

NOTICE OF PUBLIC AUCTION ON (date of sale) OF TAX DEFAULTED PROPERTY FOR DELINQUENT TAXES

On (date of board approval), I, (tax collector's name), (county) County Tax Collector, was directed to conduct a public auction sale by the board of supervisors of (county) 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 (date of board resolution) of the (county) County board of supervisors.

The sale will be conducted at (time) on (day of week), (date), in (room or location) at (street address, city, state), 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, it may be reoffered at the end of the auction at a 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. (If the county has a board of supervisor approved reoffer sale scheduled, specify the time, day of the week, date, and room or location at street address, city, state of the reoffer sale).

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 . Transfer taxes will be added to and collected with the purchase price.

(If a deposit is required, add information here. All of the deposit requirements must be listed: method of payment accepted, the amount of the deposit, the due date of the deposit, how to submit a deposit, and if the deposit is a condition of participating in the auction or a condition of submitting a bid on a specific property.)

The right of redemption will cease on (day of week), (date of last business day before the commencement of the tax sale), 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 business 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 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 section 3692(e), if excess proceeds result from the sale.

Additional information may be obtained by visiting the Tax Collector's website at (website address), by contacting the county tax collector at (address), or by calling (phone number).

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 that are the subject of this notice are situated in (county) County, California, and are described as follows:

ITEM NO.	APN	LAST ASSESSEE	MINIMUM BID
<u>(number)</u>	<u>(Assessor's Parcel Number)</u>	<u>(last assessee's name)</u>	<u>\$(amount)</u>

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

(county) County Tax Collector
State of California

Executed at (county seat, county name), California, on (date)

Published in (name of newspaper) on (dates of publication)