



TREASURER-TAX COLLECTOR VENTURA COUNTY

STEVEN HINTZ
TREASURER
TAX COLLECTOR

Linda Catherine Le, MPPA, ACPFIM
Assistant Treasurer-Tax Collector

September 27, 2016

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; and Receive and File a Report Back to the Board of Supervisors Regarding Static Map and Dynamic Aerial Map Designs.

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 a 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 a 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. Receive and file a report on the development of static map (Exhibit 7) and dynamic aerial map designs.

FISCAL / MANDATES IMPACT:

The minimum price for each parcel 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 2016-17 Budget, and should be recovered through the sale 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

Summary of Revenues and Total Costs		FY 2016-17 (Est.)	FY 2017-18
Revenue:		\$72,039	0
Costs:			
Direct		(72,039)	0
Indirect- Department		0	0
Indirect- County Cap		0	0
Total Costs		(72,039)	
Net Costs		0	0
Recovered Indirect Costs		0	0

CURRENT FISCAL YEAR BUDGET PROJECTIONS

Current FY 2016-17 Budget Projection for Treasurer-Tax Collector Org 1700				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	5,056,557	5,056,557	5,056,557	0
Revenue	3,756,557	3,756,557	3,756,557	0
Net Cost	1,300,000	1,300,000	1,300,000	0

DISCUSSION:

The Treasurer-Tax Collector is required to give notice to the Board of Supervisors of his intention to sell tax-defaulted property at auction according to Section 3698 of the Revenue and Taxation Code. Upon receiving such notice, the Board of Supervisors must approve by resolution the sale of the tax-defaulted property set forth in the notice prior to sale of tax-defaulted property (Revenue and Taxation Code Section 3699).

In Exhibit 1, the Treasurer-Tax Collector gives your Board notice of his intention to sell the tax-defaulted property described in the attached Exhibit 5 by public auction. The tax-defaulted property set forth in Exhibit 5 is subject to tax sale, and shall be sold, in accordance with Division 1, Part 6, Chapter 7 of the Revenue and Taxation Code.

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 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.

Upon adoption of the attached Resolutions ("Exhibits 3 and 4"), the Board of Supervisors acknowledges receipt of the notice 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 16, 2017, which is the date prior to the scheduled auction of February 17, 2017. A notice of sale for auctions (public and sealed bid) will be published in accordance with law.

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

Finally, your Board requested for a development of a map of the locations of the properties at the November 3, 2015's presentation of the FY 2015/16 Auction Letter. On November 6, 2015, Treasurer/Tax Collector and Information Technology Service developed two map designs to further promote service excellence and transparency to the constituents. The static map ("Exhibit 7") included properties delineated into West and East Ventura County for both public and sealed bids. Auction properties are numbered in alignment with the list of auction properties. Per Revenue and Taxation Code Section 3692, sealed bids may be submitted only by owners of contiguous parcels or by holders of record of either a predominant easement or a right-of-way easement. 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 being redeemed.

I would like to take this opportunity to formally express my heartfelt appreciation to Mr. Mike Pettit, Chief Information Officer; Ms. Kim Porter, Deputy Chief Information Officer; Dr. Carlos Wilderman; and the entire ITS-GIS management team of the speedy response to the project planning and implementation. The interactive map is now accessible at <http://www.ventura.org/ttc/auction>.

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 Linda Catherine Le, Assistant Treasurer-Tax Collector, at 654-3771.

Regards,

for 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 September 27, 2016 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 17, 2017, at 9:00 A.M. (PST). 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

**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 September 27, 2016 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 16, 2017, and will be opened on February 17, 2017 at 3:00 P.M. (PST).

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

RESOLUTION NO. 16-102

**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 Sections 3698.5 and 3698.7.

Upon motion of Supervisor Zaragoza, seconded by Supervisor Long, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 27th day of September, 2016.

Linda Parks
Linda Parks, Chair
Board of Supervisors
County of Ventura

ATTEST:

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

By: Don Yarnis
Deputy Clerk of the Board



RESOLUTION NO. 16-103

**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 Sections 3698.5 and 3698.7.

Upon motion of Supervisor Zaragoza, seconded by Supervisor Long, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 27th day of September, 2016.

Linda Parks
Linda Parks, Chair
Board of Supervisors
County of Ventura

ATTEST:

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

By: Don' Jones
Deputy Clerk of the Board



AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated September 27, 2016 the properties listed below were offered at Public Auction on February 17, 2017, 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		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
1	012-0-030-195 CONOVER ESTATES INC 6,400.00	012-0-030-195 09-10 20150803-00117791								
2	046-0-050-170 MARINELLI JUDI A TR 1,747,100.00	046-0-050-170 12-13 20160706-00094787								
3	060-0-071-150 OAK STONE TR 12,700.00	060-0-071-150 07-08 20160706-00094789								
4	063-0-075-135 RIVERA JOSE I-ROSA M 9,400.00	063-0-075-135 09-10 20160706-00094791								
5	074-0-111-030 GUTIERREZ RUDY G ET AL 65,200.00	074-0-111-030 10-11 20160706-00094792								
6	081-0-064-050 WRIGHT JAMES R 17,200.00	081-0-064-050 10-11 20160706-00094793								
7	088-0-253-045 BEVIL TOVAH S 35,100.00	088-0-253-045 09-10 20160706-00094795								
8	110-0-160-235 NEHRING ERIC V 13,100.00	110-0-160-235 10-11 20160706-00094797								
9	132-0-200-185 LEYVA JUAN J 18,700.00	132-0-200-185 09-10 20160706-00094798								
10	135-0-342-075 OKAMURA RONALD Y 11,000.00	135-0-342-075 12-13 20160706-00094799								
11	149-0-042-275 MORENO STELLA 26,400.00	149-0-042-275 10-11 20160706-00094800								
12	179-0-130-235 RUELAS INVESTMENTS 28,700.00	179-0-130-235 10-11 20160706-00094801								
13	201-0-031-320 VICTORIOUS LIFE MINISTRIES 23,600.00	201-0-031-320 09-10 20160706-00094803								
14	202-0-145-240 VELASQUEZ MARIA S TR 29,700.00	202-0-145-240 12-13 20160706-00094804								

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	214-0-060-185 GRIFFIN HOMEBUILDING GROUP 8,500.00	214-0-060-185 08-09 20140722-00090811								
16	219-0-414-085 FIGUEROA CONCEPCION D 11,900.00	219-0-414-085 10-11 20160706-00094805								
17	222-0-310-145 BALLESTEROS RENE-CAMERINO 4,700.00	222-0-310-145 09-10 20160706-00094806								
18	511-0-133-145 ARELLANO BALTAZAR E-MARIA C 33,000.00	511-0-133-145 10-11 20160706-00094807								
19	580-0-150-125 VOYNOVICH MICHAEL H 30,600.00	580-0-150-125 10-11 20160706-00094808								
20	613-0-252-775 CROWN HOLDINGS & INV LLC 48,200.00	613-0-252-775 10-11 20160706-00094809								
21	631-0-112-110 FLORESCU GRIGORIE 45,700.00	631-0-112-110 09-10 20160706-00094811								
22	632-0-231-015 MURPHEY MARILYN 10,600.00	632-0-231-015 10-11 20160706-00094812								
23	639-0-062-225 LORDS WENDY N 7,100.00	639-0-062-225 10-11 20160706-00094814								
24	665-0-204-085 KNAPP PAUL M-WENDY 6,800.00	665-0-204-085 09-10 20160706-00094816								
25	677-0-171-080 CRUCE THOMAS B 23,700.00	677-0-171-080 08-09 20160706-00094818								
26	678-0-230-125 CROWTHER SCOTT R TR ET AL 21,900.00	678-0-230-125 10-11 20160706-00094819								

AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated September 27, 2016 the properties listed below were offered at Sealed Bid Auction on February 17, 2017, 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		REDEMPTION (\$\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE	COUNTY			
1	003-0-105-555 JUANATAS DEMOSTHENES 1,400.00	003-0-105-555 10-11 20160706-00094781								
2	003-0-105-565 JUANATAS DEMOSTHENES 1,500.00	003-0-105-565 10-11 20160706-00094782								
3	003-0-131-230 MOVICH RONALD P 1,200.00	003-0-131-230 09-10 20150803-00117754								
4	003-0-260-010 LOPEZ JOSE M-EMMA 10,100.00	003-0-260-010 08-09 20140717-00089023								
5	003-0-260-020 LOPEZ JOSE M-EMMA 7,500.00	003-0-260-020 07-08 20131104-00181717								
6	004-0-057-510 MURRAY BLANCHE A 5,200.00	004-0-057-510 05-06 20110822-00122683								
7	004-0-141-015 BENADO BRUCE-HEATHER 2,600.00	004-0-141-015 10-11 20160706-00094786								
8	004-0-143-280 ELLIS GEORGE B 3,300.00	004-0-143-280 09-10 20150803-00117792								
9	031-0-160-110 MARTINEZ PEDRO 7,700.00	031-0-160-110 08-09 20140717-00088978								
10	046-0-050-190 FILLMORE RIVERVIEW LLC 12,700.00	046-0-050-190 12-13 20160706-00094788								
11	061-0-241-195 MCCOY ROBERTA A 2,600.00	061-0-241-195 10-11 20160706-00094790								
12	104-0-193-105 WOODS MARGARET H TRUST 2,700.00	104-0-193-105 11-12 20150803-00117746								
13	108-0-090-085 WEIMER KIM A 3,200.00	108-0-090-085 06-07 20120730-00132053								
14	160-0-050-415 MARLBOROUGH DEV CORP 17,200.00	160-0-050-415 10-11 20140722-00090751								

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	220-0-022-185 BANK OF AMERICA TRUSTEE 17,750.00	220-0-022-185 01-02 20070802-00152346							
16	620-0-240-225 LEURING MARY A ET AL 2,200.00	620-0-240-225 10-11 20160706-00094810							
17	628-0-240-195 INDIAN HILLS ASSOCIATES 518,800.00	628-0-240-195 06-07 20150803-00117765							
18	628-0-240-205 INDIAN HILLS ASSOCIATES 83,600.00	628-0-240-205 92-93 98-115746							
19	644-0-130-060 RUIZ ANTHONY EXEC 8,200.00	644-0-130-060 05-06 20110822-00122785							
20	646-0-099-040 GREEN GERRIT 10,400.00	646-0-099-040 08-09 20140722-00090772							
21	646-0-099-050 GREEN GERRIT 10,400.00	646-0-099-050 08-09 20140722-00090771							
22	646-0-105-090 TRAN NHAN THI 8,400.00	646-0-105-090 06-07 20120730-00132095							
23	646-0-105-110 DIAZ FELIZ-MARIA C 3,200.00	646-0-105-110 06-07 20120730-00132096							
24	646-0-114-060 ECO HOMEBUILDERS LLC 7,700.00	646-0-114-060 08-09 20150803-00117767							
25	647-0-021-030 GILL RANJIT K 15,100.00	647-0-021-030 08-09 20140722-00090794							
26	647-0-050-100 FISHBACK BARTON W 17,700.00	647-0-050-100 08-09 20140717-00088968							
27	648-0-095-020 RED APPLE LLC 9,600.00	648-0-095-020 09-10 20150803-00117769							
28	648-0-097-100 NARANJO ADELA 27,000.00	648-0-097-100 05-06 20110822-00122786							
29	648-0-121-180 STROM AFTON P MRS ESTATE 5,100.00	648-0-121-180 07-08 20131104-00181798							

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	648-0-123-290 RED APPLE LLC 2,400.00	648-0-123-290 09-10 20150803-00117770							
31	648-0-123-310 RED APPLE LLC 2,200.00	648-0-123-310 09-10 20150803-00117771							
32	648-0-154-050 ELSAM 4,700.00	648-0-154-050 01-02 20070802-00152317							
33	648-0-155-090 ELSAM 2,800.00	648-0-155-090 06-07 20131104-00181799							
34	649-0-010-010 FISHBACK CAROL L 4,800.00	649-0-010-010 08-09 20140717-00089005							
35	649-0-080-105 KONDOS GREGORY 49,300.00	649-0-080-105 09-10 20150803-00117731							
36	649-0-080-210 HENRY DONALD W 256,500.00	649-0-080-210 90-91 96-090132							
37	649-0-090-040 TORGERSON ROBERT 6,000.00	649-0-090-040 03-04 20100901-00131335							
38	649-0-090-150 DESKIN TOMMY D 6,000.00	649-0-090-150 06-07 20131104-00181801							
39	649-0-090-160 DESKIN TOMMY D 6,000.00	649-0-090-160 06-07 20131104-00181802							
40	649-0-090-180 VOIGT MICHAEL G - BETH A 13,300.00	649-0-090-180 04-05 20100901-00131336							
41	649-0-108-160 KAUFMAN MITCHELL TR 6,000.00	649-0-108-160 08-09 20140717-00089026							
42	649-0-108-180 KAUFMAN MITCHELL TR 6,000.00	649-0-108-180 08-09 20140717-00089027							
43	649-0-108-290 MELLINGER KENNETH-RUBY 48,000.00	649-0-108-290 06-07 20131104-00181854							
44	649-0-108-310 MELLINGER KEVIN-NATALIA TR 90,900.00	649-0-108-310 06-07 20131107-00184123							

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			
45	649-0-108-460 KAUFMAN MITCHELL TR 7,900.00	649-0-108-460 08-09 20140717-00089028								
46	649-0-108-470 KAUFMAN MITCHELL TR 5,100.00	649-0-108-470 08-09 20140717-00089029								
47	649-0-108-550 KAUFMAN MITCHELL TR 8,100.00	649-0-108-550 08-09 20140717-00089030								
48	649-0-108-620 VANJANI VISHAL 24,700.00	649-0-108-620 10-11 20150803-00117732								
49	649-0-120-020 KASPARIAN LUCY-NARINE 3,300.00	649-0-120-020 06-07 20120730-00132097								
50	649-0-120-030 KASPARIAN LUCY 3,300.00	649-0-120-030 06-07 20131104-00181807								
51	649-0-120-060 CENTURY CITY INVEST CORP 2,400.00	649-0-120-060 06-07 20131104-00181808								
52	649-0-120-080 KASPARIAN LUCY 3,700.00	649-0-120-080 06-07 20131104-00181809								
53	649-0-120-090 KASPARIAN LUCY 3,700.00	649-0-120-090 06-07 20131104-00181810								
54	649-0-120-100 KASPARIAN LUCY 3,700.00	649-0-120-100 06-07 20131104-00181811								
55	649-0-120-130 KASPARIAN LUCY 11,100.00	649-0-120-130 06-07 20131104-00181812								
56	649-0-120-140 KASPARIAN LUCY 15,500.00	649-0-120-140 06-07 20131104-00181813								
57	649-0-132-200 VOIGT MICHAEL-BETH 4,600.00	649-0-132-200 03-04 20090721-00122018								
58	649-0-132-210 VOIGT MICHAEL-BETH 7,800.00	649-0-132-210 03-04 2009721-00122019								
59	649-0-290-050 GROVE MARK 3,100.00	649-0-290-050 10-11 20160706-00094815								

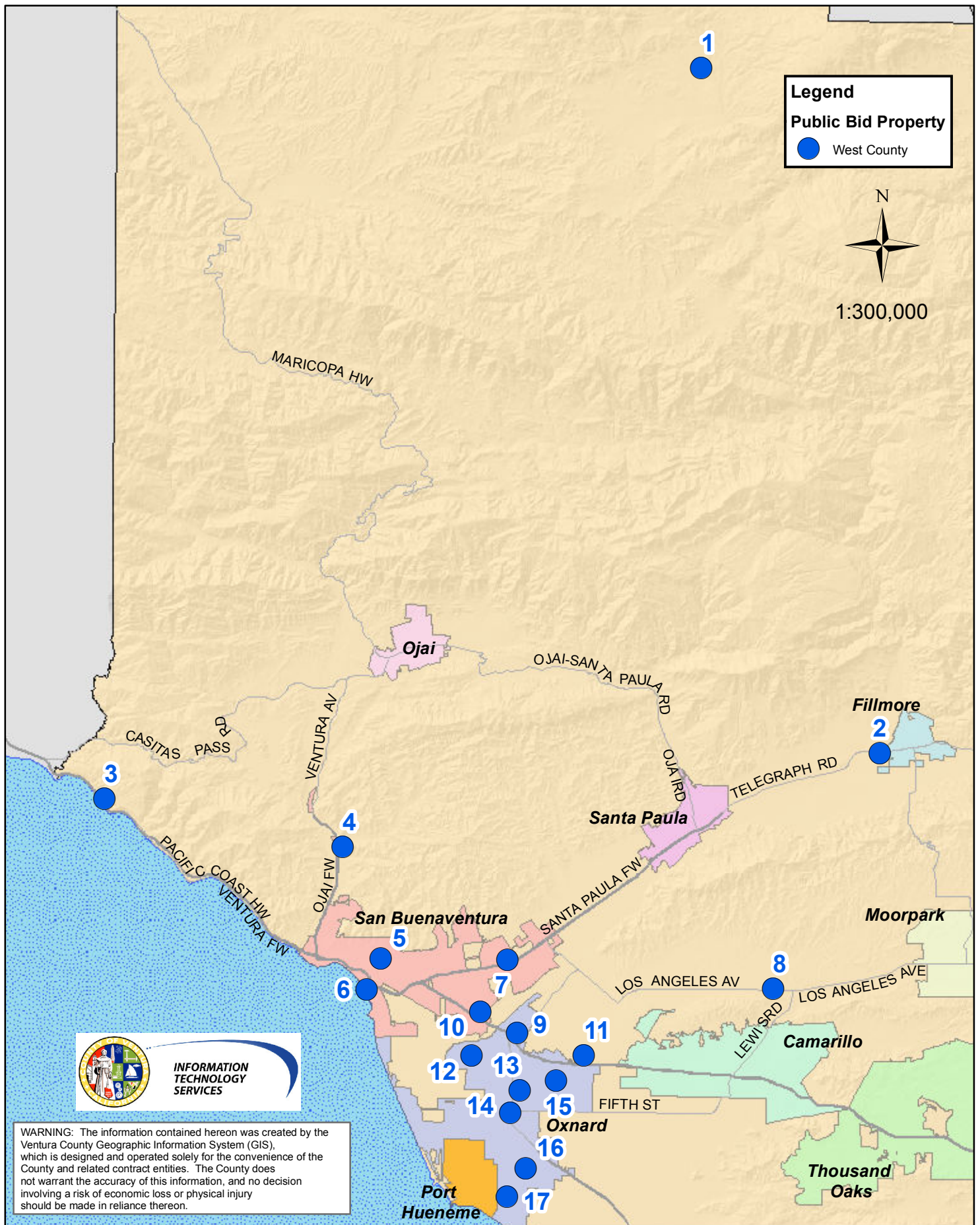
AUTHORIZATION AND REPORT OF SALE

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			
60	649-0-320-130 FISHBACK B WAYNE-CAROL 2,600.00	649-0-320-130 08-09 20140717-00088962								
61	649-0-320-140 FISHBACK B WAYNE-CAROL L 8,100.00	649-0-320-140 08-09 20140717-00089015								
62	649-0-320-170 FISHBACK B WAYNE-CAROL 3,700.00	649-0-320-170 08-09 20140717-00089016								
63	649-0-320-180 FISHBACK CAROL L 21,300.00	649-0-320-180 08-09 20140717-00089017								
64	649-0-320-190 FISHBACK CAROL L 14,500.00	649-0-320-190 08-09 20140717-00089018								
65	649-0-320-220 FISHBACK B WAYNE 10,400.00	649-0-320-220 08-09 20140717-00089019								
66	649-0-320-230 FISHBACK B WAYNE 5,900.00	649-0-320-230 08-09 20140717-00088964								
67	649-0-320-240 FISHBACK B WAYNE-CAROL 10,300.00	649-0-320-240 08-09 20140717-00089020								
68	649-0-320-250 FISHBACK B WAYNE-CAROL L 15,300.00	649-0-320-250 08-09 20140717-00088966								
69	649-0-320-260 FISHBACK B WAYNE-CAROL L 6,300.00	649-0-320-260 08-09 20140717-00088965								
70	649-0-320-270 FISHBACK B WAYNE 37,400.00	649-0-320-270 07-08 20131104-00181822								
71	649-0-320-280 FISHBACK B WAYNE-CAROL 5,100.00	649-0-320-280 08-09 20140717-00088969								
72	649-0-320-290 FISHBACK WAYNE-CAROL L 5,200.00	649-0-320-290 08-09 20140717-00088970								
73	649-0-320-300 FISHBACK CAROL L 2,900.00	649-0-320-300 08-09 20140722-00090753								
74	649-0-320-310 FISHBACK BARTON W 40,300.00	649-0-320-310 08-09 20140722-00090754								

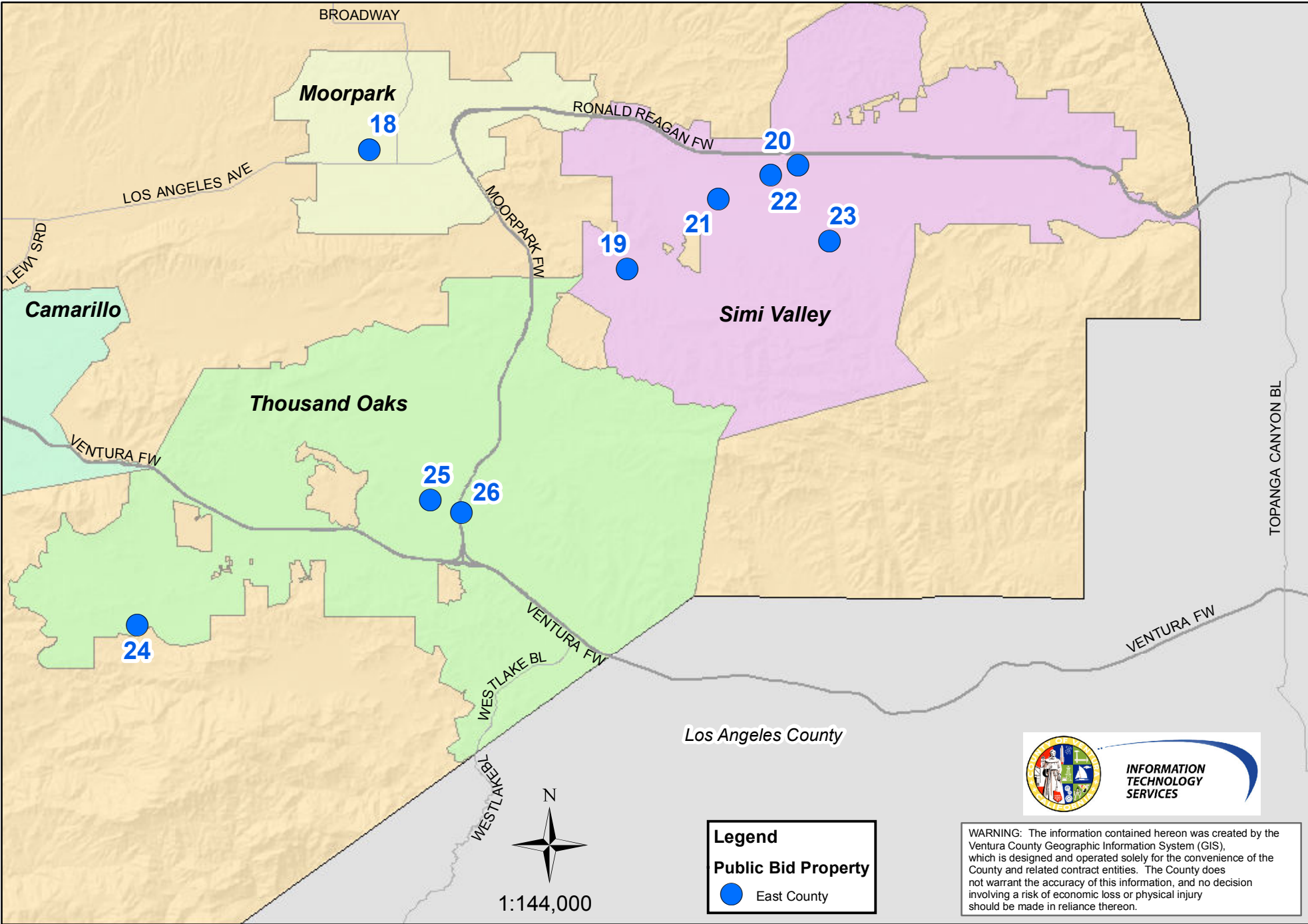
AUTHORIZATION AND REPORT OF SALE

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			
75	649-0-320-330 FISHBACK B WAYNE-CAROL L 14,500.00	649-0-320-330 08-09 20140722-00090755								
76	649-0-320-340 FISHBACK B WAYNE-CAROL 10,300.00	649-0-320-340 08-09 20140722-00090756								
77	673-0-220-410 GILL RANI 11,300.00	673-0-220-410 09-10 20150803-00117758								
78	673-0-240-240 GILL RANI 7,400.00	673-0-240-240 09-10 20150803-00117759								
79	673-0-240-330 GILL RANI 7,400.00	673-0-240-330 09-10 20150803-00117760								
80	676-0-130-450 MARSHAL PLAN INC 9,300.00	676-0-130-450 04-05 20100901-00131345								
81	680-0-052-475 LC WESTLAKE LLC 8,800.00	680-0-052-475 09-10 20150803-00117726								

Public Bid Properties (West County)



Public Bid Properties (East County)



Sealed Bid Properties (West County)

Exhibit 7

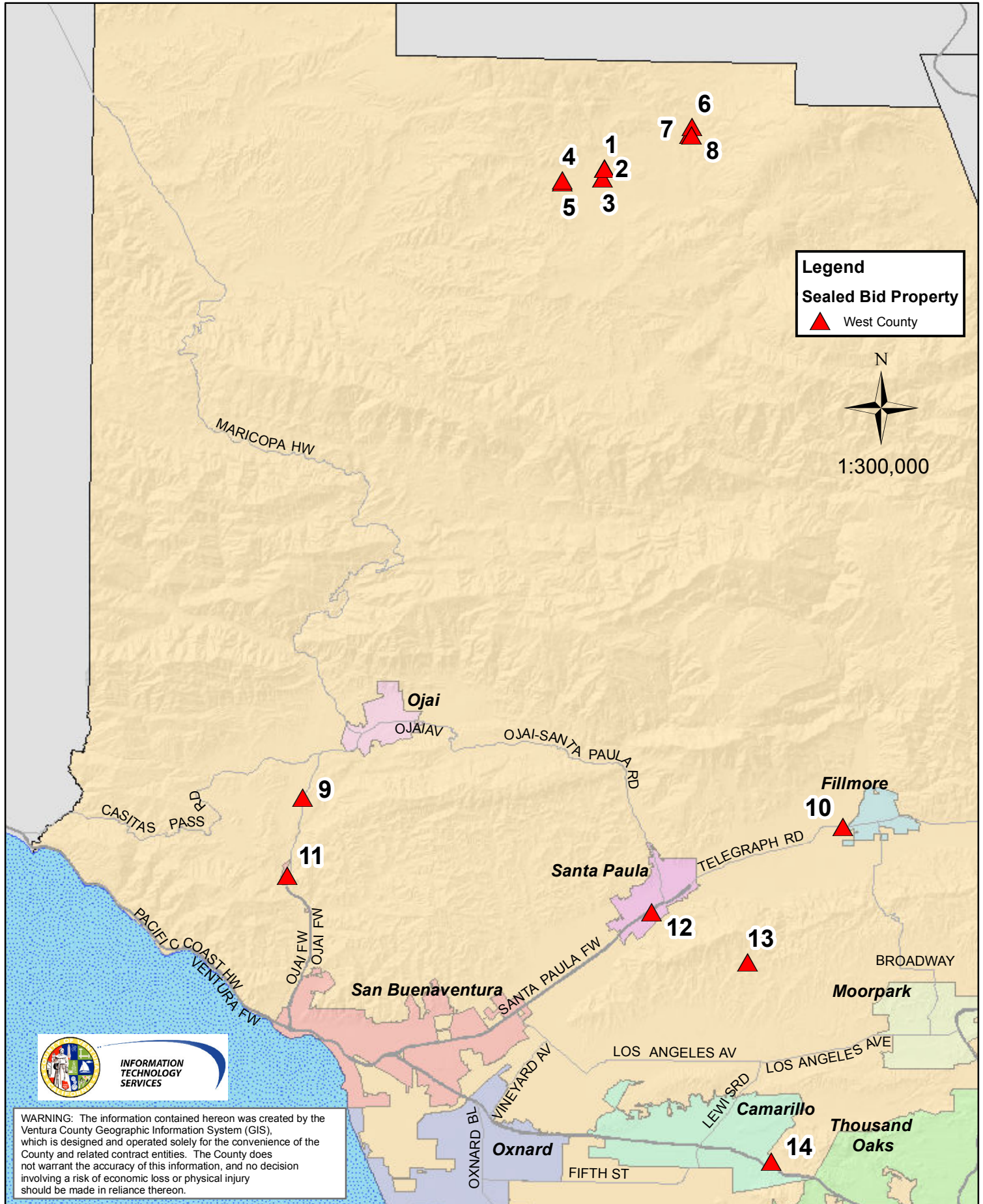


Exhibit 7



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.