www.cochise.az.gov.

Certain title companies may, at their discretion, refrain from offering title insurance for these parcels in connection with a re-sale. Potential buyers are advised to consult with their title companies or legal advisers regarding this issue. All Sales Are Final. No Refunds Will Be Issued.

The Public Notice, and information about the parcel, are available at www.cochise.az.gov or by contacting the Board of Supervisors Office by telephone 520-432-9200 or in person at 1415 Melody Lane, Building G, Bisbee, AZ

A one-time administrative fee of \$75.00 will be collected per successful bidder at time of payment for processing and recording deeds. The Board of Supervisors reserves the right to accept or reject any bid and/or withdraw any unit if it deems in the best public interest.

Within fourteen (14) days after the sale, the Board of Supervisors will execute, record, and deliver to the purchaser a deed conveying the title of the state in and to the purchased property free of all liens (existing easements remain). Back taxes due on the units purchased at auction will be eliminated when the new deed is recorded. Note however that current year and future taxes on the unit are the responsibility of the purchaser. Deeds will be issued only in the name(s) of the successful bidder as indicated on the Cochise County Tax Deed Property Title Form.

A minimum bid amount of \$28,875 has been set by the Board of Supervisors for this parcel.

PARCEL #	LEGAL DESCRIPTION	ACRES	ZONING	PREVIOUS OWNER NAME	2016 FULL CASH VALUE	2016 CURRENT TAX AMOUNT	UNPAID TAXES
106-71-180	SECOND ADDN TO FRY LOT 24 BLK 13	.193	MH-72	B & B Rentals and Erwin & Lillian Fry	\$32,084	\$426.40	\$5,736.42

Arlethe G. Rios, Clerk
Cochise County Board of Supervisors