

# San Juan Record Legal Notices

Continued

UPAXLP

## Public notice

The Bureau of Land Management, Monticello Field Office (MFO) has opened the public scoping review process for a proposed mine operation on public lands located approximately 35 miles east of Blanding, Utah. Utah Energy Corporation (UEC) has submitted a Plan of Operations (Plan) to develop a new underground uranium mine called the Daneros Mine. The proposed mine operation, totaling approximately 4.5 acres, is located on unpatented claims in Bullseye Canyon, San Juan County, Utah.

An environmental assessment is being prepared in conformance with the National Environmental Policy Act (NEPA). As part of the required NEPA process, public involvement is an essential component. The public is encouraged to participate by reviewing the plan and providing written comments concerning the project. The plan is available for review at the Bureau of Land Management, Monticello Field Office, 365 North Main, Monticello, Utah. A copy of the plan can be obtained by calling (435) 587-1500 or online at the MFO website at <http://www.blm.gov/ut/st/en/fo/monticello.html>.

Written comments should be mailed to: The Bureau of Land Management, Monticello Field Office, PO Box 7, Monticello, Utah 84535 and will be accepted until December 15, 2008. For further information, please contact BLM's Ted McDougall at (435) 587-1512.

Published November 12, 2008 in the *San Juan Record*, Monticello, Utah.

## Public notice

### IN THE SEVENTH JUDICIAL DISTRICT COURT IN AND FOR SAN JUAN COUNTY, STATE OF UTAH

**GEOVANNA E. MELENDEZ, Petitioner, vs. GEORGE A. MELENDEZ, Respondent.**

#### SUMMONS THIRTY (30) DAYS Civil No. 0847-54

**Judge Lyle R. Anderson**

**The State of Utah, to the Respondent, GEORGE A. MELENDEZ:**

YOU ARE HEREBY summoned and required to file an answer in writing to the attached Verified Petition for Divorce with the Clerk of the above-named Court, 125 E. Happy Morgan, 8 South 100 East, Moab, UT 84532, a copy of said Answer, within twenty (20) days if you are served in the State of Utah or within thirty (30) days if you are served outside the State of Utah, after service of this Summons upon you.

IF YOU FAIL TO DO SO, judgment by default will be taken against you for the relief demanded in said Verified Complaint for Divorce, which has been filed with the Clerk of said Court and a copy of which is annexed and herewith served upon you. PLEASE READ THESE PAPERS CAREFULLY. These papers mean you are being sued for divorce.

DATED this 4 day of November, 2008.

s/ Happy Morgan

Attorney for Petitioner

Published November 12, 19, 26 and December 3, 2008 in the *San Juan Record*, Monticello, Utah.

## Public notice

A public hearing has been set in order to receive public comment in regards to the proposed ordinance. The hearing will be held on Thursday, November 13, 2008 in the San Juan County beginning 7:15 P.M. in the Commission Chambers located in Room 200 of the San Juan County Administrative Building at 117 South Main Street in Monticello, Utah. Written comments will also be received up to the date of the public hearing. These comments can be mailed to the Office of the San Juan County Commission, Post Office Box 9, Monticello, Utah 84535-0009.

Published November 5, and 12, 2008 in the *San Juan Record*, Monticello, Utah.

## Public notice

### PUBLIC HEARING

#### PROPOSED LARGE ASSEMBLY ORDINANCE

San Juan County will hold a public hearing on December 8, 2008 at the hour of 11:30 A.M. to receive public comments regarding a proposed large assembly ordinance. The hearing will be held in the San Juan County Commission Chambers located at 117 South Main Street, Room #200, Monticello, Utah. Copies of the proposed ordinance may be viewed at the Office of the San Juan County Commission Office and the San Juan County Clerk's Office during regular business hours. Copies may be obtained by calling the Commission Office at 435-587-3225 or can viewed on the County Website at [www.sanjuancounty.org](http://www.sanjuancounty.org). Written comments can be mailed prior to the public hearing to the San Juan County Commission, Post Office Box 9, Monticello, Utah 84535.

Published November 12, 19, and 26, 2008 in the *San Juan Record*, Monticello, Utah.

## Public notice

### NOTICE OF TRUSTEE'S SALE

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of the sale, at the front door of the San Juan County Public Safety Building, 297 South Main, Monticello, Utah, on December 16, 2008, at 12:00 noon of said day, for the purpose of foreclosing that certain Trust Deed with Assignments of Rents ("Trust Deed") dated October 6, 2003, and recorded October 7, 2003 in Book 820 at pages 774-778, as Entry No. 070346, in San Juan County, State of Utah, and executed by Diane Lee, as Trustor, to Anderson-Oliver Title Insurance Agency, Trustee, in favor of San Juan Credit Union, as Beneficiary, and covers the following described real property situated in San Juan County, State of Utah, and more particularly described as follows:

Beginning at a point which is 132 feet South and 60 feet West from the Northeast corner of Block E, MONTICELLO TOWNSITE SURVEY, and running thence West 154.4 feet, North 95 feet, North 87°17' East 154.4 feet, more or less, to a point directly North of the point of beginning, thence South 95 feet, more or less, to the point of beginning. (Parcel No. A000000E003A)

Daniel G. Anderson was appointed as Successor Trustee.

All bidders must provide Five Thousand Dollars (\$5,000.00) in certified funds at the time of the sale with the successful bidder also submitting the balance of the purchase price within twenty-four (24) hours to the beneficiary in certified funds.

DATED this 4th day of November, 2008.

Daniel G. Anderson, Successor Trustee

STATE OF UTAH )  
 ) ss.  
County of San Juan )

The foregoing Notice of Trustee's Sale was acknowledged before me this 4th day of November, 2008, by Daniel G. Anderson as Successor Trustee.

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Published November 12, 19, and 26, 2008 in the *San Juan Record*, Monticello, Utah.

## Public notice

### AMENDED NOTICE OF TRUSTEE'S SALE

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of the sale, at the front door of the San Juan County Public Safety Building, 297 South Main, Monticello, Utah, on November 26, 2008, at 10:00 am of said day, for the purpose of foreclosing that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Trust Deed") dated March 9, 2007, and recorded March 12, 2007 in Book 867 at pages 695-719, as Entry No. 091427, in San Juan County, State of Utah, and executed by Brittain Homes, Inc., a Utah corporation, as Trustor, to Fidelity Title Company, Trustee, in favor of Ridgeline Capital, LLC, a Utah limited liability company, as Beneficiary, and covers the following described real property situated in San Juan County, State of Utah, and more particularly described as follows:

**Township 32 South, Range 24 East, SLB&M Section 31: NE1/4, N1/2SE1/4 (Parcel No. 32S24E310000)**

LESS: Township 32 South, Range 24 East, SLM, Section 31:

Beginning at a point which is the Northwest corner of NW1/4SE1/4 of said Section 31; thence East along North line of said NW1/4SE1/4 of said Section 31 a distance of 638.4 feet to the true point of beginning; thence South 1299.7 feet to the South line of said NW1/4SE1/4 Section 31; thence West along the South line of said NW1/4SE1/4 369 feet; thence North 1299.7 feet to the North line of said NW1/4SE1/4 Section 31; thence East 369 feet to true point of beginning

LESS: Township 32 South, Range 24 East, SLM

Beginning at a point South 2°34'00" East 1357.16 feet from the N1/4 corner of Section 31, Township 32 South, Range 24 East, SLB&M, running thence South 36° 31'30" Est 1593.13 feet; thence North 89°58'00" West 737.27 feet; thence South 0°03'00" Est 1317.73 feet; thence North 89°58'00" West 147.20 feet; thence North 0°03'00" West 1173.00 feet; thence North 2°34'00" West 1425.88 feet to the point of beginning. Containing 17.5 acres more or less. Basis of bearing is the line between the N1/4 corner and the S1/4 corner being 2°03' East.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at a point located South 0°03' East 3953.18 feet and South 89°58' East 968.40 feet from the North 1/4 corner of this Section 31, and running thence North 0°03' West 1317.72 feet; South 89°58' East 103.26 feet; South 45°42'08" East 277.52 feet; South 19°51'02" East 1195.27 feet; North 89°58' West 706.62 feet to point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the Northeast corner of the NE1/4SW1/4 of this Section 31, and running thence West along the North line of the NE1/4SW1/4 of this Section 31 a distance of 544.5 feet (this being the same point as the Northeast corner of the Purcell property described in Deed recorded in Book 717 at Page 560); thence South a distance of 1319.6 feet more or less to a point on the South line of the NE1/4SW1/4; thence East along the South line of the NE1/4SW1/4 a distance of 666.7 feet more or less, to a point which is 2°34' East 1357.16 feet and then South 2°34' East 1425.88 feet and then South 0°03' East 1173 feet of the N1/4 corner of this Section 31 (this being the same point as the Southwest corner of the Van Streeter-Mitchell property described in Deed recorded in Book 733 at Page 726); and running thence North 0°03' West 1173 feet; thence North 2°34' West 150 feet more or less to a point on the North line of the NW1/4SE1/4 of this Section; thence West 93 feet more or less along the East-West Centerline of this Section 31, to the point of beginning. Basis of bearing is the line between the N1/4 corner and the S1/4 corner being South 0°03' East.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the Northeast corner of the NE1/4SW1/4 of this Section 31, and running thence West along the North line of the NE1/4SW1/4 of this Section 31 a distance of 544.5 feet (this being the same point as the Northeast corner of the Purcell property described in Deed recorded in Book 717 at Page 560); thence South a distance of 1319.6 feet more or less to a point on the South line of the NE1/4SW1/4; thence East along the South line of the NE1/4SW1/4 a distance of 666.7 feet more or less, to a point which is 2°34' East 1357.16 feet and then South 2°34' East 1425.88 feet and then South 0°03' East 1173 feet of the N1/4 corner of this Section 31 (this being the same point as the Southwest corner of the Van Streeter-Mitchell property described in Deed recorded in Book 733 at Page 726); and running thence North 0°03' West 1173 feet; thence North 2°34' West 150 feet more or less to a point on the North line of the NW1/4SE1/4 of this Section; thence West 93 feet more or less along the East-West Centerline of this Section 31, to the point of beginning. Basis of bearing is the line between the N1/4 corner and the S1/4 corner being South 0°03' East.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at a point on the North forty acre line of the NW1/4SE1/4 of said Section 31 which is 638.4 feet East of the Northwest corner of said NW1/4SE1/4; and running thence East along North forty acre line a distance of 330 feet; thence South 1294.1 feet, more or less, to the South forty acre line of said NW1/4SE1/4; thence West along said South forty acre line 330 feet; thence North 1299.7 feet, more or less, to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the N1/4 corner of this Section 31 and running thence South 2°34' East 2638.15 feet more or less, to a point on the South line of the NE1/4 of this Section 31, North 89°58' West 115.84 feet along the South line of the NE1/4 of this Section 31 to the Southwest corner of the NE1/4 of this Section 31; North 0°03' West 2635.44 feet more or less along the West line of the NE1/4 of this Section 31 to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at a point on the North forty acre line of the NW1/4SE1/4 of said Section 31 which is 638.4 feet East of the Northwest corner of said NW1/4SE1/4; and running thence East along North forty acre line a distance of 330 feet; thence South 1294.1 feet, more or less, to the South forty acre line of said NW1/4SE1/4; thence West along said South forty acre line 330 feet; thence North 1299.7 feet, more or less, to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the N1/4 corner of this Section 31 and running thence South 2°34' East 2638.15 feet more or less, to a point on the South line of the NE1/4 of this Section 31, North 89°58' West 115.84 feet along the South line of the NE1/4 of this Section 31 to the Southwest corner of the NE1/4 of this Section 31; North 0°03' West 2635.44 feet more or less along the West line of the NE1/4 of this Section 31 to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the N1/4 corner of this Section 31 and running thence South 2°34' East 2638.15 feet more or less, to a point on the South line of the NE1/4 of this Section 31, North 89°58' West 115.84 feet along the South line of the NE1/4 of this Section 31 to the Southwest corner of the NE1/4 of this Section 31; North 0°03' West 2635.44 feet more or less along the West line of the NE1/4 of this Section 31 to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 31:

Beginning at the N1/4 corner of this Section 31 and running thence South 2°34' East 2638.15 feet more or less, to a point on the South line of the NE1/4 of this Section 31, North 89°58' West 115.84 feet along the South line of the NE1/4 of this Section 31 to the Southwest corner of the NE1/4 of this Section 31; North 0°03' West 2635.44 feet more or less along the West line of the NE1/4 of this Section 31 to the point of beginning.

LESS: Township 32 South, Range 24 East, SLM Section 30: All (Parcel No. 32S24E301801)

Less: N1/2NE1/4

ALSO LESS: A tract of land within Section 30, Township 32 South, Range 24 East, SLB&M, San Juan County, Utah, more particularly described as follows:

Beginning at the Northwest corner of said Section 30; thence South 89°53'23" East 1432.34 feet more or less along the North line of Section 30 to a point on the centerline of San Juan County Road 331, thence along the centerline of San Juan County Road 331 as follows, South 68°39'52" West 1223.20 feet, thence South 64°15'54" West 334.46 feet to a point on the West line of said Section 30, thence (leaving said centerline of San Juan County Road 331) North 0°48'13" East 593.07 feet along the West line of said Section 30 to the point of beginning.

Lots 1-126 The Ranches at Elk Meadows, according to the official plat on file at the office of the Recorder, San Juan County, Utah. (Parcel Nos. 000870000010-000870001260, 000870000000, 000870010010-000870010670, 0008700100A0, 000870010000)

Daniel G. Anderson was appointed as Successor Trustee.

All bidders must provide Two Hundred Fifty Thousand Dollars (\$250,000.00) in certified funds at the time of the sale with the successful bidder also submitting the balance of the purchase price within twenty-four (24) hours to the beneficiary in certified funds.

DATED this 22nd day of October, 2008.

Daniel G. Anderson, Successor Trustee

STATE OF UTAH )  
 ) ss.  
County of San Juan )

The foregoing Notice of Trustee's Sale was acknowledged before me this 22nd day of October, 2008, by Daniel G. Anderson as Successor Trustee.

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Published October 29, November 5, and 12, 2008 in the *San Juan Record*, Monticello, Utah.

# LEX REALTY

SALES • RENTALS • TITLE INSURANCE  
MONTICELLO • BLANDING • BLUFF



### F. Bennion Redd

132 S. Main • P.O. Box 157  
Monticello, UT 84535

435-587-2424 • Fax: 435-587-2244

BLANDING: 435-678-2737

### Robert D. Hatch

435-587-1044 • email  
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MOAB: Georgia Hamblin

205 S. 400 E. • 435-259-5842



Robert D. Hatch, Real Estate Agent

SEE ALL AREA LISTINGS AT REALTOR.COM®

## MONTICELLO

**M-1. Country Home on 18.87 acres.** Estimated 150+ GPM well, 60x60 barn with 12 ft overhangs, automatic sprinkling system, four bedrooms, 2 baths, covered deck on three sides of home, tack room, work shop, pasture, trees, roses, lavender. Seller motivated. Call Robert. Get this property at a good price.

**M-2. Unobstructed and Crisp Mountain Views.** Two small cabins and 9.36 acres. Enjoy pristine pine and juniper and



gated privacy. Water, septic, electricity, covered deck, and more. Asking \$230,000. Call Robert to visit or for more information.

**M-3 Elegant Victorian Four Bed, Three Bath Home.** Completely remodeled



in 2002. Some owner financing available. Two car garage, covered porch, patios. Office, library, laundry, tool shed, root cellar. Call Robert for appointment. Reduced in Price: \$255,000.

**M-4: Solid, Affordable, Attractive 4 bedroom, 2 bath Home.** New roof,



furnace, water heater, stucco, great fireplace. Native rock, brick, wooden beams. Two furnaces & w.h., two gas/elect. meters. Use part of home as rental or business. Asking \$140,000. Be FIRST!

**M-5. 5 bed 2 bath stick built home.** New windows, carpet, paint flooring,



tile, large living room & front room. All appliances included. Fruit trees. Reduced to \$160,000.

## Monticello, cont.

**M-6. Two Homes & Garage/Storage for the Price of One.** New carpet & vinyl windows. Great



landscaping; many fruit trees. Asking \$199,000. Make an offer. Located near 100 S 100 E.

**M-7 Attractive Home in Great Neighborhood.** Asking \$222k. Includes .44 acres of



land behind high school football field. 4 bedroom, 3 bathrooms, fireplace, hot tub, etc.

**M-8. 0.37 Acre Lot.** Just south of Center on 300 East. Largest and most elevated lot in subdivision. Asking \$25,000. MAKE AN OFFER.

**M-9. Possible Owner Financing with 10% Down.** Multiple uses: Show room/



garage/work area/storage, museum, thrift shop. Formerly Economy Cleaners. Lots of space and storage. Listed at \$165,000. Call Robert for appt. mls 8229

**M-10 Excellent Income Opportunity.** Five acres and 22 storage units. Two 8x20 storage units; 20 8x10 units. Asking \$135,000. Call Robert if in need of storage unit or if interested in buying.

**M-11. Prime Location West of Bank and South of Grocery Store.** 55 West Center. Asking \$45,000. mls 8191

**M-12 Laundromat.** 24 regular washers, 7 super washers, 11 dryers, boiler, etc. Large unused space to the east and 205 ft south of laundromat. Make an offer. Good future retirement investment with steady income.

## Eastland

**E-2. 69.15 Acres.** Power available. CR 312 & CR 384. Water along CR 312. Midst the fields of wheat is an attractive island of trees very suitable for homesite. Enjoy the wild turkeys there. Panoramic views for miles. Call Robert for aerial map and directions. #8153

**E-3. 186.25 Acres.** Wonderful sites for a home overlooking the canyon area to the south and east. Water and power along CR 312 Eastland Rd. Call Robert at 435-587-1044. #8154

**E-4. 319 Acres.** Wonderful mix of trees and vegetation. Impressive Alfalfa crop. Enjoy UNDER CONTRACT ranges in the Four Corners. Canyon area towards northwest. Call Robert for details. #8155

## BLANDING

**B-5. FALL SALE.** Over 4000 SQFT commercial bldg and .62 acre lot. Excellent location at 722 S. Main in Blanding.



Former Native American Pottery. Priced at just \$165,000. Roof recently repaired. Ready to be occupied. Call Robert at 435-587-1044.

## COUNTRY PROPERTY

**C-1: Four Parcels** with common well, electricity, phone along County Rd. Start-



ing at just \$19,000. Nice treed areas reduced in price to just \$29,900 for over four acres. 12 acre parcel available at \$69,000. All reduced. Ask Robert to show you around or for plat map and directions.

**C-2 20 Acres on the Top of Mustang Mesa.** Kiva on property. Call Robert for plat and map directions to the 20 acres.

**C-3 4.5 Miles East of Monticello.** 50 acres on north of HWY 491. 257 acres to the South. Would divide up the south end at fence line. Stock ponds in all three areas. (PLENTY OF WATER) Wells around old homestead area. Call Robert to show you around, plat, and price info.

**C-4 Five 4.79 Acre Lots for \$20,000.** Electricity and phone available. Located 9.5 to 9.9 miles east of Monticello on 491. Lots 305 ft x 600 plus ft. Flags and survey stakes show where each lot lies. #7837

**C-5 REDUCED SIGNIFICANTLY IN PRICE 160 ACRES FOR \$112,000.** Ideal



location to get away from it all. Great mix of pine and juniper and sage. Old homestead location. Call Robert for directions and photos of property. BE FIRST! Serene and peaceful. Great views.

## LA SAL

**L-1. Prime Five Acres on La Sal Road and Arena Ln area.** Fenced, electricity and phone alongside property. Animal rights. Asking \$60,000. If desire more than land, ask about possibility of buying home, small rodeo arena and ten acres at a reasonable price. #7634

Equal Housing Opportunity



UPAXLP