

OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

On December 8, 2020, I Tracy Kennedy, County of Madera Tax Collector, was directed to conduct a public auction sale by the Board of Supervisors of Madera County, California. The tax-defaulted properties listed on this notice are subject to the Tax Collector's power of sale and have been approved for sale by a Resolution dated December 8, 2020 of the Madera County Board of Supervisors.

The sale will be conducted at www.Bid4Assets.com beginning on Saturday, May 15th, at 8:00 AM PST and ending on Sunday, Tuesday, May 18th, at 2:00 PM PST, as a public auction to the highest bidder for not less than the minimum bid as shown on this notice. Any parcel remaining, at the Tax Collector's discretion, may be re-offered within a 90 day period and any new parties of interest shall be notified in accordance with Revenue and Taxation Code section 3701. Due diligence research for outstanding balances that may follow the property after purchase is incumbent on the bidder as all properties are sold as is. The winning bidder is legally obligated to purchase the property. A California transfer tax will be added to and collected with the purchase price and is calculated at \$0.55 per each \$500.00 or fraction thereof.

Pre-registration and a refundable deposit of \$2,500.00 are required and must be made on-line with www.Bid4Assets.com. The deposit will be applied to the successful bidder's purchase price. Full payment and deed information indicating how title should be vested is required within 48 hours after the end of the sale. Payment must be made in the form of EFT, wire transfers, cashier's checks, or certified funds.

All property is sold as is. The county and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

The right of redemption will cease on Friday, May 14, 2021, at the close of business day 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 day on the last business day prior to the next scheduled sale.

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 that are required to be paid from the sale proceeds. Notice will be given to parties of interest, pursuant to California Revenue and Taxation Code 3692(e), if excess proceeds result from the sale.

Additional information may be obtained by contacting the Tax Collector at 200 W. 4th Street, Madera, California, or by calling (559) 675-7713.

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 further explanation of the parcel numbering system are available in the county assessor's office.

The properties that are subject to this notice are situated in Madera County, California, and are described as follows

Item #	APN	Assessee Name	Min Bid
1	001-210-019-000	CHOPERENA SHIRLEY M	18,200.00
3	002-106-013-000	DEUTCHE BANK NATION TRUST CO TRUSTEE	10,200.00
6	005-303-018-000	SESSIONS JOHN T	1,800.00
8	011-161-007-000	CASTRO ROSEMARY	24,300.00
9	013-180-023-000	MANAHAN ELVIRA L	3,000.00
10	014-173-017-000	MARTINEZ VICTOR & IRIS L	16,800.00
12	030-282-004-000	MORALES LUIS ETAL	4,100.00
17	034-371-006-000	BIAGINI BEATRICE MARIE	4,300.00
20	036-101-010-000	FAVORITO ANTHONY TRUSTEE	6,100.00
22	044-042-022-000	ESPINOZA RALPH ETAL	12,500.00
23	049-215-014-000	STARING VICKI	45,300.00
24	050-240-004-000	BROWN WILLIAM I JR TRUSTEE	8,100.00
25	051-122-007-000	RUIZ DON & REBECCA A RUIZ CO-TR	9,600.00
27	051-241-006-000	PITCHFORD DOUGLAS L & MARY M	6,900.00
28	051-241-010-000	OROZCO MANUEL & PEGGY MAGAGNA	3,550.00
29	051-243-014-000	WALKER BRIAN	2,800.00
30	051-262-005-000	PERFORMANCE WELDING & MACHINE INC	5,100.00
31	051-262-006-000	PERFORMANCE WELDING AND MACHINE INC	5,000.00
32	051-262-010-000	WALKER BRIAN	2,800.00
33	051-292-004-000	BOWRON NINA MARIE	24,300.00
34	051-312-011-000	PIA NANCY TRUSTEE	14,000.00
36	052-220-018-000	CRAIG MICHAELA RENE	44,300.00
37	054-306-012-000	BRYAN GREGORY A & DIANE R	101,400.00
38	054-322-052-000	ANDERSON GERALD GLENN	8,900.00
40	055-024-048-000	MCLAUGHLIN THOM	16,300.00
41	057-240-057-000	HACKNEY SHERRILYN ETAL	4,800.00
42	057-421-007-000	SWANNER VAUDENE J ETAL	68,600.00
47	060-416-008-000	HADDAD JACK	3,400.00

I certify or (declare), under penalty of perjury, that the foregoing is true and correct.

TRACY KENNEDY
MADERA COUNTY TAX COLLECTOR

Executed at Madera County, California on March 31, 2021

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