

PUBLIC NOTICE
2008 TAX SALE
DUCHESNE COUNTY

Notice is hereby given that on the 22nd day of May, 2008 at 10:00 A.M. in the commission chambers of the Duchesne County Administration Building, 734 North Center, Duchesne City, Duchesne County, Utah, the Duchesne County Clerk-Auditor, Diane Freston, will offer for sale at public auction and sell to the highest bidder for CASH OR CERTIFIED FUNDS pursuant to the provisions of Section 59-2-1351 Utah Code, the following described real property located in said County and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, interest, penalty and administrative costs, which are a charge upon said real estate, will not be accepted. NO PERSONAL CHECKS WILL BE ACCEPTED IN PAYMENT OF BID.

WHEREAS the County Commission is charged under Utah Law with determination of the method of sale of delinquent properties for delinquent taxes; and

WHEREAS the following "METHOD OF SALE" and "DUCHESNE COUNTY TAX SALE RULES", appear to facilitate the objectives of protecting the financial interest of the delinquent owner while meeting the county's need to collect delinquent taxes due; and

WHEREAS the Tax Sale creates costs of administration including advertising, recording, noticing, offering, mailing, etc.;

NOW THEREFORE, be it resolved that the following PUBLIC NOTICE, METHOD OF SALE, and DUCHESNE COUNTY TAX SALE RULES, are hereby adopted to govern the Duchesne County Tax Sale.

METHOD OF SALE

The Board of County Commissioners of Duchesne County has determined the following method of sale best meets the objectives of protecting the financial interests of the delinquent property owner and collecting delinquent property taxes due: The highest bid amount for the entire parcel of property shall be accepted; however, a bid may not be accepted for an amount that is insufficient to pay the taxes, penalties, interest and administrative costs. Any amount received in excess of the taxes due to all local governments and any administrative costs by the County shall be treated as surplus property and paid to the State Treasurer pursuant to Utah State Law.

DUCHESNE COUNTY TAX SALE RULES

1. Duchesne County prohibits collusive bidding. "Collusive bidding" is any type of arrangement, agreement, or practice between two or more parties that in any way alters the bidding that results in an unfair advantage or disadvantage to a party, a bidder or Duchesne County. Anyone participating in collusive bidding may, at the discretion of the clerk-Auditor, subject to appeal to the legislative body, be banned from bidding at the present and future sales not to exceed five years.
2. Any person or persons who would be in a position of conflict of interest shall not be permitted to bid for any tax sale properties.
3. A bidder shall pre-register prior to bidding and be given a number for bidding purposes. In the registration, bidder shall properly and clearly identify correct information and address for use in issuance of deeds.
4. If the amount of taxes due are \$200.00 or more a fee in the amount of 8% of the total amount of taxes, penalty and interest will be assessed for "administrative costs" with a minimum of \$100.00 per parcel with additional fees of \$2.00 for preparation of the deed, and \$10.00 for the recording of the deed as per Utah Code 59-2-1351. Said fee shall be added to the taxes, penalties and interest outstanding on each delinquent property to cover a proportional share of the costs of such administration.
5. If the amount of taxes due are less than \$200.00 an administrative fee in the amount of \$50.00 per parcel, with additional fees of \$2.00 for preparation of the deed, and \$10.00 for the recording of the deed as per Utah Code 59-2-1351. Said fee shall be added to the taxes, penalties and interest outstanding on each delinquent property to cover a proportional share of the costs of such administration.
6. The period to redeem property prior to the closing of the books and the beginning of the tax sale shall end on May 21, 2008 at 5:00 P.M.
7. The County Clerk-Auditor shall withdraw from the tax sale any properties that have been redeemed prior to the closing of the books on May 21, 2008, at 5:00 P.M.
8. As a courtesy the tax sale listing will be posted on our website at www.duchesnegov.net. If a payment comes in at 5pm the day before the sale, it will be posted the following morning on the website.
9. If the County Clerk-Auditor discovers before the tax sale that because of an irregular or erroneous act or

assessment, legal description or amount due, said property should not be sold. The County Clerk-Auditor shall not sell the property, and the county legislative body shall cause the tax records to reflect the correction in the following year.

10. If the County Clerk-Auditor, subject to approval by the county legislative body, issues a written finding that it is in the best interest of the public to withdraw a property from the tax sale, the County Clerk-Auditor shall withdraw the property from the sale.

11. Loud whispering, yelling or talking, other than bids, is not allowed so that accurate records may be kept of the proceedings of the sale.

12. The County Clerk-Auditor shall state the amount of taxes, penalties, interest, and administrative costs on the parcel being offered for sale, which shall be the lowest acceptable bid at which bidding will begin at the lowest acceptable bid.

13. The bidder first recognized by the County Clerk-Auditor shall be the first bid recorded, etc. As in any auction, the bid recognized is the one in effect at the time.

14. Upon receipt of a bid sufficient to pay taxes, penalties, interest and administrative costs on the parcel, higher bids shall be solicited in no less than \$10.00 increments. The last bid received in the highest dollar amount, when the County Clerk-Auditor calls "sold", shall be the bid accepted (if such bid is otherwise acceptable under these rules).

15. The final bid number announced by the County Clerk-Auditor is the official sale, and the previously registered name and address will be the name that will go on the deed.

16. Once the County Clerk-Auditor has offered for sale all properties on the tax sale list, all remaining properties that did not receive a bid shall be struck and become property of Duchesne County.

17. Once the County Clerk-Auditor has closed the sale of a particular parcel of property as a result of accepting a bid on a parcel, the successful bidder or purchaser of the property may not unilaterally rescind the bid. The county legislative body, after acceptance of a bid, may enforce the terms of the bid by obtaining a legal judgment against the purchaser in the amount of the bid, plus interest and attorney's fees.

18. Only cash or certified funds will be accepted in payment for property. Payment shall be made to the County Treasurer on or before two (2) hours after the sale ends on the day of the sale.

19. If the successful bidder does not make proper payment to the County Treasurer prior to two (2) hours after the sale ends, the day of the sale, the next highest bidder shall be offered the opportunity to purchase the property for the amount of their bid, and so on, until a successful bidder is found, or until the minimum acceptable bid is reached. Original successful bidders who fail to pay for the property bid upon shall be liable as set forth in paragraph 17 above and UCA 59-2-1351.1 (6) and in addition shall be required to post a \$500 (five hundred dollar) bond prior to being allowed to bid in future sales.

20. One deed, and only one deed, will be issued to the successful bidder on each parcel sold.

21. Any person wishing to contest any action taken in connection with the tax sale must present such protest to the Duchesne County Commissioners, in writing, within ten (10) days of the sale.

22. All bids shall be considered conditional, whether or not the bid is contested, until reviewed and accepted by the Board of County Commissioners, acting at a regularly scheduled meeting after the above said (10) day protest waiting period. Once the tax sale has been reviewed by the Board of County Commission said sale shall be ratified.

23. Upon ratification of the tax sale the County Clerk-Auditor shall prepare the tax deeds and deliver said deeds to the County Recorder.

24. Upon receiving the tax deeds the County Recorder shall record all said deeds and mail to property owners.

25. Any property listed may be subject to a rollback tax under the provisions of "THE FARMLAND ASSESSMENT ACT", Utah Code Section 59-2-501 thru 59-2-515.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF MARCH, 2008.

DIANE FRESTON
DUCHESNE COUNTY CLERK-AUDITOR

As of May 22, 2008 – 9:00 am

CITIES AND TOWNSITES:

MYTON:

M-028-11-12 Millie C Sealana, Gilbert Z Lapena 95 Santa Barbara Ave San Francisco CA 94112
\$464.60 Lots 11-12 Blk 28, 0.42ac

M-028-15-16 Andrina H Aronovici 28 Pleasant Oak Ln Oroville CA 95966 \$555.06 Lots 15-16 Blk 28,
0.43ac

M-029-09-12 Redeemed

M-043-13-14 Redeemed

MIDVIEW SURVEY:

MI-0004 Claudia Curtis Herbert Erwin Panek, Mildred Elain Duncan, Louise Panek Galenski, Rudolph
Panek 1500 S 1000 E # D SLC UT 84105 \$160.06 Lot 18 Blk 3, 0.17ac

COUNTY:

0439 Redeemed

0536-0004 Deferral

1397-0006 Redeemed

1397-0010-0001 Redeemed

1397-0027 Redeemed

1397-0028 Redeemed

1397-0033 Redeemed

2264 Redeemed

2373-0002-0001 Redeemed

2986 Redeemed

3117-0003 Redeemed

3125 Redeemed

3454 Redeemed

3673-0001-0007 Redeemed

3797-0168 Redeemed

3797-0169 Redeemed

3797-0170 Redeemed

3797-0171 Redeemed

3797-0172 Redeemed

3801-0000K Redeemed

3801-0039 Redeemed

3805-0068A Redeemed

3805-0068 Redeemed

3805-0069A Redeemed

3805-0069 Redeemed

3831 James N Durkin, Mary F. Durkin 4332 Mount Foster Ave San Diego CA 92117 \$470.11
S2SW4NW4 Sec 9, T4S, R1W, USM 20ac

4073 Redeemed

4488-0004-0002 Redeemed

4376-0001 Redeemed

4507-0005-0001 Redeemed

4507-0009 Redeemed

4532-0214 Redeemed

4533-0116 Redeemed

4744-0004-0001 Redeemed

4744-0004-0001-0001 Redeemed

4744-0012 Redeemed

4941-0018-0001 Redeemed

SUBDIVISIONS:

BANDANNA RANCH:

BRS-0330 Redeemed

COVE ESTATES:

CES-0003 Redeemed

CES-0004 Redeemed

CRESCENT ESTATES:

CEWS-0005, Redeemed

CEDAR MOUNTAIN #9:

CMT-0009-0090 Redeemed

CMT-0009-0197 Redeemed

CEDAR RIDGE ESTATES:

CRE-A-0007 Redeemed

CRE-A-0008 Redeemed

CEDAR VIEW PROPERTIES:

CVP-0002-0044 Redeemed

EAST RIDGE:

ERS-0002 Redeemed

ERS-0009 Redeemed

GREAT BASIN ESTATES:

GBE-0002-0022 Redeemed

LAKWOOD ESTATES:

LWE-0002-0059 Redeemed

PINON RIDGE, PLAT 1:

PR-0001-0018 Robert S. Shelton 8540 Giles Rd Blaine WA 98230 \$191.83 Lot 18, 0.25ac

PR-0001-0215 John & Christine Rotbauer PO Box 2255 Seffner FL 33583 \$167.13 Lot 215, 0.26ac

PR-0001-0216 John & Christine Rotbauer PO Box 2255 Seffner FL 33583 \$165.73 Lot 216, 0.26ac

RED CREEK RANCHES:

RCR-0001-0056 Redeemed

RIM ROCK RANCHES #1:

RRR-0001-0033 Redeemed

STRAWBERRY PROPERTIES:

SPS-0001-0292 Redeemed

SPS-0001-0313 Redeemed

SPS-0002-0227 Redeemed

SPS-0002-0228 Redeemed

SPS-0003-0048 Redeemed

SUNDANCE RANCH:

SRS-C-0042 Redeemed

SUNDANCE WEST:

SWS-C-0030A Redeemed

UINTAH VIEW RANCHES:

UVR-0009-0008 Redeemed

UVR-0016-0026 Redeemed

UVR-0018-0013 Withheld

COVE ACRES:

(Each lot being 0.50 acres)

CAS-0126 James J & Anna M. Baldo 7341 Via Laguna San Jose CA 95135 \$179.65 Lot 126

CAS-0373, CAS-0421 Valerie Rohde 11028 W Silver Spur Rd Willow Beach AZ 86445 \$179.65 Lot 373; \$179.65 Lot 421

CAS-0558 Withheld

CAS-0571 Bryan C Robertson 115 Bent Tree Ct Saint Marys GA 31558 \$179.65 Lot 571

CAS-0779 Yirka Krejci PO Box 83064 Portland OR 97283 \$179.65 Lot 779

CAS-0780 Yirka Krejci PO Box 83064 Portland OR 97283 \$179.65 Lot 780

CAS-0882 Lisa K. Anderson (Lauer) 2406 Drifting Leaf Dr Cedar Park TX 78613 \$179.65 Lot 882

CAS-0959 Jeffery Holland Landry 10005 SE 49th Ave Portland OR 97222 \$153.77 Lot 959

CAS-0988 Sandi & Dante Perano Keogh Profit Sharing 4790 Caughlin Pkwy #515 Reno NV 89519 \$143.67 Lot 988

CAS-1005 Redeemed

CAS-1019 Redeemed

CAS-1063 David L. Davenport, Carol Kilmer 1526 NE Thompson St Portland OR 97212 \$179.65 Lot 1063

VISTA VALLEY ESTATES:

V-0068 Don H Hall 3715 S Eastern Ave Las Vegas NV 89169 \$160.10 Lot 31 Plat 1 Blk B, 0.15 ac

V-0335 Redeemed

V-0336 Withheld

V-0337 Redeemed

V-0467 Redeemed

V-0477 Sam Thompson PO Box 67 Lapoint UT 84039 \$163.29 Lot 32 Plat 1 Block H, 0.16ac

V-0989 Redeemed

V-0990 Redeemed

V-0993 Redeemed

V-1122 Redeemed

V-1123 Redeemed

V-1124 Redeemed

V-1139 Samuel J Baxter, Fannie W Baxter 1495 18th St NE Salem OR 97301 \$163.29 Lot B5 Plat 5, 0.18ac

V-1214 Redeemed

V-1215 Redeemed

V-1267 Edson L Stewart, Jennie M Stewart c/o Darrekk L Stewart 7571 Baysweet Dr Memphis TN 38125 \$163.29 Lot B-133 Plat 5, 0.19ac

V-1268 Edson L Stewart, Jennie M Stewart c/o Darrekk L Stewart 7571 Baysweet Dr Memphis TN 38125 \$163.29 Lot B-134 Plat 5, 0.19ac

V-1653 Blain H Bay 39742 E Florida Dr Bennett CO 80102 \$163.29 Lot C-130 Plat 6, 0.23ac

V-2199 Cornelio D Damasco, Pacita C Damasco 13200 3rd Ave Victorville CA 92395 \$163.29 Lot E-55 Plat 8, 0.19ac

V-2592 Redeemed

PRIOR STATE ASSESSMENTS:

FEE SIMPLE AND SURFACE ONLY TAX SALE INTEREST OF THE FOLLOWING PATENTED CLAIMS BEING HEREIN IDENTIFIED BY LODE-CLAIM NAMES:

(All acres being more or less.)

Multiple Prior State Assessments

Mesa Operating Company / Mesa Petroleum Company PO Box 2009 Amarillo TX 79105, as to the following five (5) parcels:

Z-M-577 BLACKBIRD Redeemed

Z-M-576 RAVEN Redeemed

Z-M-578 BRUNETTE Redeemed

Z-M-579 DORIS #2 Redeemed

Z-M-580 DORIS #1 Redeemed

Z-M-581 TOQUER 1 & TOQUER 2 Redeemed

Multiple Prior State Assessments

(Z-M-COUNTY #0527;Z-M-0612-23; Z-M-0612-91)

Equitable Resources Energy Co 225 N Shore Dr Pittsburgh PA 15212, as to the following parcels:

Z-M-527 part of GEORGIANA \$849.41 Sec 10,15 T4S R7W USM (State #25501) 18ac

Z-M-546 BENNY 1 & 2 \$1,411.11 Sec 21,22,27 T6S R6W USM (25485) (38071) 20ac

Z-M-545 EARLY \$761.31 Sec 4,5 T6S R7W USM (25486) 20ac

Z-M-544 THOMAN \$761.31 Sec 13 T6S R7W USM (25487) 20ac

Z-M-543 POTWIN \$2,817.03 1,2,3,4 Sec 19,20,29,30 T5S R6W USM (25488) (38072) (38073) (38074) 82ac

Z-M-542 BEN HARRISON \$761.31 Sec 29 T5S R7W USM, (25489) 20ac

Z-M-540 LINDLEY \$1,414.51 (State No. 25492). Because of an overlap, Georgian, (Z-M-541, State No. 25490), is being merged under the same tax sale number for Lindley), Sec 25 T4S R8W USM 30ac

Z-M-539 GUIDO \$761.31 Sec 35 T4S R7W USM (25492) 20ac

Z-M-537 VALLEY \$1,414.51 (25493) and **Z-M-538 SURPRISE** (25508) Sec 34 T4S R7W and Sec 3 T5S R7W USM. (Due to location of Valley and Surprise, both are being merged under the same tax sale number for VALLEY) 39ac

Z-M-536 HOPE \$761.31 Sec 30 T4S R7W and Sec 25 T4S R8W USM (25494) 20ac

Z-M-535 BRITT \$761.31 Sec 27 T4S R7W USM (25495) 20ac

Z-M-534 PAYNE \$761.31 Sec 25,26 T4S R7W USM (25496) 20ac

Z-M-533 LINNA \$761.31 Sec 25 T4S R7W USM (25497) 20ac

Z-M-530 ADMIRAL SCHLEY \$1,414.51 Sec 25,36 T4S R7W USM (25498) Because of an overlap, Joe Wheeler, Sec 25 T4S R7W USM **Z-M-532** (25511) is being merged under the same tax sale number for ADMIRAL SCHLEY) 40ac

Z-M-529 MERVIN \$761.31 Sec 23,24 T4S R7W USM (25499) 20ac

Z-M-528 BERTHA \$761.31 Sec 20 USM T4S R7W (25500) 20ac

Z-M-526 TRAIL HOLLOW \$761.31 Sec 32 T4S R6W USM (25502) 20ac

Z-M-525 DEER HORN \$761.31 Sec 25 T4S R7W and Sec 30 T4S R6W USM (25503) 20ac

Z-M-524 TOM BENTON (aka Thomas Benton) \$1,414.51 (25504) Because of an overlap McConnell (25510) is being merged under the same tax sale number for TOM BENTON Sec 25 T4S R7W and Sec 30 T4S R6W USM 40ac

HIDDEN TREASURE \$761.31 Sec 28 T4S R6W USM (25505) 20ac

GUSH #2 \$761.31 Sec 14 T4S R6W USM (25506) 20ac

TABBY #1 \$761.31 Sec 14 T4S R6W USM (25507) 20ac

FRANK \$761.31 Sec 25,26 T4S R7W USM (25509) 20ac

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