



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
October 9, 2018 at 8:30 a.m.

CONSENT – TREASURER-TAX COLLECTOR – 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; 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 Long, seconded by Supervisor Zaragoza, and duly carried, the Board hereby approves the recommendations as stated in the respective Board letters for Consent Items 11 - 20, with a revised Board letter for item 12.

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

Dated 10/11/18 MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California

By: Lori Gaines
Deputy Clerk of the Board

By: Lori Gaines
Lori Gaines
Deputy Clerk of the Board





TREASURER-TAX COLLECTOR VENTURA COUNTY

STEVEN HINTZ
TREASURER
TAX COLLECTOR

Sue Horgan
Assistant Treasurer-Tax Collector

October 9, 2018

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.

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 2018-19 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

Summary of Revenues and Total Costs **FY 2018-19 (Est.)**

Revenue:	\$77,520
Costs:	
Direct	(77,520)
Indirect- Department	0
Indirect- County Cap	0
Total Costs	(77,520)
Net Costs	0
Recovered Indirect Costs	0

FY 2018-19 Budget Projection TTC - Division 1700				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$5,680,896	\$5,701,735	\$5,701,735	\$0
Revenue	\$3,828,452	\$3,828,452	\$3,828,452	\$0
Net Cost	\$1,852,444	\$1,873,283	\$1,873,283	\$0

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. The public auction properties may be redeemed by 5:00 P.M. (PST) on February 12, 2019, which is the date prior to the scheduled public auction to be held on February 13, 2019. The sealed bid auction properties may be redeemed by 5:00 P.M. (PST) on February 13, 2019, which is the date prior to the scheduled sealed bid auction to be held on February 14, 2019. Both auctions will be held 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 October 9, 2018 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 13, 2019, at 1:00 P.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 October 9, 2018 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 13, 2019 and will be opened on February 14, 2019 at 2:00 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

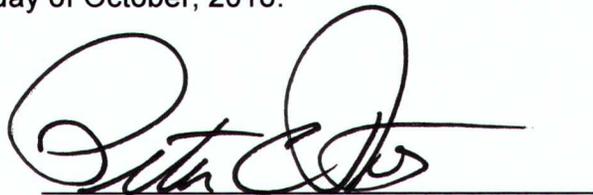
RESOLUTION NO. 18-123

**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 Long, seconded by Supervisor Zalagoza, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 9th day of October, 2018.



Chair
Board of Supervisors
County of Ventura

ATTEST:

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

By: Lou' Davis
Deputy Clerk of the Board



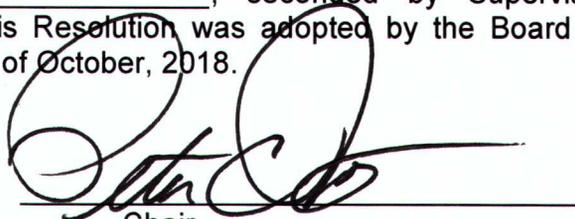
RESOLUTION NO. 18-124

**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 Long, seconded by Supervisor Zalagosa, and duly carried, this Resolution was adopted by the Board of Supervisors, County of Ventura, on this 9th day of October, 2018.



Chair
Board of Supervisors
County of Ventura

ATTEST:

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

By: Low Jannis
Deputy Clerk of the Board



AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated October 9, 2018 the properties listed below were offered at Public Auction on February 13, 2019, 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 (\$4672)	COUNTY (\$4672.1)			
1	046-0-050-160 MARINELLI JUDI A TR \$36,400.00	046-0-050-160 11-12 20180730-00086753								
2	046-0-050-170 MARINELLI JUDI A TR \$2,847,800.00	046-0-050-170 12-13 20160706-00094787								
3	061-0-181-330 PREUDHOMME GREGORY P \$9,700.00	061-0-181-330 12-13 20180730-00086731								
4	073-0-043-070 DREW SHARI S \$66,700.00	073-0-043-070 14-15 20180730-00086732								
5	077-0-066-325 YAMAGUCHI BILLY-MELISSA \$38,900.00	077-0-066-325 13-14 20180730-00086733								
6	078-0-300-225 ARMIN ALAVI INVESTMENTS LLC \$44,800.00	078-0-300-225 14-15 20180730-00086734								
7	078-0-300-235 ARMIN ALAVI INVESTMENTS LLC \$6,800.00	078-0-300-235 14-15 20180730-00086735								REDEEMED 9/13/2018 TR#1252338
8	078-0-300-245 ARMIN ALAVI INVESTMENTS LLC \$5,900.00	078-0-300-245 14-15 20180730-00086736								REDEEMED 9/13/2018 TR#1252338
9	078-0-300-255 ARMIN ALAVI INVESTMENTS LLC \$6,100.00	078-0-300-255 14-15 20180730-00086737								REDEEMED 9/13/2018 TR#1252338
10	078-0-300-265 ARMIN ALAVI INVESTMENTS LLC \$6,100.00	078-0-300-265 14-15 20180730-00086738								
11	100-0-136-135 SEPULVEDA SAMUEL \$17,800.00	100-0-136-135 11-12 20180730-00086756								
12	101-0-222-105 MENDOZA MARTEL \$45,100.00	101-0-222-105 14-15 20180730-00086757								
13	102-0-243-125 SKOE DONALD E TR \$11,300.00	102-0-243-125 11-12 20180730-00086758								
14	107-0-020-255 GARCIA GABRIEL E EST \$40,200.00	107-0-020-255 11-12 20170801-00098907								

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 (\$4672)	COUNTY (\$4672.1)			
15	136-0-232-065 JOHNSON VIRGINIA L TRUST \$10,000.00	136-0-232-065 11-12 20180730-00086759								
16	138-0-122-185 OROZCO GOLD LINE ENTERPRISES \$66,100.00	138-0-122-185 14-15 20180730-00086740								
17	189-0-262-185 NEW PLAN B INC \$11,000.00	189-0-262-185 10-11 20180730-00086760								
18	200-0-450-065 SCHWARTZ IRWIN D \$7,600.00	200-0-450-065 14-15 20180730-00086741								
19	202-0-280-125 MARWAH GURJIT \$21,900.00	202-0-280-125 14-15 20180730-00086761								
20	203-0-062-210 MARQUEZ LYDIA S EST \$51,100.00	203-0-062-210 11-12 20170801-00098881								
21	204-0-030-160 PARGA JAIME \$36,400.00	204-0-030-160 14-15 20180730-00086762								
22	204-0-101-065 P & C ENTERPRISES \$34,700.00	204-0-101-065 14-15 20180810-00091660								
23	204-0-101-075 P & C ENTERPRISES \$6,100.00	204-0-101-075 14-15 20180810-00091661								
24	204-0-101-085 P & C ENTERPRISES \$35,200.00	204-0-101-085 14-15 20180810-00091662								
25	204-0-232-085 THOMAS LINDA L TR EST \$31,200.00	204-0-232-085 12-13 20180730-00086763								
26	214-0-060-185 GRIFFIN HOMEBUILDING GROUP \$11,200.00	214-0-060-185 08-09 20140722-00090811								
27	221-0-202-115 AGUIRRE HECTOR \$6,900.00	221-0-202-115 12-13 20180730-00086743								
28	618-0-114-065 NEWMAN SHEILA D \$39,700.00	618-0-114-065 12-13 20180730-00086764								
29	627-0-350-395 HERITAGE FUNDING CORP \$18,100.00	627-0-350-395 12-13 20180730-00086746								

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 (\$4672)	COUNTY (\$4672.1)			
30	640-0-223-095 FLORES GERARDO-GINA \$35,300.00	640-0-223-095 12-13 20180730-00086765								
31	680-0-131-115 HARRISON FRANCES S TR \$7,000.00	680-0-131-115 12-13 20180730-00086768								
32	800-0-200-195 PAUL WILLIAM J JR-AMY F \$54,200.00	800-0-200-195 12-13 20180730-00086769								
33	800-0-300-365 PODSADA CONRAD J \$69,400.00	800-0-300-365 12-13 20180730-00086770								REDEEMED 9/14/2018 TR #1252350
34	850-0-211-205 80 FLINTLOCK LANE LLC \$79,200.00	850-0-211-205 12-13 20180730-00086771								

AUTHORIZATION AND REPORT OF SALE

Under the direction of the Board of Supervisors, by Resolution, dated October 9, 2018 the properties listed below were offered at Sealed Bid Auction on February 14, 2019, 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 (\$4672)	COUNTY (\$4672.1)			
1	003-0-105-555 JUANATAS DEMOSTHENES \$1,700.00	003-0-105-555 10-11 20160706-00094781								
2	003-0-131-230 MOVICH RONALD P \$1,600.00	003-0-131-230 09-10 20150803-00117754								
3	003-0-260-010 LOPEZ JOSE M-EMMA \$13,500.00	003-0-260-010 08-09 20140717-00089023								
4	003-0-260-375 BERRONES DAVID R-MARCELLINO \$3,100.00	003-0-260-375 09-10 20180730-00086729								
5	003-0-260-565 NIABER JEFFREY J \$4,700.00	003-0-260-565 12-13 20180730-00086730								
6	004-0-043-300 HARDESTY INVESTMENTS INC \$1,600.00	004-0-043-300 12-13 20180730-00086750								
7	004-0-043-310 HARDESTY INVESTMENTS INC \$1,600.00	004-0-043-310 12-13 20180730-00086751								
8	004-0-057-510 MURRAY BLANCHE A \$6,400.00	004-0-057-510 05-06 20110822-00122683								
9	004-0-113-460 WILSON TRACY D-DOLLIE E \$1,700.00	004-0-113-460 12-13 20180730-00086752								
10	004-0-143-280 ELLIS GEORGE B \$4,200.00	004-0-143-280 09-10 20150803-00117792								
11	033-0-120-145 COLE BRUCE W-TANYA M \$1,900.00	033-0-120-145 10-11 20170801-00098886								
12	046-0-050-190 MARINELLI JUDI A TR \$18,900.00	046-0-050-190 12-13 20160706-00094788								
13	074-0-180-190 CARROLL GEORGE TR EST \$3,100.00	074-0-180-190 12-13 20180730-00086728								
14	102-0-330-095 RTC MTG CERT SERIES \$7,400.00	102-0-330-095 06-07 20131104-00181739								

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 (\$4672)	COUNTY (\$4672.1)			
15	160-0-050-415 MARLBOROUGH DEV CORP \$25,200.00	160-0-050-415 10-11 20140722-00090751								
16	206-0-232-430 EDDY HAROLD C II \$34,200.00	206-0-232-430 12-13 20180730-00086742								
17	620-0-260-095 DIAMOND PAUL J-CATHY M TR \$4,300.00	620-0-260-095 06-07 20131104-00181777								
18	628-0-240-195 INDIAN HILLS ASSOCIATES \$668,300.00	628-0-240-195 06-07 20150803-00117765								
19	628-0-240-205 INDIAN HILLS ASSOCIATES \$100,500.00	628-0-240-205 92-93 98-115746								
20	644-0-130-060 RUIZ ANTHONY EXEC \$10,400.00	644-0-130-060 05-06 20110822-00122785								
21	646-0-099-040 GREEN GERRIT \$14,000.00	646-0-099-040 08-09 20140722-00090772								
22	646-0-099-050 GREEN GERRIT \$14,000.00	646-0-099-050 08-09 20140722-00090771								
23	646-0-105-090 TRAN NHAN THI \$10,800.00	646-0-105-090 06-07 20120730-00132095								
24	646-0-105-110 DIAZ FELIZ-MARIA C \$3,900.00	646-0-105-110 06-07 20120730-00132096								
25	646-0-114-060 ECO HOMEBUILDERS LLC \$9,800.00	646-0-114-060 08-09 20150803-00117767								
26	647-0-021-030 GILL RANJIT K \$20,500.00	647-0-021-030 08-09 20140722-00090794								
27	648-0-095-020 RED APPLE LLC \$17,400.00	648-0-095-020 09-10 20150803-00117769								
28	648-0-097-100 NARANJO ADELA \$34,600.00	648-0-097-100 05-06 20110822-00122786								
29	648-0-121-180 STROM AFTON P MRS ESTATE \$6,600.00	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		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE (\$4672)	COUNTY (\$4672.1)			
30	648-0-123-290 RED APPLE LLC \$3,000.00	648-0-123-290 09-10 20150803-00117770								
31	648-0-123-310 RED APPLE LLC \$2,800.00	648-0-123-310 09-10 20150803-00117771								
32	648-0-154-050 ELSAM \$5,600.00	648-0-154-050 01-02 20070802-00152317								
33	648-0-155-090 ELSAM \$3,500.00	648-0-155-090 06-07 20131104-00181799								
34	649-0-080-210 HENRY DONALD W \$292,500.00	649-0-080-210 90-91 96-090132								
35	649-0-090-040 TORGERSON ROBERT \$7,800.00	649-0-090-040 03-04 20100901-00131335								
36	649-0-090-150 DESKIN TOMMY D \$7,700.00	649-0-090-150 06-07 20131104-00181801								
37	649-0-090-160 DESKIN TOMMY D \$7,700.00	649-0-090-160 06-07 20131104-00181802								
38	649-0-090-180 VOIGT MICHAEL G-BETH A \$16,700.00	649-0-090-180 04-05 20100901-00131336								
39	649-0-090-320 TORGERSON ROBERT T \$13,800.00	649-0-090-320 11-12 20180730-00086766								
40	649-0-108-160 KAUFMAN MITCHELL TR \$7,200.00	649-0-108-160 08-09 20140717-00089026								
41	649-0-108-180 KAUFMAN MITCHELL TR \$7,200.00	649-0-108-180 08-09 20140717-00089027								
42	649-0-108-290 MELLINGER KENNETH-RUBY \$62,100.00	649-0-108-290 06-07 20131104-00181854								
43	649-0-108-310 MELLINGER KEVIN-NATALIA TR \$117,900.00	649-0-108-310 06-07 20131107-00184123								
44	649-0-108-460 KAUFMAN MITCHELL TR	649-0-108-460 08-09								

AUTHORIZATION AND REPORT OF SALE

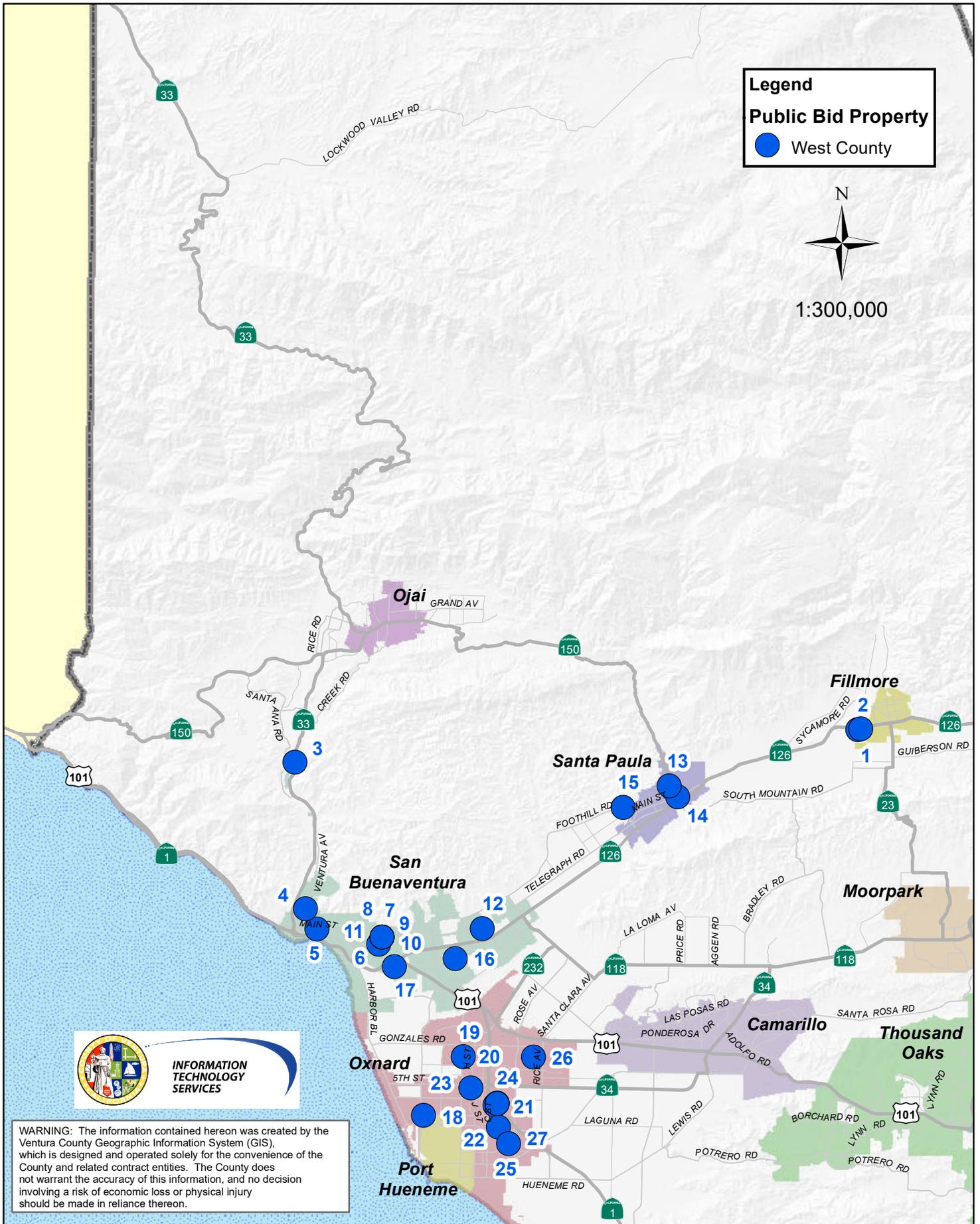
ITEM	PARCEL NUMBER LAST ASSESSEE MINIMUM BID (\$3698.5)	DEFAULT APN DEFAULT YEAR INSTRUMENT	SALE PRICE (\$3718) TRANS. TAX	RECORDING FEE [\$\$3718(d), (\$4112)]	ADV. FEE (\$4673) NOTICE FEE (\$4672.2)	SALES FEES		REDEMPTION (\$4102, 4103) CURRENT (\$4673.1(b))	EXCESS PROCEEDS (\$4674)	DISPOSITION PURCHASER DOCUMENT AND DATE
						STATE (\$4672)	COUNTY (\$4672.1)			
	\$9,900.00	20140717-00089028								
45	649-0-108-470 KAUFMAN MITCHELL TR \$6,200.00	649-0-108-470 08-09 20140717-00089029								
46	649-0-108-550 KAUFMAN MITCHELL TR \$10,100.00	649-0-108-550 08-09 20140717-00089030								
47	649-0-120-020 KASPARIAN LUCY-NARINE \$4,100.00	649-0-120-020 06-07 20120730-00132097								
48	649-0-120-030 KASPARIAN LUCY \$4,100.00	649-0-120-030 06-07 20131104-00181807								
49	649-0-120-060 CENTURY CITY INVEST CORP \$2,900.00	649-0-120-060 06-07 20131104-00181808								
50	649-0-120-080 KASPARIAN LUCY \$4,500.00	649-0-120-080 06-07 20131104-00181809								
51	649-0-120-090 KASPARIAN LUCY \$4,500.00	649-0-120-090 06-07 20131104-00181810								
52	649-0-120-100 KASPARIAN LUCY \$4,500.00	649-0-120-100 06-07 20131104-00181811								
53	649-0-120-130 KASPARIAN LUCY \$13,300.00	649-0-120-130 06-07 20131104-00181812								
54	649-0-120-140 KASPARIAN LUCY \$18,200.00	649-0-120-140 06-07 20131104-00181813								
55	649-0-120-180 KASPARIAN LUCY \$3,900.00	649-0-120-180 06-07 20131104-00181814								
56	649-0-120-190 KASPARIAN AVEDIS-JACQUELINE \$3,900.00	649-0-120-190 06-07 20131104-00181815								
57	649-0-120-200 KASPARIAN LUCY \$3,900.00	649-0-120-200 06-07 20131104-00181816								
58	649-0-120-210 KASPARIAN LUCY \$3,900.00	649-0-120-210 06-07 20131104-00181817								
59	649-0-120-220	649-0-120-220								

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 (\$4672)	COUNTY (\$4672.1)			
	KASPARIAN LUCY \$3,900.00	06-07 20131104-00181818								
60	649-0-120-230 KASPARIAN LUCY \$3,900.00	649-0-120-230 06-07 20131104-00181819								
61	649-0-132-200 VOIGT MICHAEL-BETH \$5,600.00	649-0-132-200 03-04 20090721-00122018								
62	649-0-132-210 VOIGT MICHAEL-BETH \$9,800.00	649-0-132-210 03-04 2009721-00122019								
63	649-0-155-220 VOIGHT MICHAEL \$5,400.00	649-0-155-220 10-11 20170801-00098871								
64	649-0-290-060 GROVE MARK \$7,900.00	649-0-290-060 11-12 20180730-00086748								
65	668-0-070-225 COOK DORIS \$7,400.00	668-0-070-225 12-13 20180730-00086749								
66	669-0-220-230 GILES RAYMOND-EL TR LSR \$19,600.00	669-0-220-230 13-14 20180730-00086767								
67	673-0-220-410 GILL RANI \$12,900.00	673-0-220-410 09-10 20150803-00117758								
68	673-0-240-240 GILL RANI \$10,300.00	673-0-240-240 09-10 20150803-00117759								
69	673-0-240-330 GILL RANI \$10,300.00	673-0-240-330 09-10 20150803-00117760								
70	676-0-130-450 MARSHAL PLAN INC \$11,600.00	676-0-130-450 04-05 20100901-00131345								
71	680-0-052-475 LC WESTLAKE LLC \$12,300.00	680-0-052-475 09-10 20150803-00117726								
72	695-0-230-370 MOHAN BRIJ ET AL \$12,300.00	695-0-230-370 11-12 20170801-00098897								

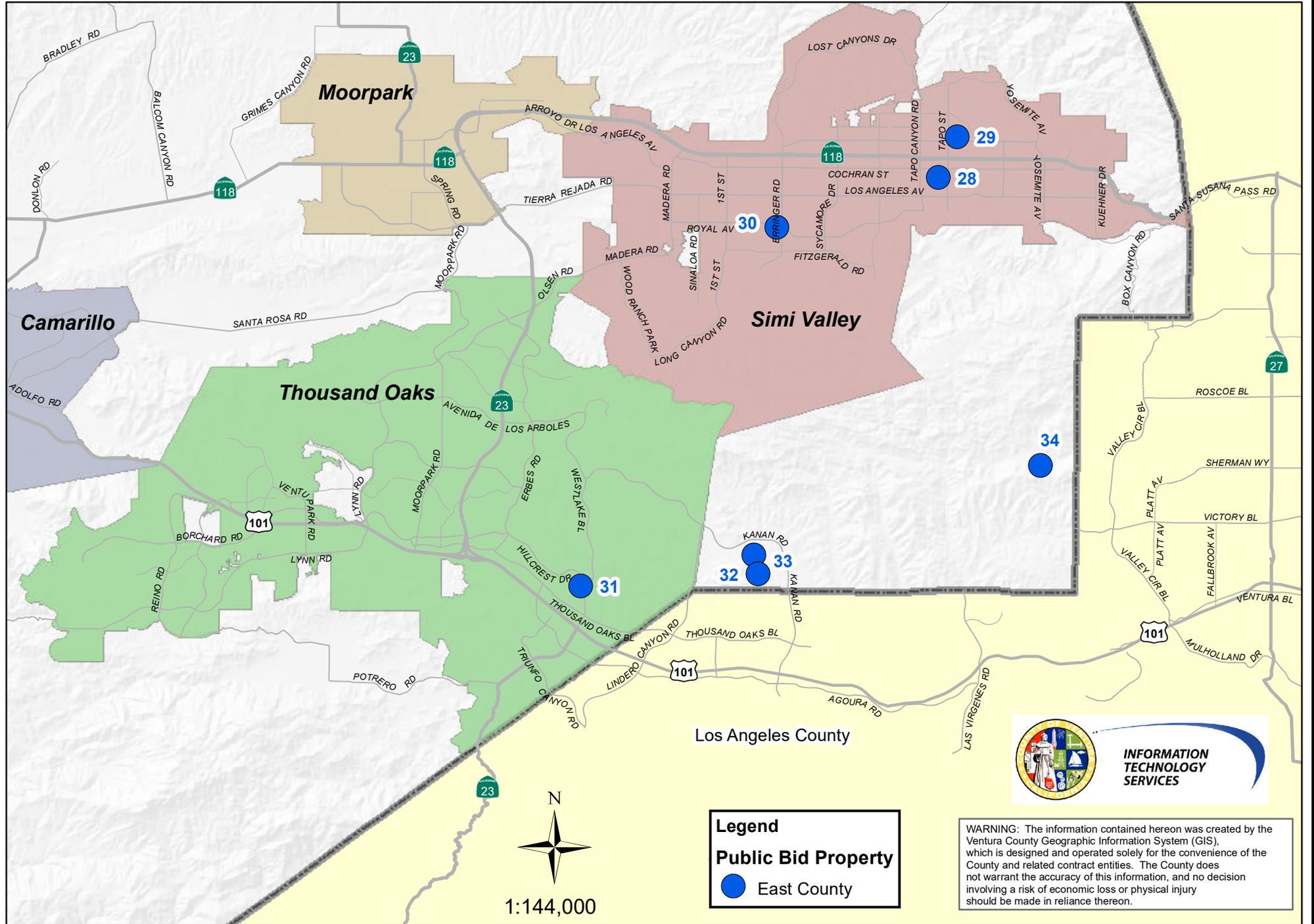
Public Bid Properties (West County)

Exhibit 7



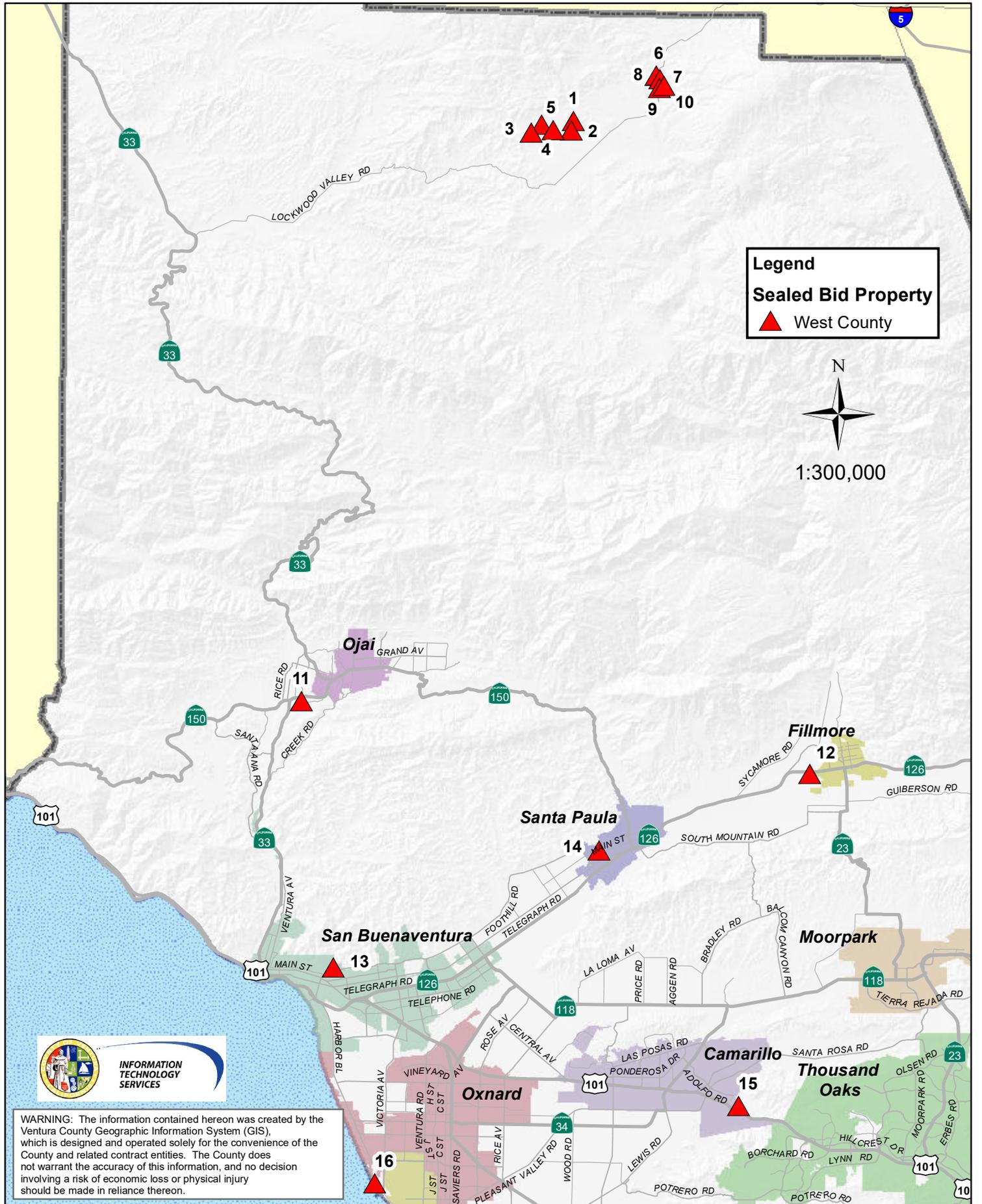
Public Bid Properties (East County)

Exhibit 7



Sealed Bid Properties (West County)

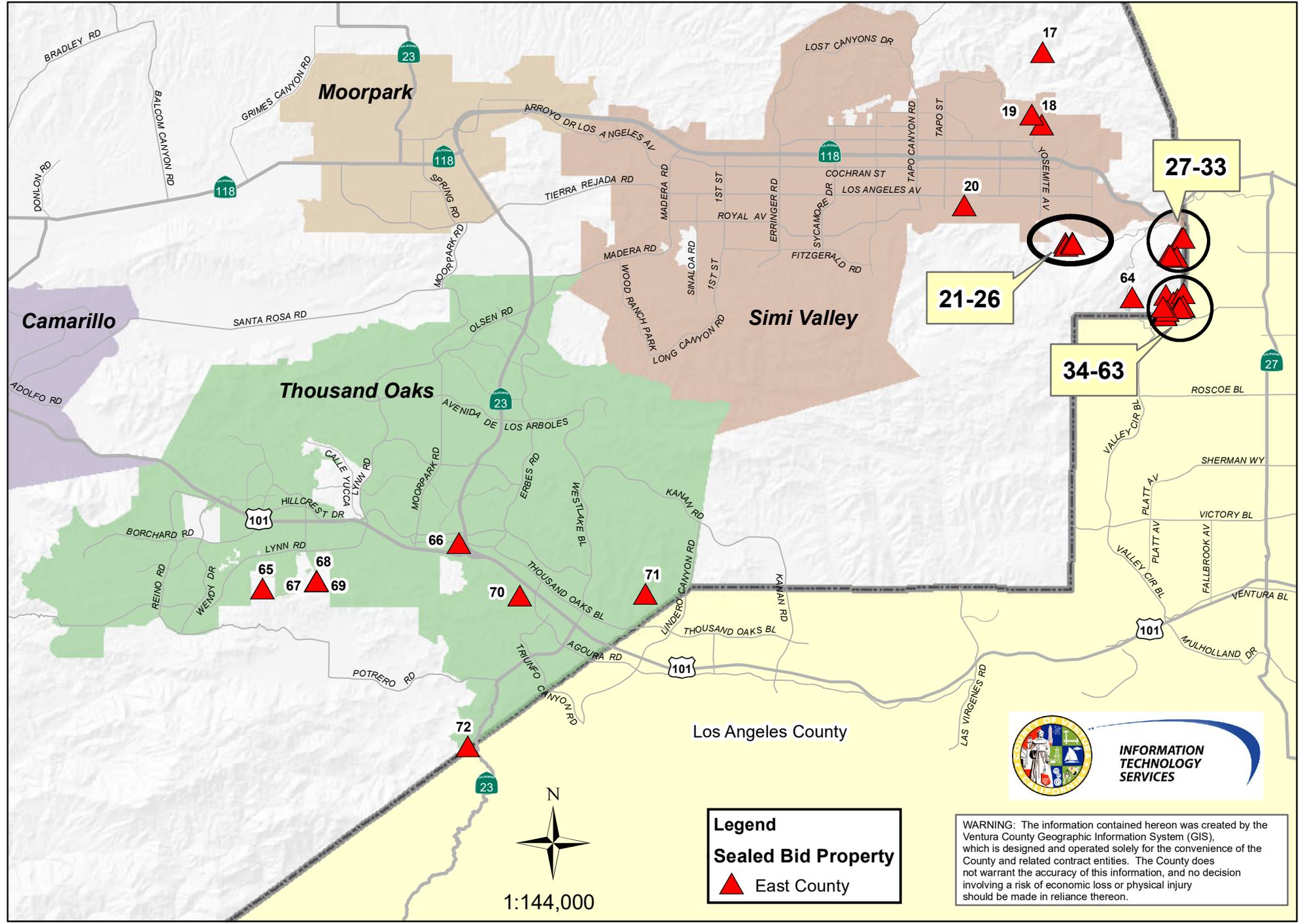
Exhibit 7



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.

Sealed Bid Properties (East County)

Exhibit 7



Legend
Sealed Bid Property
 East County

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.