



La Paz County Board of Supervisors

1108 Joshua Avenue
Parker, Arizona 85344

(928) 669-6115 TDD (928) 669-8400 Fax (928) 669-9709

www.co.la-paz.az.us

David Plunkett - District 1 Megan Spielman - County Administrator
Duce Minor - District 2 Diane Green - Clerk of the Board
Holly Irwin - District 3

2023 COMPILED TAX DEEDED PROPERTIES FOR SALE

Former Owner; Property Description; Total Taxes, Interest, Dues, Penalties & Costs

All State Investment, Inc. **Parcel # 302-47-013A** **\$63,101.07**
Beginning at the SE corner Section, Township 3N, Range 22W of the Gila & Salt River Base & Meridian, Yuma (now La Paz) County, AZ; thence, along the South line of said Sec 2, Westerly 1996 ft. to an iron bar (full legal description can be obtained from the Clerk of the Board).

Joy Hoge 20%, Doyle R. Thompson III 80% **Parcel # 302-48-004F** **\$4,200.90**
Section 3, Township 3N, Range 22W of the Gila & Salt River Base & Meridian, La Paz County, AZ; EXCEPT any portion lying S of the following described line: Beginning at the NE corner of Lot 4, of said Section 3; Thence (full legal description can be obtained from the Clerk of the Board).

Tressie Caroline Strnad Ballard **Parcel # 304-77-210 **\$795.28**
Legal description: Parcel No. 1: Lot 210, Castle Lakes, Unit 1, according to the plat of record in the office of the County Reorder of Yuma (now La Paz) County, Arizona, recorded in Book 6 of Plats, Page 18.

Smart Alliance, Inc. **Parcel # 304-78-236 **\$678.15**
Legal Description: Parcel No. 1: Lot 819, Castle Lakes, Unit 2, according to the plat of record in the office of the County Recorder of Yuma (now La Paz) County, Arizona, recorded in Book 6 of Plats, Page 18. Parcel No. 2: The Westerly 8 feet adjoining Lot 819 of that 16-foot alleyway as shown on Castle Lakes Unit II Subdivision recorded in Book 6 of Plats and Maps, pages 33, 34 and 35, Yuma County Recorder's Office and located in Section 22, Township 5 North, Range 13 West, Gila and Salt River Meridian, La Paz (previously Yuma) County, Arizona.

Peter & Jane Duffy c/o Tom & Debbie Lonergan **Parcel # 304-78-764** **\$669.00**
Legal description: Tract H, Castle Lakes Unit 2, according to the Plat of Record in the Office of the County Recorder of Yuma (now La Paz) County, AZ, recorded in Book 6 of Plats, pages 20 through 22 and amended in Book 6 of Plats, Pages. 33 through 35. EXCEPT that portion of Tract H described as follows; BEGINNING at the Northeast corner of said Lot 1000; THENCE South 02°01'22" West 115.07 feet to the Southwest corner of Lot 1001; THENCE North 89°55'15" West 37.17 feet to the Southwest corner of said Lot 1000; THENCE North 19°43'39" East along the East line of said Lot 1000, also being the West line of said Tract H, a distance of 122.12 feet and back to the point of beginning, AND EXEPTING that portion of Tract H described as follows: BEGINNING at the NE corner of Lot 1000 of said Castle Lakes Unit 2; Thence S 02°01'22" W 115.07 feet to the SW corner of Lot 1001 of said Castle Lakes Unit 2; Thence N 19°43'39' E along the West line of Lot 1001, also being the East line of Tract H, a distance of 118.11 feet to the NW corner of said Lot 1001, being a point on a non-tangent curve to the right, concave to the North,

La Paz County Tax Deeded Property 2023

Page 2 of 5

Former Owner; Property Description; Total Taxes, Interest, Dues, Penalties & Costs

having a local chord being of N 83°54'16" W, a central angle of 4°03'55", and a radius of 507.76 feet; THENCE Northwesterly along said curve an arc distance of 36.03 feet to the POINT OF BEGINNING.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar

Parcel # 307-02-010 **\$8,783.90**

Lot 10, Caballo Farms, according to Book 7 of plats, pages 36 & 37, records of Yuma (now La Paz) County, Az, EXCEPT all oil and gas as reserved in Patent from the USA.

Robert & Patricia Jender

Parcel # 307-02-011 **\$9,515.17**

Lot 11, Caballo Farms, according to Book 7 of Plats, pages 36 & 37, records of Yuma (now La Paz) County, Az, EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-012 **\$9,212.02**

Lot 12, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-013 **\$9,721.90**

Lot 13, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-014 **\$9,754.94**

Lot 14, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-015 **\$9,886.21**

Lot 15, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-017 **\$10,278.90**

Lot 17, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

ZAK Associates LLC

Parcel # 307-02-019 **\$14,835.31**

Lot 19, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

La Paz County Tax Deeded Property 2023

Page 3 of 5

Former Owner; Property Description; Total Taxes, Interest, Dues, Penalties & Costs

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-020 **\$10,049.89**

Lot 20, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-021 **\$9,688.84**

Lot 21, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-022 **\$9,902.13**

Lot 22, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-023 **\$10,967.35**

Lot 23, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-024 **\$8,516.95**

Lot 24, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-025 **\$8,516.95**

Lot 25, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-026 **\$8,516.95**

Lot 26, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa
Parcel # 307-02-027 **\$8,516.95**

Lot 27, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

La Paz County Tax Deeded Property 2023

Page 4 of 5

Former Owner; Property Description; Total Taxes, Interest, Dues, Penalties & Costs

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel #307-02-028 **\$8,545.30**

Lot 28, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-029 **\$8,618.12**

Lot 29, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-030 **\$8,486.85**

Lot 30, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Robert & Patricia Jender

Parcel # 307-02-031 **\$11,293.85**

Lot 31, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

**Scott Snyder

Parcel #307-02-033 **\$8,602.21**

Legal Description: Lot 33, Caballo Farms, according to Book 7 of Plats, Pages 36 and 37, records of Yuma (now La Paz) County, Arizona. Except all oil and gas as reserved in Patent from the United States of America.

Satwinder Singh & Hardev K. Randhawa; Balwinder Singh & Gurdev H. Pawar; Arvinder Randhawa

Parcel # 307-02-037 **\$7,794.48**

Lot 37, Caballo Farms, according to Book 7 of Plats, pgs. 36 & 37, records of Yuma (now La Paz) County, Az. EXCEPT all oil and gas as reserved in Patent from the USA.

Satwinder Randhawa, etal

Parcel # 307-02-041 **\$12,058.64**

Legal description: Lot 41, Cabello Farms, according to Book 7 of Plats, pages 36 and 37, record of Yuma (now La Paz) County, AZ, EXCEPT all oil and gas as reserved in Patent from the United States of America.

**Hung Vuong & Phuong Ta

Parcel # 307-02-047 **\$8,117.15**

Legal Description: Lot 47, Caballo Farms, according to Book 7 of Plats, Pages 36 and 37, records of Yuma (now La Paz) County, Arizona. Except all oil and gas as reserved in Patent from the United States of America.

**Hung Vuong & Phuong Ta

Parcel # 307-02-048 **\$6,873.64**

Legal Description: Lot 48, Caballo Farms, according to Book 7 of Plats, Pages 36 and 37, records of Yuma (now La Paz) County, Arizona. Except all oil and gas as reserved in Patent from the United States of America.

La Paz County Tax Deeded Property 2023

Page 5 of 5

Former Owner; Property Description; Total Taxes, Interest, Dues, Penalties & Costs

**Dung Tran & Thoa Tran	Parcel # 307-02-051	\$6,873.64
Legal Description: Lot 51, Caballo Farms, according to Book 7 of Plats, Pages 36 and 37, records of Yuma (now La Paz) County, Arizona. Except all oil and gas as reserved in Patent from the United States of America.		
Mark & Debbie Barber; Brad & Sherri Kelly	Parcel # 307-02-056	\$12,464.67
Legal description: Lot 56, Cabello Farms, according to Book 7 of Plats, pages 36 and 37, record of Yuma (now La Paz) County, AZ, EXCEPT all oil and gas as reserved in Patent from the United States of America.		
**William & Karen Deitz	Parcel # 307-14-014D	\$4,168.54
Legal Description: Lot 8, Black Mountain Estates, according to Book 5 of Plats, page 123 records of La Paz County		
Derral E. Brown, TR	Parcel # 307-15-054	\$12,476.44
Lots 12 through 16 inclusive, Block 10, Townsite of Bouse, according to the plat thereof, recorded in the office of the County Recorder of Yuma County, now La Paz County, Az, in Book 1 of Plats, page 48. (full legal description can be obtained from the Clerk of the Board).		

**Newly added from auction held 01-10-23

Only a Cashier's Check or Cash will be accepted. There is a \$30.00 recording fee per Parcel # required.

Written bids must be submitted on a bid form supplied by the Board of Supervisors. Fill out the bid form completely; return to the Board Office, 1108 Joshua Avenue, Parker, Arizona 85344

THE SALE OF THIS PROPERTY SHALL BE WITHOUT WARRANTY
A TITLE COMPANY OR AN ATTORNEY SHOULD BE CONSULTED TO OBTAIN CLEAR
TITLE