

April 18, 2017

TO WHOM IT MAY CONCERN:

RE: Tax Sales, San Juan County, Utah

Each year we receive several requests for information concerning the San Juan County Tax Sale. Property subject to sale is placed in a legal notice on or around May 1<sup>st</sup> and the sale takes place at 10:00 a.m. on the 4<sup>th</sup> Thursday of May. Prospective buyers may review the Public Notice as well as Title Searches of unredeemed properties located here on the county's website.

Property may be redeemed by the an owner of record at any time prior to the 10:00 a.m. on the day of the advertised sale. The 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. You are welcome to call my office for a listing update of redeemed property or other assistance at any time prior to the sale.

**As a reminder, San Juan County does NOT warrantee any parcel and all research about the property are the responsibility of the bidder.**

Respectfully,

John David Nielson  
Clerk/Auditor

(EXAMPLE OF NOTICE)

**NOTICE OF TAX SALE**

Notice is hereby given that on the 25<sup>th</sup> day of May, 2017 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.

<b><u>PARCEL NO.</u></b>	<b><u>NAME-DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>
Parcel #123456789	Mr./Mrs. Taxpayer Box 364 Anywhere, USA	\$1234.00

Legal: Beginning at a corner on the East Right of Way Fence of U.S. Highway 191, whence the SW Corner, Section 1, .....