

## 2024 PUBLIC NOTICE

Notice is hereby given that on MAY 23, 2024 at 10:00 o'clock am in the Commission Chambers of the Kane County Courthouse, 76 N Main, Kanab, Kane County, Utah, the Kane County Auditor, Chameill Lamb, will offer for sale at public auction and sell to the highest bidder for CASH OR CERTIFIED FUNDS pursuant to the provisions of Section 59-2-1351.1 Utah Code, the following described real property located in the County and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, tax notice charges, interest, penalty and administrative costs which are a charge upon the real estate will not be accepted. Registration and administrative procedures will commence at 8 a.m. (MST), and the first property offered for bid at 10 a.m.

NO PERSONAL CHECKS WILL BE ACCEPTED IN PAYMENT OF BID. KANE COUNTY DOES NOT WARRANT ANY PARCEL, AND ALL TITLE SEARCHES ARE THE RESPONSIBILITY OF THE PURCHASER.

### METHOD OF SALE

The Board of County Commissioners of Kane County has determined the following method of sale best meets the objectives of protecting the financial interests of the delinquent property owners and collecting delinquent property taxes due:

The parcel will be sold to the bidder with the highest bid amount for the entire parcel of property. However, a bid may not be accepted for an amount which 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.

**KANE COUNTY  
2024 PROPERTY TAX SALE  
MAY 23, 2024  
10:00 AM**

#### **Tax Sale # 1**

0036197 PANTUSO JOHN O & REBECCA A Parcel: 114-3-12-5  
ALL OF LOT 12-5 BLOCK 3 ZION HUNTING ESTATES.

Acres: 1.10

**Total Due: \$704.03**

#### **Tax Sale # 2**

0124068 TRICKLE CHARLES L & BARBARA L  
Parcel: 123-38-2  
ALL OF LOT 38 SKYHAVEN MOUNTAIN RETREAT UNIT #2.  
Acres: 5.01  
**Total Due: \$1,054.87**

**Tax Sale # 3**

0045313 HUCKABEE FREDDY R & EMMA J  
Parcel: 14-C-1  
ALL OF LOT 1 BLOCK "C" COUGAR CANYON SUBDIVISION.  
Acres: 0.35  
THUNDERBIRD DR  
**Total Due: \$571.07**

**Tax Sale # 4**

0051311 PINKHAM CLIFFORD CHARLES  
Parcel: 20-14-101  
ALL OF LOT 101 BLOCK 14 BRYCE WOODLAND ESTATES UNIT #4.  
Acres: 0.63  
CEDAR VIEW CIR  
**Total Due: \$749.78**

**Tax Sale # 5**

0063431 DICKSON DEE M  
Parcel: 31-A-28  
ALL OF LOT 28 BLOCK "A" SILVAN CANYON ESTATES UNIT 1.  
Acres: 1.15  
W MILLET RD  
**Total Due: \$711.14**

**Tax Sale # 6**

0077027 SUTTLE LAWRENCE DON  
Parcel: 46-115  
ALL OF LOT 115 ZION VIEW MOUNTAIN ESTATES UNIT "D".  
Acres: 0.48  
305 S LICHEN LN  
**Total Due: \$3,734.00**

**Tax Sale # 7**

0105745 CUNNINGHAM SEAN P & SHELLEY R

Parcel: 8A-A-30  
ALL OF LOT 30 BLOCK "A" AMENDED PLAT OF LITTLE PONDEROSA RANCH.  
Acres: 0.96  
W PONDEROSA PINE ST  
**Total Due: \$1,673.48**

**Tax Sale # 8**

0143381 LARA ORLANDO  
Parcel: 8A-D-68  
ALL OF LOT 68 BLOCK "D" AMENDED PLAT OF LITTLE PONDEROSA RANCH.  
Acres: 0.97  
OAK RD  
**Total Due: \$2,187.22**

**Tax Sale # 10**

0006802 DONALSON FRANK SCOTT  
Parcel: B-J-A-11  
ALL OF LOT 11 BLOCK "A" REVISED PLAT "A" OFFICIAL TOWNSITE GLEN CANYON,  
UTAH.  
Acres: 0.32  
N JONATHAN EDWARDS  
**Total Due: \$2,206.24**

**Tax Sale # 11**

0008360 DONALSON FRANK S  
Parcel: B-J-H-23  
ALL OF LOT 23 BLOCK "H" REVISED PLAT "A" OFFICIAL TOWNSITE GLEN CANYON, UT.  
Acres: 0.17  
W LEXINGTON  
**Total Due: \$2,372.75**

**Tax Sale # 12**

0008378 DONALSON FRANK S  
Parcel: B-J-H-24  
ALL OF LOT 24 BLOCK "H" REVISED PLAT "A" OFFICIAL TOWNSITE GLEN CANYON UT.  
Acres: 0.18  
90 W LEXINGTON  
**Total Due: \$2,332.43**

NOTICE: KANE COUNTY MAKES NO WARRANTY OF GUARANTEE, EITHER EXPRESSED

OR IMPLIED RELATIVE TO USABILITY, THE EXACT LOCATION, DESIRABILITY OR USEFULNESS OF THE PROPERTIES, OR BOUNDARY LINES OF THE PROPERTIES. THE BIDDER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT, IF ANY, TO WHICH THE PROPERTY WILL OR MAY BE SUBJECT TO LIENS AND ENCUMBRANCES, EASEMENTS RECORDED OR NOT RECORDED, DETERMINING THE CONDITION OF THE PROPERTY, THE PHYSICAL ASPECTS OF THE LAND, ITS GEOGRAPHIC LOCATION ACCESSIBILITY AND CORRECT ACREAGE. PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE THE TITLE, LOCATION AND DESIRABILITY OF THE PROPERTIES AVAILABLE TO THEIR OWN SATISFACTION PRIOR TO THE SALE.

IN WITNESS WHEREOF I have hereunto set my hand and official seal on 4/15/2024 (month/day/year).



Charmel Plumb

Kane County Auditor