

9. Authorize the sale by public internet auction of tax-defaulted properties, subject to the power to sell and any limitations imposed by other provisions of the law, including automatic stays, according to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code to be held on March 4, 2025. Authorize the re-offer of any parcel on June 3, 2025, that does not sell at the end of the March 4, 2025, auction at a lower minimum bid amount (§ 3698.5(c)). Authorize a \$5,000 deposit to register/bid (§ 3693(d)(4)). If the bidder is unsuccessful, the deposit will be refunded. If the winning bidder fails to pay for the purchase, the deposit is forfeited (§ 3693.1).



# Auditor- Controller/Treasurer Tax Collector

## COUNTY OF TULARE AGENDA ITEM

### BOARD OF SUPERVISORS

LARRY MICARI  
District One

PETE VANDER POEL  
District Two

AMY SHUKLIAN  
District Three

EDDIE VALERO  
District Four

DENNIS TOWNSEND  
District Five

**AGENDA DATE:** December 3, 2024

Public Hearing Required	N/A
Scheduled Public Hearing w/Clerk	N/A
Published Notice Required	N/A
Advertised Published Notice	N/A
Meet & Confer Required	N/A
Budget Transfer (Aud 308) attached	N/A
Personnel Resolution attached	N/A
Agreement(s) attached	N/A

CONTACT PERSON: Kaitlyn Fitzgerald PHONE: 559-636-5259

**SUBJECT:** Approval to Sell, by public internet auction, tax-defaulted property subject to the power to sell with a refundable registration deposit.

### **REQUEST(S):**

That the Board of Supervisors:

1. Authorize the sale, by public internet auction, of tax-defaulted properties, subject to the power to sell and any limitations imposed by other provisions of the law, including automatic stays, according to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code to be held on March 4, 2025.
2. Authorize the re-offer of any parcel on June 3, 2025, that does not sell at the end of the March 4, 2025, auction at a lower minimum bid amount (\$ 3698.5(c)).
3. Authorize a \$5,000 deposit to register/bid (§ 3693(d)(4)). If the bidder is unsuccessful, the deposit will be refunded. If the winning bidder fails to pay for the purchase, the deposit is forfeited (§3693.1).

### **SUMMARY:**

Pursuant to the California Revenue and Taxation Code, the Treasurer/Tax Collector requests that the tax-defaulted properties listed in the attached minimum bid list, be offered for sale by public internet auction ([www.govease.com](http://www.govease.com)) on March 4, 2025. Descriptions of property, situs address, last assessee and minimum bid to recover costs are included. When five or more years have elapsed since a taxpayer defaulted on their property taxes, the tax collector is empowered to sell any portion or all of that property. The primary purpose for a public internet auction is to collect the unpaid taxes and to convey the tax-defaulted property to a responsible owner and/or taxing agency. The primary purpose for including a refundable deposit is to attract serious

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and dependable bidders. Any parcels protected by a bankruptcy stay or any other applicable law at the time of sale will not be sold.

**FISCAL IMPACT/FINANCING:**

The sale of tax-defaulted properties to collect unpaid taxes or to force redemption includes the cost incurred by the Tax Collector's office. A refundable deposit will ensure bid transaction payments are completed as required.

**LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:**

The County's five-year strategic plan includes the economic well-being to promote economic development opportunities, effective growth management and a quality standard of living. This administrative function supports the county's initiative by accurately and timely establishing the sale or redemption of tax-defaulted property.

**ADMINISTRATIVE SIGN-OFF:**

/s/ Cass Cook

Cass Cook

Auditor-Controller/Treasurer-Tax Collector

Cc: County Administrative Office

Attachments: 2025 Minimum Bid Worksheet

**BEFORE THE BOARD OF SUPERVISORS  
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF Approval to Sell, by )  
public internet auction, tax-defaulted ) Resolution No. 2024-1085  
property subject to the power to sell with ) Agreement No.  
a refundable registration deposit. )  
)

UPON MOTION OF SUPERVISOR \_\_\_\_\_, SECONDED BY  
SUPERVISOR \_\_\_\_\_, THE FOLLOWING WAS ADOPTED BY THE  
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD \_\_\_\_\_  
\_\_\_\_\_, BY THE FOLLOWING VOTE:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
Deputy Clerk

\* \* \* \* \*

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3. Authorize a \$5,000 deposit to register/bid (§ 3693(d)(4)). If the bidder is unsuccessful, the deposit will be refunded. If the winning bidder fails to pay for the purchase, the deposit is forfeited (§3693.1).



**CASS COOK, TULARE COUNTY AUDITOR-CONTROLLER/TREASURER-TAX COLLECTOR**

**PUBLIC INTERNET AUCTION OF TAX-DEFAULTED PROPERTY MARCH 4, 2025**

**LIST OF PARCELS AND MINIMUM BIDS**

Item No.	Assessment	Last Assessee	Situs	Status	Minimum Bid
1	014-064-002-000	WEAVER LOUIS TROY	454 FRANKLIN WAY DINUBA		\$8,166.00
2	014-261-022-000	SOLORZANO ALEJANDRO	1202 N ARNO RD DINUBA		\$19,166.00
3	017-093-018-000	RANGEL MARINA	434 FRESNO ST DINUBA		\$11,393.00
4	017-113-014-000	MOORE WILLIAM J & KATHY J (TRS)(REV TR)	223 N L ST DINUBA		\$6,504.00
5	017-182-012-000	DWYER DAVID	549 W KERN ST DINUBA		\$10,938.00
6	018-094-003-000	VEGA-TORRES JACQUELYN	930 WHITTAKER WAY DINUBA		\$8,693.00
7	025-150-036-000	BENAVIDES MARIELA N	13109 AVE 412 OROSI		\$7,966.00
8	029-192-011-000	OLDHAM GEORGE A	5756 PAYNE AVE DINUBA		\$7,024.00
9	033-030-006-000	WILSON ERNEST & MARIAN	10992 AVE 388 CUTLER		\$6,519.00
10	033-030-008-000	PATTEE DALLAS (LE)	38889 RD 108 CUTLER		\$8,469.00
11	043-063-006-000	PASILLAS MARCY & SHEILA	37711 RD 60 LONDON		\$6,558.00
12	043-100-018-000	DUERKSEN KENNETH ANTHONY	POR SW/4 OF NE/4 SEC 6:17/24		\$26,767.00
13	045-050-009-000	CHRISTENSEN & FAGUNDES FARMS INC	S/2 OF SW/4 SEC 28-17-23		\$72,085.00
14	051-100-015-000	GAILEY JOHN A	14520 AVE 336 VISALIA		\$20,288.00
15	060-020-077-000	OROZCO DORA LUZ	311 W CAJON AVE WOODLAKE		\$31,711.00
16	060-114-012-000	ALVAREZ JOHN R	115 N VALENCIA BLVD WOODLAKE		\$21,006.00
17	061-123-006-000	ALVARADO MARGIE (EST OF)	472 OLIVE LN Woodlake		\$34,332.00
18	068-040-005-000	AFT PROPERTY INVESTMENT LLC	41466 SIERRA DR THREE RIVERS		\$12,157.00
19	069-410-008-000	BEALE JULI TRINIDAD	43811 SOUTH FORK DR THREE RIVERS		\$19,268.00
20	075-152-018-000	VALENTIN GREGORIO	30943 RD 71 GOSHEN		\$14,562.00
21	075-237-007-000	RUSSELL BILLY & PAMELA	30656 COMMERCIAL RD GOSHEN		\$16,697.00
22	077-820-043-000	SURYA REAL ESTATE HOLDINGS LLC	LOT 8 LOS GATOS RM 43-25		\$19,383.00
23	079-220-029-000	SANCHEZ LLELIDIA	32467 GRANDVIEW VISALIA		\$9,250.00
24	081-150-012-000	SHIRK INDUSTRIAL PARK LLC	PARCEL 11 PARCEL MAP NO 4664 B47		\$16,306.00
25	085-320-005-000	BALLARD ADRIANA CONCETTA(SCSR TR)	4729 W SCHOOL VISALIA		\$15,880.00
26	091-112-048-000	ARENAS TIZOC	2145 MORA CT VISALIA		\$12,950.00
27	091-185-042-000	CASTILLO EDUARDO C & ERNESTINA C	249 PEREZ LN VISALIA		\$4,644.00
28	094-071-018-000	MARQUEZ LETICIA C	216 NE FOURTH AVE VISALIA		\$17,977.00
29	095-231-037-000	JACKSON LORI ANN	1718 WELLSLEY DR VISALIA		\$34,453.00
30	103-380-012-000	VISALIA CHILDRENS HOMES INC	LOT A THE GRACE HOMES RM 37-95		\$7,645.00
31	107-190-038-000	MC FARREN DEBRA A	15804 JASMINE AVE IVANHOE		\$3,352.00
32	111-110-001-000	KELLY DENNIS R	18850 AVE 300 EXETER		\$11,245.00
33	115-050-065-000	MACHADO JOHN JR & CIAIRA	LINDCOVE REALTY CO SUB - POR LT		\$4,164.00
34	121-670-007-000	KASBERGEN NEIL & MARTHA (TRS)	27111 S MOONEY BLVD		\$1,194.00
35	122-200-006-000	TORRES ALEJANDRO C (TR FAM TR)	532 W OAK VIEW DR VISALIA		\$38,615.00
36	123-051-012-000	ACEVEDO JULIO C	430 W HARTER VISALIA		\$25,999.00
37	123-110-010-000	KELLEY A DALE	143 ROSS AVE VISALIA		\$5,442.00
38	123-320-030-000	OGAWA MITSUO & MIEKO	3021 S THOMAS ST VISALIA		\$33,267.00
39	129-103-008-000	CONSIGNADO ROBERTO	FMSVILLE POR LT 175		\$11,056.00
40	135-091-005-000	BAKER EVELYN L	352 S G ST EXETER		\$6,109.00
41	142-140-038-000	RODRIGUEZ VENTURA	21692 BROOKS AVE TONYVILLE		\$2,614.00
42	142-150-021-000	DUDLEY KATHY (EST OF)	21641 BALLON DR LINDSAY		\$17,140.00
43	149-350-076-000	DEL LAGO PLACE LLC	LOT 39, RESUBDIVISION OF TESORI,		\$22,927.00
44	150-170-026-000	LERDA NATHAN JOSEPH	3326 E PROSPERITY AVE TULARE		\$86,837.00
45	150-170-047-000	LERDA NATHAN JOSEPH	POR S/2 SEC 31-19-25		\$6,446.00
46	164-160-003-000	PIMENTEL JULIE & JONATHAN	143 MITCHELL AVE TULARE		\$17,844.00
47	168-350-001-000	ARAUJO LUIS	2298 BILLING AVE TULARE		\$38,607.00
48	169-173-011-000	WILLIAMS GUY	805 N I ST TULARE		\$9,149.00
49	172-190-009-000	VAN HOOSER GREG & MELINDA	2510 E KERN AVE TULARE		\$48,574.00
50	176-121-012-000	LERDA NATHAN JOSEPH	202 N L ST TULARE		\$101,209.00
51	177-012-030-000	BENTLEY PATRICIA ANN	1480 E ALPINE AVE Tulare		\$9,168.00
52	187-091-038-000	MUSTIN JIM & CAROL	3730 S PRATT ST TULARE		\$12,372.00
53	199-260-004-000	SOSA CHARLES SR	POR NW/4 OF NE/4 12-20-26 E HW		\$27,717.00
54	202-050-015-000	SALINAS JACOB ADOLPH & IMELDA	1015 E FIR ST LINDSAY		\$18,455.00

55	202-142-019-000 QUEZADA GABRIELA	961 N PAGE AVE LINDSAY	\$4,774.00
56	205-052-017-000 SOSA CHARLES SR	330 VAN NESS AVE LINDSAY	\$22,121.00
57	214-120-017-000 BJORKMAN STEVEN Z	21705 AVE 196 STRATHMORE	\$7,550.00
58	216-030-026-000 GOMEZ ASHLEY YVETTE	21571 RD 244 LINDSAY	\$8,164.00
59	219-190-003-000 WAGNER MARGUERITE S	38398 BALCH PARK DR SPRINGVILLE	\$2,169.00
60	219-290-010-000 KEELE JANE B(TR)(LIV TR)(EST OF)	POR N/2 OF SW/4 SEC 32-20-28	\$7,281.00
61	219-290-013-000 KEELE JANE B(TR)(LIV TR)(EST OF)	PARCEL 1 PARCEL MAP NO 4648 PM 4	\$1,466.00
62	219-290-014-000 KEELE JANE B(TR)(LIV TR)(EST OF)	PARCEL 2 PARCEL MAP NO 4648 PM 4	\$1,466.00
63	219-290-015-000 KEELE JANE B(TR)(LIV TR)(EST OF)	PARCEL 3 PARCEL MAP NO 4648 PM 4	\$1,460.00
64	219-290-016-000 KEELE JANE B(TR)(LIV TR)(EST OF)	PARCEL 4 PARCEL MAP NO 4648 PM 4	\$1,460.00
65	220-284-004-000 ROBERTS MICHAEL J & JILL WOOD	POR SW/4 OF NW/4 SEC 27-20-31	\$3,348.00
66	220-284-006-000 ROBERTS JASON	POR SW/4 OF NW/4 SEC 27-20-31	\$3,347.00
67	220-322-002-000 HAVEN REAL ESTATE GROUP LLC	52821 ALPINE DR Sequoia Crest	\$4,140.00
68	230-110-002-000 KHAKH BALDEV SINGH	TIPTON LTS 1 TO 15 BLK 72	\$10,178.00
69	233-030-024-000 CASTRO AARON VERARDO	16438 AVE 168 ##B WOODVILLE	\$4,244.00
70	233-030-025-000 CASTRO AARON VERARDO	16438 AVE 168 WOODVILLE	\$6,167.00
71	237-101-010-000 HERNANDEZ HERACLIO H	18952 AVE 144 POPLAR	\$8,060.00
72	237-101-012-000 HERNANDEZ HERACLIO H	POR SE/4 OF SEC 34:21/26	\$5,188.00
73	243-280-027-000 ROPER SHEILA KAY	1711 N BEVERLY PORTERVILLE	\$8,372.00
74	247-021-036-000 ROMAN GUMARA (TR REC TRUST)	638 W LA VIDA AVE PORTERVILLE	\$5,384.00
75	247-030-043-000 MATHFALLU AMAR SINGH	1531 N MAIN PORTERVILLE	\$158,887.00
76	247-130-057-000 MOORE WILLIAM J & KATHY J (TRS)(REV TR)	LOT 23 GRAND VIEW TRACT RM 16-45	\$4,814.00
77	248-032-012-000 AL RAIFI LLC	825 N SECOND ST PORTERVILLE	\$14,156.00
78	248-050-016-000 RUIZ THOMAS J	PIONEER LD SUB 1 POR NW/4 LT 4	\$2,209.00
79	253-135-001-000 GUTIERREZ SALVADOR G & ANITA	338 MURRY PORTERVILLE	\$5,618.00
80	255-050-007-000 ZATARAY ISABEL	24796 AVE 188 PORTERVILLE	\$5,012.00
81	261-121-001-000 K & J NOVIN LLC	37 N MAIN ST PORTERVILLE	\$13,313.00
82	262-202-005-000 GOMEZ MARIA	526 S RUTH ST PORTERVILLE	\$4,565.00
83	264-020-011-000 VILLEGAS LIVORIO	14562 RD 274 PORTERVILLE	\$3,489.00
84	270-140-021-000 LUA ALFREDO	1290 S FOURTH ST PORTERVILLE	\$8,687.00
85	284-182-032-000 HIBBERT MORTON P	33167 HWY 190 SPRINGVILLE	\$21,976.00
86	284-470-029-000 KENTON ELIZABETH	32722 SUCCESS VALLEY DR #A	\$14,057.00
87	284-820-012-000 PRYOR INDUSTRIES INC	32970 RIVERSIDE DR SPRINGVILLE	\$6,754.00
88	284-820-013-000 PRYOR INDUSTRIES INC	32958 RIVERSIDE DR SPRINGVILLE	\$6,754.00
89	284-820-014-000 PRYOR INDUSTRIES INC	32946 RIVERSIDE DR SPRINGVILLE	\$6,754.00
90	295-270-015-000 WESTSIDE PROPERTIES	2669 N CEDAR ST #A PIXLEY	\$2,882.00
91	298-060-026-000 KNOX MAVIS ESTELLA	617 W COMPTON AVE PIXLEY	\$4,446.00
92	299-118-004-000 MENDOZA A & VICKIE	557 E ELLSWORTH AVE PIXLEY	\$6,559.00
93	302-210-016-000 LEDESMA SALVADOR JR	23404 AVE 96 TERRA BELLA	\$8,909.00
94	307-080-006-000 BENEDICT STEVE	POR SE/4 OF SE/4 9-21-31	\$8,406.00
95	311-192-025-000 LOPEZ FERNANDO	5560 KNOX RD ALPAUGH	\$7,411.00
96	311-290-003-000 BOCANEGRA FELIX	SEC HOME EXT COL LT 421	\$7,341.00
97	315-074-011-000 CAMPOS JESUS R & DOROTHY	522 STATE ST EARLIMART	\$32,899.00
98	315-105-015-000 VILLAREAL JUAN & LORENA	ALILA LT 27 & 28 BLK 51	\$29,658.00
99	315-111-015-000 GALINDO TONY & ELENA (L E)	175 S MARKET RD EARLIMART	\$1,181.00
100	315-131-019-000 HERNANDEZ-LOZANO TRINIDAD	701 SCHOOL ST EARLIMART	\$3,312.00
101	316-040-025-000 GUEVARA FRANCISCO J & LORENA	7946 RD 130 PIXLEY	\$1,993.00
102	320-230-043-000 AULD JAMES H & MILDRED I (TRS)	9343 RD 256 TERRA BELLA	\$1,668.00
103	322-230-013-000 BIG VALLEY COLD STORAGE LLC	POR S/2 OF SE/4 25-23-24	\$15,681.00
104	322-230-014-000 BIG VALLEY COLD STORAGE LLC	POR S/2 OF SE/4 25-23-24	\$19,976.00
105	326-083-018-000 HALL DAVID LANCE & NANCY LEE(CO TRS)	47603 BEARTRAP RD POSEY	\$8,078.00
106	327-320-004-000 MC AFEE DARRELL W	POR NW/4 SEC 32-23-31	\$5,349.00
107	327-320-005-000 MC AFEE DARRELL W	POR SE/4 OF NW/4 SEC 32-23-31	\$5,190.00
108	337-021-020-000 MANNING NORMAGENE (EST OF)	DELANO AREA SUB 1 LOT 66	\$3,256.00
109	338-120-020-000 VELASQUEZ GEORGE & PEARL	3813 RD 176 DELANO	\$26,466.00
110	340-034-025-000 RUIZ ADOLFO JESUS	RICHGROVE - LT 1 & 2 BLK 4	\$6,591.00
111	345-040-004-000 SHELTON LILIAN J	43243 OAK DR POSEY	\$14,089.00
112	284-360-047-000 FANCHER WILLIAM D(EST OF)	19301 CAMPBELL CREEK DR Springville	\$176,072.00
113	311-214-008-000 BROOKINS FRANK & HAZEL	NO SITUS	\$5,790.00
114	311-230-019-000 RIVERA DIEGO	NO SITUS	\$2,195.00
115	310-100-001-000 IRELAN VIRGINIA D (EST OF)	97695 KENNEDY MEADOWS RD Kennedy Meadows	\$26,241.00

116	310-100-002-000 IRELAN VIRGINIA D (EST OF)	NO SITUS	\$17,050.00
117	330-070-001-000 PLANTEN FRANK (EST OF)	NO SITUS	\$2,139.00