



**BOARD MINUTES
BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA**

**SUPERVISORS STEVE BENNETT, LINDA PARKS,
KELLY LONG, PETER C. FOY AND JOHN C. ZARAGOZA
November 7, 2017 at 8:30 a.m.**

CONSENT – TREASURER-TAX COLLECTOR – Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Public Auction; Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction; Adoption of a Resolution Authorizing the Sale by Public Auction of the Tax-Defaulted Properties; and Adoption of a Resolution Authorizing the Sale by Sealed Bid Auction of the Tax-Defaulted Properties.

- (X) All Board members are present.
- (X) Upon motion of Supervisor Bennett, seconded by Supervisor Parks, and duly carried, the Board hereby approves the recommendations as stated in the respective Board letters for Consent Items 11 – 12, 14 – 20, 22 – 25, with a map of the subject property for item No. 23.

I hereby certify that the annexed instrument is a true and correct copy of the document which is on file in this office.

Dated: 11/13/17 MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California

By: Lori Jones
Deputy Clerk of the Board

By: Brian Palmer
Chief Deputy Clerk of the Board





TREASURER-TAX COLLECTOR VENTURA COUNTY

STEVEN HINTZ
TREASURER
TAX COLLECTOR

Sue Horgan
Assistant Treasurer-Tax Collector

November 7, 2017

Ventura County Board of Supervisors
County Government Center
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Public Auction Submitted by the Treasurer-Tax Collector; Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction Submitted by the Treasurer-Tax Collector; Approval and Adoption of a Resolution to Authorize the Sale by Public Auction of the Tax-Defaulted Properties in Accordance with State Law; Approval and Adoption of a Resolution to Authorize the Sale by Sealed Bid Auction of the Tax-Defaulted Properties in Accordance with State Law.

RECOMMENDATIONS:

It is recommended that your Board:

1. Accept the Notice of Intention to Sell Tax-Defaulted Property by Public Auction submitted by the Treasurer-Tax Collector (Exhibit 1).
2. Accept the Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction submitted by the Treasurer-Tax Collector (Exhibit 2).
3. Approve and adopt the attached Resolution (Exhibit 3) and thereby authorize the sale by public auction of the tax-defaulted properties described in Exhibit 5 in accordance with State law.
4. Approve and adopt the attached Resolution (Exhibit 4) and thereby authorize the sale by sealed bid auction of the tax-defaulted properties described in Exhibit 6 in accordance with State law.
5. Direct the Clerk of the Board to return one certified copy of the executed and approved Resolution (Exhibit 3) to the Tax Collector within five days.
6. Direct the Clerk of the Board to return one certified copy of the executed and approved Resolution (Exhibit 4) to the Tax Collector within five days.

800 South Victoria Avenue, Ventura, California 93009-1290

www.venturapropertytax.org (805) 654-3734

FISCAL / MANDATES IMPACT:

The purchase price consists of taxes, penalties and administrative costs. It also includes reimbursement for the costs of advertising, mailing certified letters, and the fees paid to the State of California and County of Ventura. All costs associated with the auctions are included in the Treasurer-Tax Collector's FY 2017-18 Budget, and should be recovered through the sale or redemption of the listed properties. All fees due to the County of Ventura will be deposited in Budget Unit 1702.

Mandatory:	Yes
Authority:	Revenue & Taxation Code 3351-3841
Source of Funding:	Parties of Interest Research Fees
Funding Match Required:	No
Impact on Other Departments:	None

DISCUSSION:

Procedures governing the sale of tax-defaulted property by public and sealed bid auctions are governed by Division 1, Part 6, Chapter 7 of the Revenue and Taxation Code, section 3691 et seq ("Chapter 7"). Those procedures require the Treasurer-Tax Collector to give notice to the Board of Supervisors of his intention to sell tax-defaulted property by auction ("Notice"). (Rev. & Tax sec. 3698.) If your Board approves the sale of the tax-defaulted property identified in the Notice, a resolution of approval must be adopted. (Rev. & Tax Code sec. 3699).

In Exhibit 1, the Treasurer-Tax Collector gives your Board notice of his intention to sell by public auction the tax-defaulted property described in the attached Exhibit 5, which includes the minimum bid amount by parcel. The tax-defaulted property set forth in Exhibit 5 is subject to tax sale, and shall be sold, in accordance with Chapter 7.

In Exhibit 2, the Treasurer-Tax Collector gives your Board notice of his intention to sell the tax-defaulted property described in the attached Exhibit 6 by sealed bid auction. The properties to be sold by sealed bid all qualify under Revenue and Taxation Code section 3692, which requires the following criteria to be met: (1) the tax-defaulted property is unusable due to its size, location, or other conditions; or (2) the tax-defaulted property is oil, gas or mineral right. Revenue and Taxation Code section 3692 limits those eligible to bid on the tax-defaulted properties offered by sealed bid to owners of contiguous parcels or holders of record of either a predominant easement or a right-of-way easement. The minimum bid for each tax-defaulted parcel is stated in Exhibit 6.

Upon adoption of the attached Resolutions (Exhibits 3 and 4), the Board of Supervisors acknowledges receipt of the Notices from the Treasurer-Tax Collector and authorizes the Treasurer-Tax Collector to conduct the tax sales as required by law. The Resolution authorizing the sale by public auction is attached as Exhibit 3. The Resolution authorizing the sale by sealed bid auction is attached as Exhibit 4.

All properties subject to public auction or sealed bid auction are delinquent as of the filing of this board letter. These properties may be redeemed by 5:00 P.M. (PST) on February 15, 2018, which is the date prior to the scheduled public and sealed bid auctions to be held on February 16, 2018, at the Ventura County Government Center, Administration Building, 800 South Victoria Ave, Ventura, Ca 93009. A notice of sale for each auction (public and sealed bid) will be published in accordance with law.

Properties not sold may be reoffered within 90 days and any new parties of interest will be notified. (Rev. & Tax Code sec. 3692 & 3701.)

Finally, the static map (Exhibit 7) shows the tax-defaulted properties delineated into West and East Ventura County being offered for both public and sealed bid auction. The item numbers on the bid property maps (Exhibit 7) correspond to the item numbers on the Authorization and Report of Sale listings (Exhibit 5 & 6). Furthermore, a dynamic aerial map design will be programmed by each property locator so that by clicking on the number indicator, an aerial view of the property will be displayed. The interactive maps will be updated daily as properties are redeemed. The maps will be accessible on our website by the public in early December.

This letter has been reviewed and approved as to form by the County Executive Office, the Auditor-Controller's Office, and County Counsel's Office.

If you have any questions regarding this item, please call me at 654-3726 or Sue Horgan, Assistant Treasurer-Tax Collector, at 654-3771.

Regards,



STEVEN HINTZ
Treasurer-Tax Collector

- Exhibit 1 – Notice of Intention to Sell by Public Auction
- Exhibit 2 – Notice of Intention to Sell by Sealed Bid
- Exhibit 3 – Resolution to Sell by Public Auction
- Exhibit 4 – Resolution to Sell by Sealed Bid
- Exhibit 5 – Authorization and Report of Sale by Public Auction
- Exhibit 6 – Authorization and Report of Sale by Sealed Bid
- Exhibit 7 – Static Maps of Public and Sealed Bids

**NOTICE OF INTENTION TO SELL
TAX-DEFAULTED PROPERTY BY PUBLIC AUCTION**

In accordance with Revenue and Taxation Code Section 3698, notice is hereby given to the Board of Supervisors of my intention to sell the tax-defaulted property described in the Authorization and Report of Sale (Exhibit 5) attached to the November 7, 2017 Board Letter at public auction pursuant to Section 3692 of Division 1, Part 6, Chapter 7, of the Revenue and Taxation Code. The auction will be held on February 16, 2018, at 9:00 A.M. (PST) in the Board of Supervisors Hearing Room, Administration Building, 800 South Victoria Ave, Ventura, Ca 93009. The minimum bid has been established according to Revenue and Taxation Code Section 3698.5 and is set forth for each property in the attached Exhibit 5.

All properties not sold may be reoffered within 90 days and any new parties of interest will be notified in accordance with Revenue and Taxation Code Sections 3701 and 3692(e).



STEVEN HINTZ
Treasurer-Tax Collector



Date

**NOTICE OF INTENTION TO SELL
TAX-DEFAULTED PROPERTY BY SEALED BID**

In accordance with Revenue and Taxation Code Section 3698, notice is hereby given to the Board of Supervisors of my intention to sell the tax-defaulted property described in the Authorization and Report of Sale (Exhibit 6) attached to the November 7, 2017 Board Letter by sealed bid pursuant to Section 3692 of Division 1, Part 6, Chapter 7, of the Revenue and Taxation Code. The minimum bid has been established according to Revenue and Taxation Code Section 3698.5 and is set forth for each property in the attached Exhibit 6. The sealed bids are due on February 15, 2018, and will be opened on February 16, 2018 at 3:00 P.M. (PST) in the Treasurer-Tax Collectors Conference Room, Administration Building, 800 South Victoria Ave, Ventura, Ca 93009.

All properties not sold may be reoffered within 90 days and any new parties of interest will be notified in accordance with Revenue and Taxation Code Sections 3701 and 3692(e).



STEVEN HINTZ
Treasurer-Tax Collector



Date

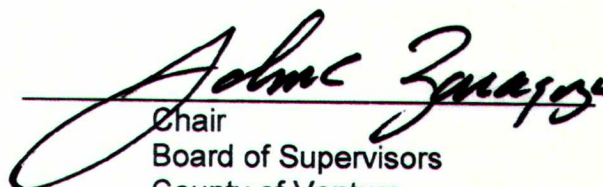
RESOLUTION NO. 17-124

**RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY OF VENTURA
AUTHORIZING THE TREASURER-TAX COLLECTOR
TO SELL TAX-DEFAULTED PROPERTY BY PUBLIC AUCTION**

IT IS HEREBY RESOLVED, that:

1. The Board of Supervisors acknowledges receipt from the Treasurer-Tax Collector of his Notice of Intention to Sell Tax-Defaulted Property by Public Auction ("Notice").
2. Pursuant to Revenue and Taxation Code Section 3694, approval is granted to the Treasurer-Tax Collector, and he is hereby directed, to sell by public auction the tax-defaulted property set forth in Exhibit 5 to the Notice ("Tax-Defaulted Properties") in accordance with the provisions of Division 1, Part 6, Chapter 7, of the Revenue and Taxation Code, including specifically Section 3692.
3. The Tax-Defaulted Properties shall be sold to the highest bidder for a sum not less than the minimum price determined pursuant to Revenue and Taxation Code Section 3698.5.

Upon motion of Supervisor Bennett, seconded by Supervisor Parks, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 7th day of November, 2017.


Chair
Board of Supervisors
County of Ventura

ATTEST:

MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California.



By: Don Harris
Deputy Clerk of the Board

RESOLUTION NO. 17-127

**RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY OF VENTURA
AUTHORIZING THE TREASURER-TAX COLLECTOR
TO SELL TAX-DEFAULTED PROPERTY BY SEALED BID AUCTION**

IT IS HEREBY RESOLVED, that:

1. The Board of Supervisors acknowledges receipt from the Treasurer-Tax Collector of his Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction ("Notice").
2. Pursuant to Revenue and Taxation Code Section 3694, approval is granted to the Treasurer-Tax Collector, and he is hereby directed, to sell by sealed bid the tax-defaulted property set forth in Exhibit 6 to the Notice ("Tax-Defaulted Properties") in accordance with the provisions of Division 1, Part 6, Chapter 7, of the Revenue and Taxation Code, including specifically Section 3692.
3. The Tax-Defaulted Properties shall be sold to the highest eligible bidder for a sum not less than the minimum price determined pursuant to Revenue and Taxation Code Section 3698.5.

Upon motion of Supervisor Bennett, seconded by Supervisor Parks, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 7th day of November, 2017.


Chair
Board of Supervisors
County of Ventura

ATTEST:

MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California.

By: Lou Gaines
Deputy Clerk of the Board



AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated November 7, 2017 the properties listed below were offered at Public Auction on February 16, 2018, and were disposed of as follows:

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES STATE COUNTY (\$4672) (\$4672.1)	REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
1	012-0-030-195 CONOVER ESTATES INC 7,600.00	012-0-030-195 09-10 20150803-00117791							
2	017-0-154-010 KOSMO FREDERICK W 34,200.00	017-0-154-010 13-14 20170801-00098892							
3	046-0-050-170 MARINELLI JUDI A TR 2,343,100.00	046-0-050-170 12-13 20160706-00094787							
4	065-0-042-015 ALBERT JR HARRY E-JANET R TR 35,200.00	065-0-042-015 11-12 20170801-00098909							
5	068-0-040-050 HENDERSON MARTIN-PATRICIA TR 31,500.00	068-0-040-050 13-14 20170801-00098910							
6	068-0-040-125 HENDERSON MARTIN-PATRICIA TR 10,200.00	068-0-040-125 13-14 20170801-00098911							
7	071-0-180-030 HENDERSON MARTIN-PATRICIA TR 13,900.00	071-0-180-030 13-14 20170801-00098904							
8	086-0-183-065 BROWER KIMBERLY S 62,600.00	086-0-183-065 11-12 20170801-00098888							
9	101-0-183-305 SALAS VICTOR-RACHEL FAM TR 7,600.00	101-0-183-305 13-14 20170801-00098903							
10	101-0-183-315 SALAS VICTOR-RACHEL FAM TR 6,500.00	101-0-183-315 13-14 20170801-00098905							
11	107-0-020-255 GARCIA GABRIEL E EST 34,100.00	107-0-020-255 11-12 20170801-00098907							
12	107-0-042-065 HORDISHATZ SHAI S ET AL 33,100.00	107-0-042-065 13-14 20170801-00098908							
13	138-0-042-060 MCGEE SHAUNA TR 40,700.00	138-0-042-060 13-14 20170801-00098912							
14	138-0-042-070 MCGEE SHAUNA TR 87,100.00	138-0-042-070 13-14 20170801-00098885							

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
15	166-0-073-065 WILLIAMS JR DONALD-JULIE 105,800.00	166-0-073-065 06-07 20120730-00132057								
16	179-0-130-235 RUELAS INVESTMENTS LLC 31,900.00	179-0-130-235 10-11 20160706-00094801								
17	201-0-022-080 RODRIGUEZ MARY 9,600.00	201-0-022-080 11-12 20170801-0009883								
18	201-0-031-320 VICTORIOUS LIFE MINISTRIES 28,800.00	201-0-031-320 09-10 20160706-00094803								
19	202-0-145-060 VELASQUEZ MARIA S TR 16,400.00	202-0-145-060 13-14 20170801-00098882								
20	203-0-062-210 MARQUEZ LYDIA S EST 44,500.00	203-0-062-210 11-12 20170801-00098881								
21	204-0-085-320 HESTER JACQUELINE 18,400.00	204-0-085-320 13-14 20170801-00098878								
22	207-0-220-175 FUJIMURA GUILLERMO 26,700.00	207-0-220-175 11-12 20170801-00098901								
23	214-0-060-185 GRIFFIN HOMEBUILDING GROUP 14,800.00	214-0-060-185 08-09 20140722-00090811								
24	220-0-264-035 CARBAJAL FRANCISCO 42,700.00	220-0-264-035 11-12 20170801-00098875								
25	513-0-024-115 GARCIA CANDIDA G SEP PROP TR 3,900.00	513-0-024-115 11-12 20170801-00098876								
26	522-0-154-095 BRAUER ORTRUD TRUST 8,000.00	522-0-154-095 11-12 20170801-00098877								
27	523-0-211-025 SHELLEY WILLIAM R-IRENE TR 23,200.00	523-0-211-025 09-10 20150803-00117772								
28	626-0-072-325 LAMUS FRANK C-LINDA J 10,200.00	626-0-072-325 11-12 20170801-00098899								
29	632-0-351-615 1256 PATRICIA AVE LAND TR 16,500.00	632-0-351-615 08-09 20170801-00098898								

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
30	642-0-251-065 LOVATO MARK 37,700.00	642-0-251-065 11-12 20170801-00098874								
31	644-0-220-315 IZENSTARK TR 47,100.00	644-0-220-315 11-12 20170801-00098894								
32	668-0-070-195 HARLEQUINS WEB LLC 81,600.00	668-0-070-195 86-87 91-096731								
33	668-0-070-205 HARLEQUINS WEB LLC 81,500.00	668-0-070-205 86-87 91-096730								
34	668-0-070-215 HARLEQUINS WEB LLC 121,900.00	668-0-070-215 04-05 20120730-00132101								
35	676-0-123-100 FLANIGAN MERVYN L 23,500.00	676-0-123-100 11-12 20170801-00098869								
36	693-0-020-215 HAACK JOHN M 35,400.00	693-0-020-215 07-08 20140722-00090780								
37	693-0-151-255 ELLINGO JOHN P TR 77,600.00	693-0-151-255 10-11 20170801-00098895								
38	693-0-152-485 ELLINGO JOHN P TR 85,100.00	693-0-152-485 10-11 20170801-00098896								
39	850-0-043-015 BOBBIT JANET J 34,100.00	850-0-043-015 11-12 20170801-00098868								

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
						(\$4672)	(\$4672.1)			

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE	RECORDING	ADV. FEE	SALES FEES		REDEMPTION	EXCESS	DISPOSITION PURCHASER DOCUMENT AND DATE
			(\$3718) TRANS. TAX	FEE [(\$3718(d), (\$4112)]	(\$4673) NOTICE FEE (\$4672.2)	STATE	COUNTY	(\$4102, 4103) CURRENT (\$4673.1(b))	PROCEEDS (\$4674)	
						(\$4672)	(\$4672.1)			

AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated November 7, 2017 the properties listed below were offered at Sealed Bid Auction on February 16, 2018, and were disposed of as follows:

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES STATE COUNTY (\$4672) (\$4672.1)	REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
1	003-0-105-555 JUANATAS DEMOSTHENES 1,600.00	003-0-105-555 10-11 20160706-00094781							
2	003-0-105-565 JUANATAS DEMOSTHENES 1,700.00	003-0-105-565 10-11 20160706-00094782							
3	003-0-131-230 MOVICH RONALD P 1,400.00	003-0-131-230 09-10 20150803-00117754							
4	003-0-260-010 LOPEZ JOSE M-EMMA 11,800.00	003-0-260-010 08-09 20140717-00089023							
5	003-0-260-020 LOPEZ JOSE M-EMMA 8,500.00	003-0-260-020 07-08 20131104-00181717							
6	004-0-057-510 MURRAY BLANCHE A 5,800.00	004-0-057-510 05-06 20110822-00122683							
7	004-0-141-015 BENADO BRUCE-HEATHER 3,000.00	004-0-141-015 10-11 20160706-00094786							
8	004-0-143-280 ELLIS GEORGE B 3,700.00	004-0-143-280 09-10 20150803-00117792							
9	033-0-120-145 COLE BRUCE W-TANYA M 1,800.00	033-0-120-145 10-11 20170801-00098886							
10	046-0-050-190 MARINELLI JUDI A TR 15,300.00	046-0-050-190 12-13 20160706-00094788							
11	104-0-193-105 WOODS MARGARET H TRUST 3,200.00	104-0-193-105 11-12 20150803-00117746							
12	160-0-050-415 MARLBOROUGH DEV CORP 21,000.00	160-0-050-415 10-11 20140722-00090751							
13	620-0-080-025 WAGNER SHIRLEY 15,600.00	620-0-080-025 00-01 20070802-00152324							
14	621-0-021-015 MAYER GROUP 20,500.00	621-0-021-015 06-07 20131104-00181778							

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES STATE COUNTY (\$4672) (\$4672.1)	REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
15	628-0-240-195 INDIAN HILLS ASSOCIATES 590,400.00	628-0-240-195 06-07 20150803-00117765							
16	628-0-240-205 INDIAN HILLS ASSOCIATES 95,300.00	628-0-240-205 92-93 98-115746							
17	644-0-130-060 RUIZ ANTHONY EXEC 9,300.00	644-0-130-060 05-06 20110822-00122785							
18	646-0-099-040 GREEN GERRIT 12,200.00	646-0-099-040 08-09 20140722-00090772							
19	646-0-099-050 GREEN GERRIT 12,200.00	646-0-099-050 08-09 20140722-00090771							
20	646-0-105-090 TRAN NHAN THI 9,500.00	646-0-105-090 06-07 20120730-00132095							
21	646-0-105-110 DIAZ FELIZ-MARIA C 3,600.00	646-0-105-110 06-07 20120730-00132096							
22	646-0-114-060 ECO HOMEBUILDERS LLC 8,800.00	646-0-114-060 08-09 20150803-00117767							
23	647-0-021-030 GILL RANJIT K 17,800.00	647-0-021-030 08-09 20140722-00090794							
24	647-0-050-100 FISHBACK BARTON W 22,200.00	647-0-050-100 08-09 20140717-00088968							
25	648-0-095-020 RED APPLE LLC 18,300.00	648-0-095-020 09-10 20150803-00117769							
26	648-0-097-100 NARANJO ADELA 30,700.00	648-0-097-100 05-06 20110822-00122786							
27	648-0-121-180 STROM AFTON P MRS ESTATE 5,800.00	648-0-121-180 07-08 20131104-00181798							
28	648-0-123-290 RED APPLE LLC 2,700.00	648-0-123-290 09-10 20150803-00117770							
29	648-0-123-310 RED APPLE LLC 2,500.00	648-0-123-310 09-10 20150803-00117771							

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES STATE COUNTY (\$4672) (\$4672.1)	REDEMPTION (\$\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
30	648-0-154-050 ELSAM 5,100.00	648-0-154-050 01-02 20070802-00152317							
31	648-0-155-090 ELSAM 3,100.00	648-0-155-090 06-07 20131104-00181799							
32	649-0-010-010 FISHBACK CAROL L 5,500.00	649-0-010-010 08-09 20140717-00089005							
33	649-0-080-210 HENRY DONALD W 267,100.00	649-0-080-210 90-91 96-090132							
34	649-0-090-040 TORGERSON ROBERT 6,900.00	649-0-090-040 03-04 20100901-00131335							
35	649-0-090-150 DESKIN TOMMY D 6,800.00	649-0-090-150 06-07 20131104-00181801							
36	649-0-090-160 DESKIN TOMMY D 6,800.00	649-0-090-160 06-07 20131104-00181802							
37	649-0-090-310 TORGERSON ROBERT T 14,000.00	649-0-090-310 10-11 20170801-00098873							
38	649-0-108-160 KAUFMAN MITCHELL TR 6,600.00	649-0-108-160 08-09 20140717-00089026							
39	649-0-108-180 KAUFMAN MITCHELL TR 6,600.00	649-0-108-180 08-09 20140717-00089027							
40	649-0-108-290 MELLINGER KENNETH-RUBY 55,000.00	649-0-108-290 06-07 20131104-00181854							
41	649-0-108-310 MELLINGER KEVIN-NATALIA TR 104,200.00	649-0-108-310 06-07 20131107-00184123							
42	649-0-108-460 KAUFMAN MITCHELL TR 8,900.00	649-0-108-460 08-09 20140717-00089028							
43	649-0-108-470 KAUFMAN MITCHELL TR 5,600.00	649-0-108-470 08-09 20140717-00089029							
44	649-0-108-550 KAUFMAN MITCHELL TR	649-0-108-550 08-09							

AUTHORIZATION AND REPORT OF SALE

ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [(\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
	9,100.00	20140717-00089030								
45	649-0-120-020 KASPARIAN LUCY-NARINE 3,700.00	649-0-120-020 06-07 20120730-00132097								
46	649-0-120-030 KASPARIAN LUCY 3,700.00	649-0-120-030 06-07 20131104-00181807								
47	649-0-120-060 CENTURY CITY INVEST CORP 2,700.00	649-0-120-060 06-07 20131104-00181808								
48	649-0-120-080 KASPARIAN LUCY 4,000.00	649-0-120-080 06-07 20131104-00181809								
49	649-0-120-090 KASPARIAN LUCY 4,000.00	649-0-120-090 06-07 20131104-00181810								
50	649-0-120-100 KASPARIAN LUCY 4,000.00	649-0-120-100 06-07 20131104-00181811								
51	649-0-120-130 KASPARIAN LUCY 12,200.00	649-0-120-130 06-07 20131104-00181812								
52	649-0-120-140 KASPARIAN LUCY 16,800.00	649-0-120-140 06-07 20131104-00181813								
53	649-0-120-180 KASPARIAN LUCY 3,500.00	649-0-120-180 06-07 20131104-00181814								
54	649-0-120-190 KASPARIAN AVEDIS-JACQUELINE 3,500.00	649-0-120-190 06-07 20131104-00181815								
55	649-0-120-200 KASPARIAN LUCY 3,500.00	649-0-120-200 06-07 20131104-00181816								
56	649-0-120-210 KASPARIAN LUCY 3,500.00	649-0-120-210 06-07 20131104-00181817								
57	649-0-120-220 KASPARIAN LUCY 3,500.00	649-0-120-220 06-07 20131104-00181818								
58	649-0-120-230 KASPARIAN LUCY 3,500.00	649-0-120-230 06-07 20131104-00181819								
59	649-0-132-200	649-0-132-200								

AUTHORIZATION AND REPORT OF SALE

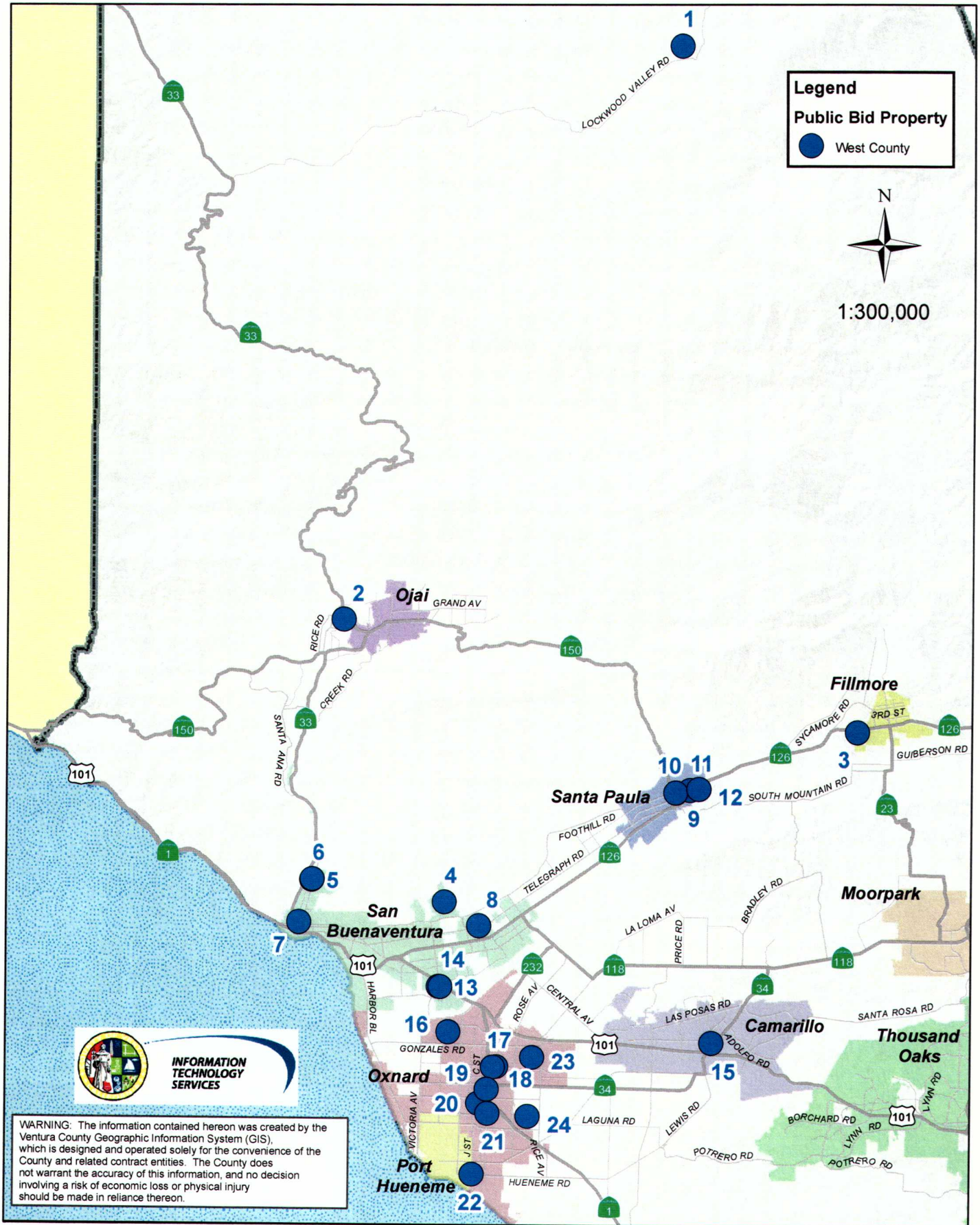
ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
	VOIGT MICHAEL-BETH 5,100.00	03-04 20090721-00122018								
60	649-0-132-210 VOIGT MICHAEL-BETH 8,800.00	649-0-132-210 03-04 2009721-00122019								
61	649-0-155-200 VOIGHT MICHAEL 4,800.00	649-0-155-200 10-11 20170801-00098872								
62	649-0-155-220 VOIGHT MICHAEL 4,800.00	649-0-155-220 10-11 20170801-00098871								
63	649-0-155-270 VOIGHT MICHAEL 4,800.00	649-0-155-270 10-11 20170801-00098870								
64	649-0-320-140 FISHBACK B WAYNE-CAROL L 9,400.00	649-0-320-140 08-09 20140717-00089015								
65	649-0-320-180 FISHBACK CAROL L 25,100.00	649-0-320-180 08-09 20140717-00089017								
66	649-0-320-190 FISHBACK CAROL L 17,100.00	649-0-320-190 08-09 20140717-00089018								
67	649-0-320-220 FISHBACK B WAYNE 12,100.00	649-0-320-220 08-09 20140717-00089019								
68	649-0-320-230 FISHBACK B WAYNE 6,800.00	649-0-320-230 08-09 20140717-00088964								
69	649-0-320-250 FISHBACK B WAYNE-CAROL L 17,900.00	649-0-320-250 08-09 20140717-00088966								
70	649-0-320-300 FISHBACK CAROL L 3,300.00	649-0-320-300 08-09 20140722-00090753								
71	649-0-320-310 FISHBACK BARTON W 44,300.00	649-0-320-310 08-09 20140722-00090754								
72	649-0-320-330 FISHBACK B WAYNE-CAROL L 17,000.00	649-0-320-330 08-09 20140722-00090755								
73	673-0-220-410 GILL RANI 11,100.00	673-0-220-410 09-10 20150803-00117758								

AUTHORIZATION AND REPORT OF SALE

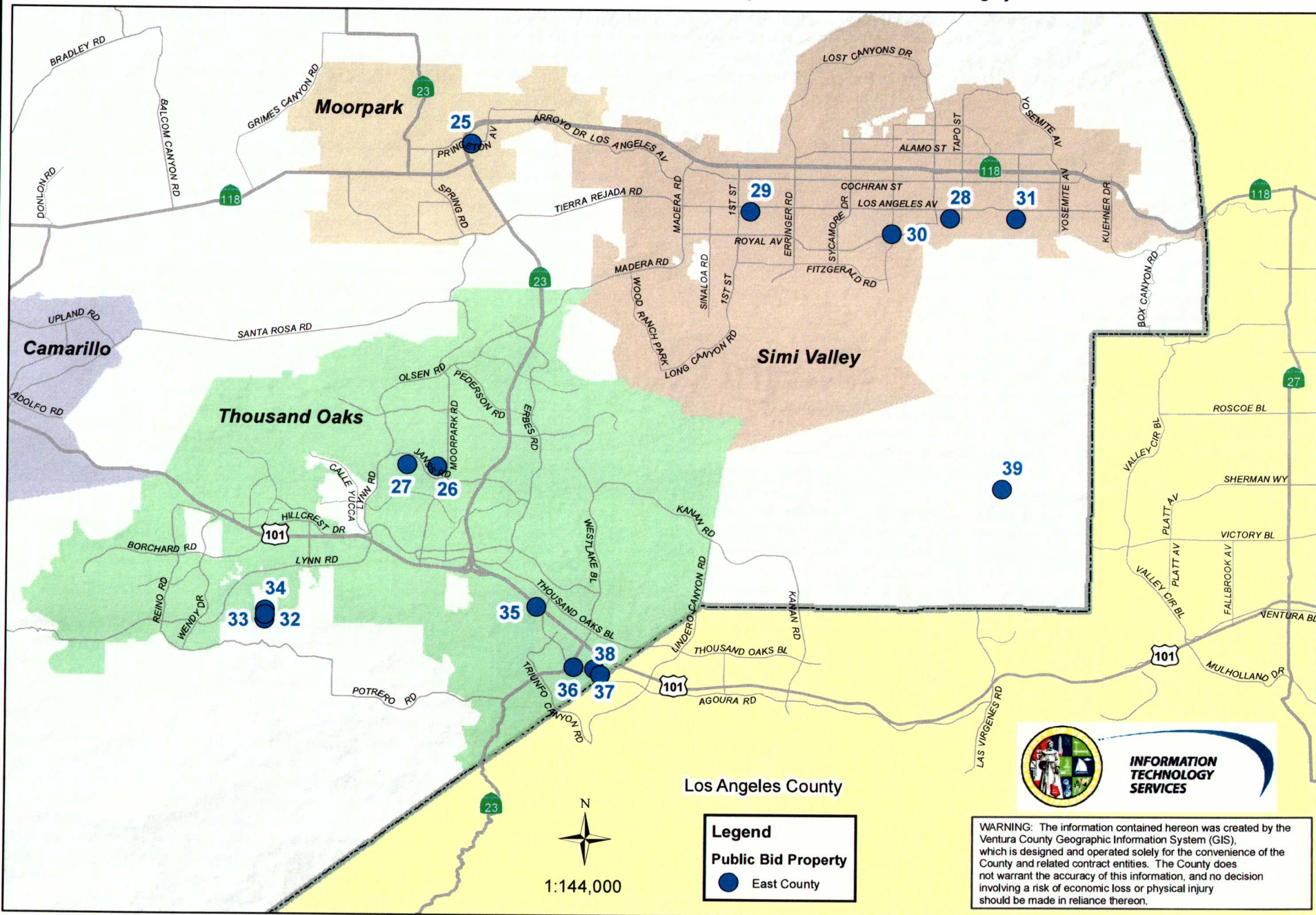
ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [(\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
74	673-0-240-240 GILL RANI 8,900.00	673-0-240-240 09-10 20150803-00117759								
75	673-0-240-330 GILL RANI 8,900.00	673-0-240-330 09-10 20150803-00117760								
76	676-0-130-450 MARSHAL PLAN INC 10,400.00	676-0-130-450 04-05 20100901-00131345								
77	680-0-052-475 LC WESTLAKE LLC 10,500.00	680-0-052-475 09-10 20150803-00117726								
78	695-0-230-370 MOHAN BRIJ ET AL \$10,200.00	695-0-230-370 11-12 20170801-00098897								

Public Bid Properties (West County)

EXHIBIT 7



Public Bid Properties (East County)



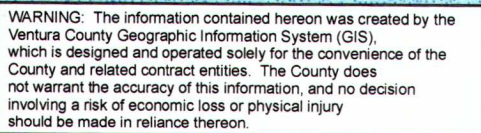


EXHIBIT 7



WARNING: The information contained hereon was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.