

No bidders on 744 Gila properties with tax liens

BY TED LAKE
Staff Reporter

It's a sign of economic times. There wasn't any big crowd like many years ago. Only 15 bidders showed up at Gila County's well publicized public back tax auction last Thursday which was about the same number as last year who went to the county court house in Globe.

Gila County Treasurer Debra Savage began her annual public auction in the Supervisors' hearing room, at 9 a.m. She had a list of 989 real estate parcels with delinquent back taxes up for bidding. When it was all over, Savage did sell 245 of those county owned liens for a total of \$245,000 cash from the 15 or so bidders who were there.

However 745 properties with back tax liens were not sold at this action because of the lack of interested bidders. They are still available to purchase if the property owner hasn't paid those back taxes. Keep in mind this process won't begin until later next month.

About this time in March, persons interested in purchasing any of those remaining property liens

from auction can do so by simply walking into the Gila County Treasurer's Office with the necessary monies required to get a Treasurer's Certificate. This time it is not a public bidding process. If you purchase such a lien, it is possible you may get as much as 16 percent interest on your money until the property owner finally comes in and pays the back taxes, plus penalties including 6 percent interest. That 16 percent interest would then go to you plus all the back taxes you had paid when you purchased the Treasurer's Certificate during this process.

Sounds like a good investment since most banks are paying less than 1 percent for your money, right? However, you have to be aware, folks. There could be a few downsides to all of this, such as the remote possibility you could wind up with nothing or a reduced amount of money because the property owner is in bankruptcy court. Many of these 744 remaining liens involve property owners who are in such proceedings. If you are interested in purchasing any these back property

tax liens, and I am speaking from experiences as a Land Title Examiner, you or your attorney should perhaps contact the trustee in bankruptcy to find out just what is happening with the owner(s) of the real estate involved and how the Gila County delinquent property lien is being treated in this case.

Also, what if the owner of the property with back Gila tax liens had been in Iraq or Afghanistan for the past five years comes back to town? What if he or she returns to Globe-Miami from one of the war zones after you got a Superior Court Order granting you title to the property under Arizona's three-year delinquent tax lien statute? There is this small problem. No record of a return of service about the legal action from the property owner in the court file. And, this person comes to you and says this whole thing was all wrong, 'I was in the military serving my country, and wasn't informed anything about all of this....I'm getting an attorney.'

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San Carlos Apache Tribe first responders attend Railroad Incident Training classes

Arizona Silver Belt

Nearly 90 emergency service personnel who serve the San Carlos Apache Tribe (SCAT) are now better equipped to handle a railroad emergency after specialized training provided by the Arizona Eastern Railway (AZER). The two-hour seminars were held last week on a railroad spur near the Apache Gold Casino.

The training focused on what SCAT police, firefighters, and EMS personnel can do in the first 60 minutes after a railroad accident. Special attention was given to handling a hazardous materials incident.

An empty tank car, typical of those occasionally crossing the Reservation, was parked on the railroad spur. First responders got hands-on training and demonstrations with the 32-ton steel car.

Classes were held in the Dome car now in service on AZER's Copper Spike streamliner excursion. The Dome's narrow corridors and steep stairways were of special interest to EMS personnel who might one day have to respond to a medical emergency involving a Copper Spike passenger.

Additionally, AZER diesel-electric locomotives and a covered hopper car also were on display. First Responders were shown emergency locomotive shut procedures how to secure freight equipment in the event of an emergency where the train crew is disabled.



Courtesy photo

Geoff McCormick, PBR System Manager – Rules & Operating Practices, (left, in safety vest), demonstrates tanks car coupler safety devices to SCAT police officers and firefighters.

SCAT EMS/Fire service Chief Benny Cheney and Police Captain Jerry James organized and coordinated the program. Officers from the SCAT Housing Authority and the Casino also attended.

Classes were conducted by Art Miller and Geoff McCormick, system safety managers from Permian Basin Railways, the company that owns AZER. Permian Basin Railways is a subsidiary of Iowa Pacific Holdings, Inc. (IPH), headquartered in Chicago.

Two recent accidents involving AZER trains and Tribe members were reviewed and tactics to prevent future tragedies also discussed. AZER officials requested SCAT Police and other First Re-

sponders to increase efforts to reduce railroad property use as a footpath and as places of refuge.

The Tribe and AZER also plan to removed brush and vegetation from several miles of the railroad right-of-way. This clearing effort, to start later in the Spring, will reduce the track's attractiveness to pedestrians and others looking for an out-of-the-way place to conduct criminal or other improper activities.

Additionally, AZER and IPH are working on a comprehensive Emergency Response Plan with the newly elected Tribe leadership. A Plan draft will be presented and reviewed by the Tribe in early Spring at the next San Carlos Partnership meeting.

No new Job Corps out West Obama cuts Job Corps construction

BY TED LAKE
Staff Reporter

The proposed fiscal year 2012 new construction monies for the Office of the Job Corps have been slashed by the Obama Administration. The Job Corps program in this country is run by the U.S. Department of Labor. The federal agency has 124 Job Corps centers with the majority operated by private contractors and non-profit organizations. This includes 28 Job Corps facilities the Forest Service operates in partnership with the Labor Department.

Proposed federal budget cuts were announced by President Obama Feb. 14. His administration has told the U.S. Department of Labor to cut its proposed \$12.8 billion total budget for all of its

operations by 27.2 percent for fiscal year 2012.

As for the Job Corps division, the entire budget is now proposed at a reduced \$1.7 billion which is only \$8 million less than fiscal year 2010. However, Job Corps construction monies, including funds for building new centers, were slashed by 25 percent. Construction for fiscal year 2012 is now listed in the amount of \$78.5 million while for 2011 it was \$105 million. In addition, the Labor Department said last week the majority of these construction monies for 2012 are to improve various buildings and other facilities at its existing Job Corps training facilities.

U.S. Department of Labor also released a 40-page Congressional Budget Justification Report last

week. On page 24, this federal agency says the present number of 124 Job Corps Centers the Department owns or leases is expected to increase by a total of only three new centers as of June 30, 2014. According to information stated here, none of the three will be built out west.

They are being built in other states. The Labor Department said these new Job Corps Centers will be at Ottumwa, Iowa during 2011, Manchester, N.H. and Wind River, Wyo., both to be completed in the year 2013.

These are the budget cuts being proposed by the President's administration.

The changes are still pending Congressional approval.

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Appliance and metal discard event at landfill

Arizona Silver Belt

The Russell Gulch Landfill will coordinate an old appliance "free day" on Saturday, March 5 from 8 a.m. to 3 p.m.

This will include refrigerators, freezers, washers, dish washers, dryers, portable trash compactors and water heaters. Other metal items will also be accepted.

The landfill fee for the weight

of all appliances and the freon from the refrigerators and freezers will be waived by Gila County.

As the County will handle the freon removal from the appliances, please do not tamper with the freon lines and no trash of any kind in the appliances.

All other debris will be regular price, so leave yourself easy access

to remove these metal items and appliances so the landfill personnel can exclude the weight from any other trash that you may bring to the landfill to dispose of.

This is a great opportunity to get rid of old, unwanted appliances and piles of metal from local residences for free.

For more information, call the landfill at 928-425-7470.

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