

**MEMORANDUM
TREASURER-TAX COLLECTOR
COUNTY OF PLACER**

To: Honorable Board of Supervisors
From: Jenine Windeshausen, Treasurer-Tax Collector
Date: July 7, 2015
Subject: Request for Approval to Sell Tax-Defaulted Property
At Public Auction

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RECOMMENDATION: Approve a resolution authorizing the Tax Collector to sell at public auction, for the stated minimum price, the tax-defaulted property that is subject to the power of sale and described on the attached schedule, in accordance with Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code. Also, in the event that any parcel does not sell after the first offer at auction, authorize the Tax Collector in her discretion to re-offer and sell such parcel at a minimum bid lower than the stated minimum price.

BACKGROUND: Secured real property becomes subject to the Tax Collector's power to sell 5 years from the date declared tax defaulted. The purpose of offering tax-defaulted property at a tax sale is to collect the unpaid taxes (redemption) and to return the property to a revenue-generating status by conveying the property to another owner. Before the sale the Tax Collector is required to notify the assessee, and any other parties of interest, of the Tax Collector's power and intent to sell the property for nonpayment of taxes¹. There are currently 83 parcels planned for sale, any of which may be redeemed by 5:00 p.m. the day prior to the sale (Tuesday, October 6, 2015). The public auction will be held on Wednesday, October 7, 2015.

The year a parcel is offered for sale, the minimum selling price for each parcel is based on the redemption amount plus costs associated with the sale as per Revenue and Taxation Code Section 3698.5. For unsold parcels the Tax Collector, with Board approval, may re-offer the property at a price lower than the minimum bid in order to effect sale of the parcels. Successful bids that are in excess of the original minimum bid amount result in "excess proceeds" which are subject to claim by certain parties on a priority lien basis as specified by law under Revenue and Taxation Code Sections 4674 and 4675. After a period of one year, any unclaimed excess proceeds are deposited into the County Tax Loss Reserve Fund as specified by law. If a parcel is sold for less than the stated minimum price, any unpaid taxes or fees would be supplanted from the Tax Loss Reserve Fund as required by the Teeter Plan.

FISCAL IMPACT: The 83 parcels currently eligible for sale represent an estimated outstanding redemption amount of \$1,183,252.00. Costs incurred for each parcel are collected upon the sale of the parcel. The actual fiscal impact to the County will be determined by the amount of excess proceeds deposited to the Tax Loss Reserve Fund and any amounts that may need to be transferred from the Tax Loss Reserve Fund.

JW/gs

Attachment

¹Attachment A contains a copy of the public notice.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No. _____

A RESOLUTION AUTHORIZING THE TAX
COLLECTOR TO SELL TAX-DEFAULTED
PROPERTY AT PUBLIC AUCTION

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held July 7, 2015 by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:
Clerk of said Board

BE IT RESOLVED that approval for the Tax-Defaulted Land Sale by public auction on October 7, 2015, is hereby granted. Jenine Windeshausen, Placer County Treasurer-Tax Collector, is directed to sell the property described in Attachment A, and may re-offer for sale said property at a minimum bid lower than the stated minimum price, as provided for by law pursuant to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code.

Attachment A, Page 1 of 2
NOTICE OF PUBLIC AUCTION ON October 7, 2015
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

Made pursuant to Section 3702, Revenue and Taxation Code

On July 7, 2015, I, Jenine Windeshausen, Placer County Tax Collector, was authorized to conduct a public auction sale by the Board of Supervisors of Placer County, California. The tax-defaulted properties listed below are subject to the Tax Collector's power of sale and have been approved for sale by a resolution dated July 7, 2015, of the Placer County Board of Supervisors.

The sale will be conducted at 9:00 a.m. on Wednesday, October 7, 2015, in the Planning Commission hearing room located at 3091 County Center Drive, Auburn, California as a public auction to the highest bidder for cash in lawful money of the United States or negotiable paper, for not less than the minimum bid as shown on this notice. If no bids are received on a parcel, it may be re-offered at the end of the auction at a minimum price appropriate to stimulate competitive bidding.

The right of redemption will cease on Tuesday, October 6, 2015, at 5:00 p.m. and properties not redeemed will be offered for sale. If the parcel is not sold, the right of redemption will revive and continue up to the close of business of the last business day prior to the next scheduled sale.

Properties protected by bankruptcy as of the date of the tax-defaulted land sale will be removed prior to the sale. No action will be taken against any property or property owner that would violate the automatic stay provided for under the US Bankruptcy Code.

If the properties are sold, parties of interest, as defined in California Revenue and Taxation Code Section 4675, have a right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount of the highest bid in excess of the liens and costs of the sale, which are paid from the sale proceeds.

More information may be obtained by contacting the Tax Collector at 2976 Richardson Dr., Auburn, California, 95603 or calling (530) 889-4129 or (530) 889-4109. Land Sale information is available on our website at www.placer.ca.gov/tax/landsale.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, (if applicable), and the individual parcel on the map page or in the block. The assessor's maps and an explanation of the parcel numbering system are available in the assessor's office located at 2980 Richardson Dr., Auburn, California, 95603.

The properties that are the subject of this notice are situated in Placer County, California, and are described as follows:

<u>Item No.</u>	<u>APN</u>	<u>Last Assessee</u>	<u>Minimum Bid</u>
1	001-073-017-000	Hardwick, James N	\$76,100.00
2	004-100-033-000	Louie, Rick	\$19,100.00
3	006-142-035-000	Colfax Food & Gas	\$65,200.00
4	007-045-027-000	Caesar-Rohweder, Cynthia Et Al	\$24,900.00
5	007-104-007-000	Lowery, Leif & Wendy Et Al	\$10,700.00
6	007-104-008-000	Lowery, Leif & Wendy Et Al	\$8,200.00
8	007-104-009-000	Lowery, Leif & Wendy Et Al	\$16,400.00
8	009-020-031-000	Pool, Connie & Danny	\$5,000.00
9	012-113-016-000	Craig, Chris S & Laura J	\$31,000.00
10	018-070-071-000	Bussell, Robert A & Stacey TTEEs	\$10,600.00
11	019-212-027-000	Kennedy, James E & Clowleen TRS	\$1,900.00
12	019-213-013-000	Haddox, Virgil Ross Jr & S. Warren	\$28,400.00
13	020-162-023-000	Hofman Ranch	\$101,800.00
14	023-070-005-000	Bellevue Button Factory LLC	\$15,000.00
15	023-170-005-000	Campos, Ana Maria	\$33,100.00
16	023-294-048-000	Cherry, Leah F & Ernest S	\$25,000.00
17	023-313-002-000	Morris, Lewis Gary	\$11,900.00
18	023-320-028-000	Gavis, Elena M	\$21,100.00
19	029-230-016-000	Zarazua, Suzanne	\$12,600.00
20	031-074-032-000	Murray, Elijah & Wendy	\$31,200.00
21	031-231-017-000	Greenlee, Milo R & Evelyn M	\$3,300.00
22	035-151-028-000	Wyatt, Gregory K & Elisa D	\$9,800.00
23	040-271-029-000	Folkes, Hershel W & Wilma C	\$5,300.00
24	042-310-002-510	Espenson, Dean & Debra M Trustees	\$84,200.00
25	051-140-018-000	Bendzulla, H & Marcella	\$120.00*
26	051-250-045-510	Folkes, Wilma Charline James	\$21,200.00
27	051-270-036-540	Duarte, Diane L TTEE Et Al	\$18,900.00
28	051-270-040-540	Duarte, Diane L TTEE Et Al	\$18,700.00
29	052-080-012-510	Gibson, Jayne J TR Et Al	\$196,100.00
30	063-030-028-000	Dakan, Robin D Et Al	\$15,100.00
31	064-200-040-000	Lowery, Leif G & Wendy L	\$13,800.00
32	064-220-009-000	Lowery, Leif G & Wendy L	\$6,400.00
33	064-220-017-000	Lowery, Leif G & Wendy L	\$2,600.00
34	064-220-030-000	Lowery, Leif G & Wendy L	\$5,000.00
35	064-260-039-000	Ford, Charles D Trustee	\$3,400.00
36	072-150-003-000	Sanders, Glenn Jon & Peggy Lea	\$16,300.00
37	072-150-004-000	Sanders, Glenn Jon & Peggy Lea	\$15,600.00
38	075-060-026-000	Barquest, Cheryl Et Al	\$33,700.00
39	076-480-011-000	Borba, Rosemary E	\$29,300.00
40	080-111-004-000	Blue Aussie	\$7,500.00
41	090-141-013-000	Bartels, Jay	\$146,800.00
42	090-306-001-000	Arden, John G & Sheridan, Cynthia	\$66,000.00

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<u>Item No</u>	<u>APN</u>	<u>Last Assessee</u>	<u>Minimum Bid</u>
43	090-311-004-000	Greene, Susan C TR	\$34,400.00
44	090-311-011-000	Greene, Susan C TR	\$9,200.00
45	094-051-002-000	Griffith, Stuart	\$24,700.00
46	097-030-003-000	Second Prospect LLC Sylvan Slope Series	\$6,700.00
47	097-140-026-000	Olin, Bill & Lori J Trustees	\$10,500.00
48	099-200-013-000	Carrington Mortgage Services LLC	\$6,500.00
49	100-130-015-000	Churka, Thomas J	\$13,100.00
50	100-130-028-000	Churka, Thomas J TR Et Al	\$19,900.00
51	100-160-002-000	Payne, James	\$12,700.00
52	100-160-011-000	Payne, James	\$12,700.00
53	100-230-007-000	Payne, James	\$12,700.00
54	112-260-017-000	Dahmer, Jack D & Terrill D	\$34,100.00
55	112-270-059-000	MacNaughton, Marjorie E	\$11,100.00
56	116-210-023-000	Loeffler, Paula TTEE	\$34,400.00
57	328-320-001-000	Gravelle, Dolores	\$9,400.00
58	330-190-016-000	Sterling 16 LLC	\$123,800.00
59	469-130-027-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,400.00
60	469-130-028-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,200.00
61	469-130-038-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,800.00
62	469-130-039-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,800.00
63	470-211-008-000	Roseville Childrens Foundation Trust	\$29,400.00
64	483-090-011-000	Zia, Shamiran	\$41,900.00
65	701-004-433-000	Green, Richard S & Barbara A Et Al	\$1,800.00
66	701-010-403-000	Tyho, Inc.	\$1,900.00
67	701-012-463-000	Morgan Lynch LLC	\$1,900.00
68	701-017-513-000	Hlabanson, Bertha	\$1,900.00
69	701-025-051-000	Watters, Sandra L Et Al	\$1,900.00
70	701-026-383-000	Honeycutt, Daniel & Brockhaus, Margarita	\$2,100.00
71	701-027-453-000	Clark, Earl H & Lea Z Trustees	\$1,900.00
72	701-028-403-000	Garcia, Richard R & Gonzales, Arnold A	\$2,000.00
73	701-049-423-000	Fyffe, Pamela S & Rachel	\$1,900.00
74	701-055-473-000	Alexander, Anthony W & Linda S	\$1,800.00
75	701-060-222-000	Bovero, Sydney Et Al	\$1,800.00
76	701-066-383-000	Gonzalez, Melissa	\$2,000.00
77	701-070-413-000	Ford, Elisabeth Et Al	\$1,900.00
78	701-073-031-000	Vonarx, Victor R & Yvonne M	\$1,900.00
79	701-075-322-000	Toth, Istvan & Byrd, Jennie G	\$2,000.00
80	701-077-061-000	Toth, Istvan & Byrd, Jennie G	\$1,900.00
81	701-081-443-000	Taja, Raymundo M & Rosario S	\$2,000.00
82	701-082-493-000	Gonzalez, Raymond Jr. & Angelina	\$2,100.00
83	701-088-181-000	Watters, Sandra L Et Al	\$2,400.00

* Designates property receiving no bids from previous tax-defaulted land sales being reoffered at a lower amount.