

OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

On November 16, 2021, 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 November 16, 2021, of the Madera County Board of Supervisors.

The sale will be conducted on the internet at www.Bid4Assets.com, beginning on Saturday May 14th 2022, at 8:00 am PST and ending on Tuesday May 17th 2022, 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 may be reoffered 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 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 \$.55 per each \$500 or fraction thereof.

Only bids submitted via the Internet will be accepted. Pre-registration is required. Register online at www.Bid4Assets.com by May 10th, 2022. At the time of registration, bidders must submit a refundable deposit of \$2,500.00 electronically at 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 Electronic Funds Transfers and wire transfers. 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 13, 2022, at the close of business (5:00 pm PST) 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 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 visiting our website at www.maderacounty.com/treasurer, 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 subject to this notice are situated in MADERA COUNTY, CALIFORNIA, and are described as follows:

Item #	APN	Last Assessee	Min Bid
4	023-070-020-000	PIMENTEL ANGELA	48,800.00
11	003-250-013-000	RODRIGUEZ RICHARD S ETAL	6,200.00
14	011-152-002-000	ESPINOSA ARMANDO & LAURA	4,700.00
17	027-163-006-000	CARTER DANITA V ETAL	8,100.00
21	035-110-055-000	CHAVEZ JOSE TRUSTEE	6,600.00
23	050-240-020-000	MAJDALI PATRICIA TR	12,600.00
24	051-113-008-000	RUSSO ANTHONY C & LANA K	3,100.00
25	052-220-018-000	BRONSON GARY & MARGIE ETAL	54,400.00
28	055-043-072-000	ANDREWS DANIEL R & LYNN D	38,900.00
33	061-470-024-000	BALLARD CHRISTINE W TRUSTEE	48,900.00
36	092-350-004-000	COWAN CHARLES F	5,300.00
37	093-020-018-000	COWAN CHARLES F	4,500.00
38	093-020-020-000	COWAN CHARLES F	4,700.00
39	093-060-011-000	ROSENBERG WILLI	3,500.00

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 April 1, 2022

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