

NOTICE OF PUBLIC AUCTION ON MAY 11, 2024
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

On November 28, 2023, 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 28, 2023, of the Madera County Board of Supervisors.

The sale will be conducted at www.Bid4Assets.com on Saturday, May 11th, Sunday, May 12th, Monday, May 13th, and Tuesday, May 14th, 2024, as a public auction to the highest bidder for cash in lawful money of the United States, negotiable paper, or electronic funds transfer for not less than the minimum bid as shown on this notice. If no bids are received on a parcel, at the Tax Collector's discretion, it may be reoffered at the end of the auction at minimum price appropriate to stimulate competitive bidding. 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.

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 10, 2024, at the close of business 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 day prior to the commencement of the next scheduled tax sale. The right of redemption will revive for any property purchased by a credit transaction if payment in full is not received by the close of business on the date specified by the tax collector.

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 dollar 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 the Tax Collector's website at www.maderacounty.com/treasurer, by contacting the Tax Collector at 200 W. 4th Street, Madera, California 93637, 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	Assessee Name	Min Bid
2	001-111-008-000	CHANDLER LEVI	10,100.00
7	006-561-015-000	MOSQUEDA SALVADOR M & ADRIENNE M	31,000.00
9	011-062-006-000	AYALA SUSAN	5,000.00
10	013-151-025-000	SINGH IQBAL	17,600.00
11	014-172-002-000	CONTRERAS CEASAR SANCHEZ	16,600.00
12	014-172-019-000	SILVERPOINT DEVELOPMENTS LLC	56,200.00
15	031-411-011-000	HIGGINBOTTOM CLAUDE & MARGARET E	17,900.00
16	031-482-003-000	ITO BEN TSUTOMU & ATILETO CO-TR	12,500.00
17	031-583-006-000	CONTRERAS CESAR SANCHEZ	11,800.00
18	032-602-016-000	HERNANDEZ ALEX & FRANCES	10,700.00
19	034-400-001-000	GONZALES SANTIAGO B & GRACIE	9,800.00
20	050-095-006-000	CANNFARM INC	18,400.00
*21	050-095-009-000	CANNFARM INC	48,700.00
22	050-280-048-000	NORMAN RANDAL & LUSINDA	42,700.00
24	051-111-005-000	EPT11 LLC	2,700.00
25	051-243-008-000	BEAL ELGI G TRUSTEE	3,100.00
28	054-132-079-000	RUIZ VICTOR STEVE	4,200.00
29	054-330-012-000	GOULD CHAD ETAL	9,900.00
32	057-370-004-000	HOUGHTALING KAREN S	5,700.00
33	057-370-015-000	CRIDER LJEANNA M ETAL	3,400.00
35	060-441-020-000	TURNER MARTIN TRUSTEE	280,000.00
38	092-150-023-000	CORDLE LORNA SUSANNE	23,600.00
39	093-080-024-000	TAYLOR VICTOR MAX & PATRICIA ANN	5,600.00
40	093-250-024-000	GONG NORA ETAL	4,900.00
41	001-017-012-000	FENSKE WILBUR G & MATTIE A	6,500.00

*21. Enforcement lien removed; total amount necessary to redeem has been updated. As described in California Revenue and Taxation Code 3698.5 (a) Except as provided in Section 3698.7, the minimum price at which property may be offered for sale pursuant to this chapter shall be an amount not less than the total amount necessary to redeem, plus costs and the outstanding balance of any property tax postponement loan.

I certify, under penalty of perjury, that the foregoing is true and correct.

TRACY KENNEDY
MADERA COUNTY TAX COLLECTOR

Executed at Madera County, California on March 22nd, 2024.

Published in Madera Tribune on April 3rd, April 10th, and April 17th, 2024.

No. 6967 - April 3, 10, 17, 2024