

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

To: Honorable Board of Supervisors
From: Jenine Windeshausen, Treasurer-Tax Collector
Date: June 17, 2014
Subject: Request for Approval to Sell Tax-Defaulted Property
At Public Auction

=====

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 86 parcels planned for sale, any of which may be redeemed by 5:00 p.m. the day prior to the sale (Tuesday, September 30, 2014). The public auction will be held on Wednesday, October 1, 2014.

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 86 parcels currently eligible for sale represent an estimated outstanding redemption amount of \$1,440,896.00. 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 June 17, 2014 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 1, 2014, 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.

4960

Attachment A, Page 1 of 2
NOTICE OF PUBLIC AUCTION ON October 1, 2014
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

Made pursuant to Section 3702, Revenue and Taxation Code

On June 17, 2014, 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 June 17, 2014, of the Placer County Board of Supervisors.

The sale will be conducted at 9:00 a.m. on Wednesday, October 1, 2014, 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 will 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, September 30, 2014, 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	002-082-020-000	Prior, William V & Lynair A	\$189,800.00
2	002-152-009-000	Prior, William V & Lynair A	\$207,200.00
3	003-031-033-000	Zawalnicki, John P & Estelle B TTEE	\$25,300.00
4	004-150-021-000	Coffman, Kenneth Et Al	\$100.00*
5	007-045-076-000	Caesar, W B Et Al	\$2,900.00
6	007-104-007-000	Lowery, Leif & Wendy Et Al	\$7,800.00
8	007-104-008-000	Lowery, Leif & Wendy Et Al	\$7,700.00
8	007-104-009-000	Lowery, Leif & Wendy Et Al	\$17,900.00
9	008-032-009-000	Serrano, Francisco Et Al	\$20,700.00
10	008-032-021-000	Karsch, Peter	\$6,600.00
11	008-191-002-000	Geddie, Brian & Longinetti, Aimee	\$21,700.00
12	010-132-007-000	Coffman, Kenneth Et Al	\$2,700.00
13	010-162-006-000	Downtown Rocklin Development LLC	\$500.00*
14	014-322-009-000	Reis, Marv & Ginger	\$12,600.00
15	018-120-017-000	Harris, David A & Angela A	\$1,000.00*
16	019-192-025-000	Farinha Lawrence T	\$29,600.00
17	021-220-005-000	Lincoln Palisades LP	\$168,300.00
18	021-480-001-510	Diaz, Cruz V & Eliza P	\$7,900.00
19	023-072-013-000	Aujla, Mandeep Et Al	\$3,600.00*
20	023-072-014-000	Aujla, Mandeep Et Al	\$3,600.00*
21	026-440-002-000	Wilkerson, Rick & Patti	\$2,800.00
22	031-074-032-000	Murray, Elijah & Wendy	\$25,900.00
23	038-070-013-000	Mariscal, Albino O & Mary	\$12,100.00
24	038-223-077-000	Salmon, Elbert O	\$2,700.00
25	042-192-032-000	Kelly, Terrance William & Cindy M	\$41,200.00
26	043-142-052-000	Mutoza, Michele	\$38,700.00
27	044-021-010-000	Genwer, Danny Michael	\$12,900.00
28	051-100-069-000	North Ravine Partners	\$51,000.00
29	051-140-018-000	Bendzulla, H & Marcella	\$2,700.00
30	053-090-019-000	Blue Summits LLC	\$23,700.00
31	054-120-008-000	Felter, C R Jr	\$11,100.00
32	054-390-056-000	Botsch, Joseph Richard	\$15,300.00
33	062-084-003-530	Borba, Darrilyn Tr Et Al	\$500.00*
34	063-010-005-000	Ever Pure SA DE DV	\$4,600.00
35	063-010-034-000	Ever Pure SA DE DV	\$30,300.00
36	063-030-028-000	Dakan, Robin D Et Al	\$14,400.00
37	063-200-025-530	Chase, Janice	\$1,700.00
38	063-300-006-000	Thuesen, Niel C	\$5,700.00
39	063-500-003-000	Hinton, Joseph Craig	\$5,900.00
40	063-500-004-000	Hinton, Joseph Craig	\$16,300.00
41	063-510-001-000	Hinton, Joseph C & Susan A	\$6,000.00
42	064-220-009-000	Lowery, Leif G & Wendy L	\$6,700.00

497

Attachment A, Page 2 of 2

<u>Item No</u>	<u>APN</u>	<u>Last Assessee</u>	<u>Minimum Bid</u>
43	064-220-017-000	Lowery, Leif G & Wendy L	\$2,500.00
44	064-220-030-000	Lowery, Leif G & Wendy L	\$4,100.00
45	066-270-007-000	Cooper, James R & Shirley Ann	\$6,700.00
46	071-131-060-000	Martin, Dana Ruth Et Al	\$7,400.00
47	074-203-006-000	Malloy, Clint G & Barbara J	\$300.00*
48	077-060-008-000	Johnson, Robert M	\$3,900.00
49	080-140-020-000	Gates, Kenneth S & Jennifer L	\$4,700.00
50	080-222-028-000	Spiegel, Alexandra M	\$4,000.00
51	084-092-014-000	Edwards, Brian R Et Al	\$19,000.00
52	090-152-041-000	Bacon, Mike T & Maureen	\$5,000.00
53	090-152-042-000	Bacon, Mike T & Maureen	\$5,000.00
54	096-630-046-000	Hynes, John	\$58,100.00
55	097-112-008-000	Beery, John C III	\$49,200.00
56	097-112-009-000	Beery, John C III	\$69,000.00
57	100-160-002-000	Payne, James	\$10,600.00
58	100-160-011-000	Payne, James	\$10,600.00
59	100-230-007-000	Payne, James	\$10,600.00
60	101-080-030-000	Payne, James	\$136,500.00
61	101-080-031-000	Payne, James	\$48,400.00
62	101-131-024-000	Turin, Michael Et Al	\$200.00*
63	101-132-024-000	Todd, Penelope L TTEE	\$17,900.00
64	103-190-001-510	Targett, Richard & Luci	\$25,600.00
65	103-190-004-600	Targett, Richard & Luci	\$17,800.00
66	117-100-045-000	Robertson, Gerald F Et Al	\$4,800.00
67	467-070-052-000	Hayes, Catherine & Michael D	\$6,200.00
68	469-130-027-000	DeMello, Vasco F R L & Michelle L Trustees	\$2,500.00
69	469-130-028-000	DeMello, Vasco F R L & Michelle L Trustees	\$2,500.00
70	469-130-038-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,100.00
71	469-130-039-000	DeMello, Vasco F R L & Michelle L Trustees	\$3,100.00
72	469-306-008-000	Coffman, Kenneth Et Al	\$2,700.00
73	470-220-039-000	Rachfal, Rose Marie	\$49,500.00
74	471-110-023-000	Houston, Rebecca Ruth	\$25,400.00
75	472-200-028-000	McAfee, Dale P & Brenda	\$72,500.00
76	701-002-483-000	Delara, Marline L	\$100.00*
77	701-002-493-000	Delara, Marline L	\$100.00*
78	701-008-413-000	Pretscher, Peter O & Marianne	\$1,900.00
79	701-019-503-000	Nyborg, Erik & Jessie	\$1,800.00
80	701-024-373-000	Britland, Lois C	\$1,800.00
81	701-036-473-000	Cannon, Kris D & Michelle A	\$1,900.00
82	701-042-101-000	Hendricks, Vernon D & Cleo B	\$1,900.00
83	701-042-111-000	Hendricks, Vernon D & Cleo B	\$1,900.00
84	701-073-071-000	Deptford Marketing Fund	\$1,900.00
85	701-075-201-000	Hendricks, Jon M & Mary Anne	\$100.00*
86	701-085-031-000	Hendricks, Vernon D & Cleo B	\$2,300.00

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