

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) 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)
a refundable registration deposit.)
)

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR
VALERO, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS,
AT AN OFFICIAL MEETING HELD DECEMBER 3, 2024, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS MICARI, VANDER POEL, SHUKLIAN AND VALERO
NOES: NONE
ABSTAIN: NONE
ABSENT: SUPERVISOR TOWNSEND



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

BY:

Deputy Clerk

* * * * *

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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