

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR BENTON COUNTY

SUNNYSIDE VALLEY IRRIGATION )  
DISTRICT, ) NO. 25-2-02120-03  
 )  
 Plaintiff, )  
 ) NOTICE OF IRRIGATION  
 vs. ) ASSESSMENT JUDGMENT SALE  
 )  
 TWO (2) PARCELS OF REAL PROPERTY )  
 AND THE REPUTED OWNERS: )  
 )  
 Ernesto Sandoval; ET.AL. )  
 )  
 Defendants. )

Public notice is given that pursuant to the Judgment Decree and Order of Sale rendered on December 1, 2025, in the Superior Court of the County of Benton, State of Washington, I shall sell the property described below in a foreclosure sale beginning at 10:00 a.m. on Friday, January 16, 2026 at the field office of the Sunnyside Valley Irrigation District, 1105 Yakima Valley Highway, City of Sunnyside, County of Yakima, State of Washington. This sale is made to pay for delinquent assessments, costs, fees and interest owed to Sunnyside Valley Irrigation District. The property will be sold to the highest and best bidder, but bids will not be accepted for less than the minimum sale price set by the Superior Court. The minimum sale price for which each parcel is to be sold is set out on Exhibit "A", attached hereto and fully incorporated herein. Payment must be made at the time of sale and must be by cash, bank cashier's check, or negotiable instrument of equivalent security. In addition to payment of the purchase price, Purchasers must pay the full amount of any an all property taxes, drainage or diking district assessments, drainage or diking district improvement assessments, irrigation district assessments due at time of sale, together with costs and interests relating to such taxes or assessments, prior to receiving a Treasurer's Deed to the property. The property taxes

1 outlined on Exhibit "A" are estimates and the amount due and owing for property taxes may be  
2 significantly higher, or lower. SVID does not warrant that the estimated taxes listed are accurate. It  
3 is up to the bidder to determine the exact amount of taxes due and owing on the property.

4 The description of the property to be sold at the foreclosure sale together with the minimum  
5 bid and approximate amount of other taxes which must be paid before receiving a Deed is set forth on  
6 Exhibit "A", attached hereto and fully incorporated herein.

7 Interested parties and members of the public are invited to participate in the sale. The sale of  
8 any property described above will not take place if, by 4:30 o'clock p.m., Thursday, January 15,  
9 2026, the minimum bid amount, specified above for each parcel of property, is paid in the manner  
10 specified by law.

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13 By: DAVID FELMAN, Treasurer.  
14 Sunnyside Valley Irrigation District

15 Date signed: December 8, 2025.  
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## Exhibit "A"

Parcel 1:

Benton County Tax Parcel No.: 1-2095-301-0967-002

Legal: Lot 2, as delineated on Short Plat No. 967, recorded under Auditor's Recording No. 817753, records of Benton County, Washington.

Situs: Undetermined, Prosser, WA 99350

Assessment and Interest: \$3,180.84

Foreclosure Costs: \$1,280.00

Total & Minimum Bid: \$4,460.84

Estimated Benton County  
Taxes to be Paid: \$3,263.59