

March 17, 2011

TO WHOM IT MAY CONCERN:

RE: Tax Sales, San Juan County, Utah

Each year we receive several requests for information concerning the County Tax Sale. Property subject to sale is placed in a legal notice on or around the first of May and the sale takes place at 10:00 a.m. on the 4th Thursday of May. Prospective buyers are placed on our mailing list and will be notified near the time of first publication. You will receive a copy of the Legal Notice.

Property may be redeemed by an owner of record at any time prior to 10:00 A.M. the day of the advertised sale. Sale will be by public auction, generally the base bid price is set by the County Commission at Market Value as indicated on the Tax Notice. The San Juan County Clerk's office does not routinely provide prospective bidders with any other property information than that which is published in the legal advertisement. You are welcome to call my office for a listing update of redeemed property or other assistance at any time prior to the sale.

Respectfully,

Norman L. Johnson
Clerk / Auditor

(EXAMPLE of NOTICE)
NOTICE OF FINAL TAX SALE

Notice is hereby given that on the 26th day of May, 2011 at 10:00 a.m. in the west lobby of the County Administration Building, 117 South Main, Monticello, San Juan County, Utah, I will offer for sale at public auction and sell to the highest bidder for cash, pursuant to the provisions of Section 59-2-1351 Utah Code, the following described real estate situated in the County and now held by it under preliminary tax sale. A bid for less than the total amount of taxes, interest, penalty and administrative costs which are charged upon the real estate will not be accepted. Most property will be sold at market value.

<u>PARCEL NO.</u>	<u>NAME-DESCRIPTION</u>	<u>TAX AMOUNT</u>
Parcel # 27S22E015403	Mr. Tax Payer Box 364 Dillon, Colorado 80435-3643 Legal: Beginning at a corner on the East Right of Way Fence of U.S. Highway 191, whence the SW Corner, Section 1, T27S,	\$1217.64

/Tax Sale - Buyer Information Memo/