



General Tax Auction Information

Public Auction Date: February 28, 2020
Auction Begins: 10:00 a.m.
Registration Dates: February 26 & 27, 2020
8:00 a.m. to 4:00 p.m.

From the Office of
LORI J. SCOTT
Treasurer-Tax Collector-Public Administrator
P.O. Box 991830
Redding, CA 96099-1830
Phone: 530-225-5511

The most current list of parcels is available at our Website at: <http://www.co.shasta.ca.us/departments/ttc>

Notice of the upcoming auction will be published in the Redding Record Searchlight, 1101 Twin View Blvd., Redding, CA 96003 approximately two months before the scheduled auction. The notice will also be posted on our website.

QUESTIONS & ANSWERS RE: CHAPTER 7 SALES

The following list of questions are those frequently asked at sales. The answers provided are a general response.

1. Q. How do I register for the public auction?

A. Registration takes place two days before the auction on **Wednesday and Thursday (see dates above) between 8:00 a.m. and 4:00 p.m. Registration Location:** Tax Collector office, 1450 Court Street, Room 227, Redding CA. **Registration will NOT be permitted on the day of the auction.** You can obtain a Registration Form at the Tax Collector office or at our website: <http://www.co.shasta.ca.us/departments/ttc>. A completed Registration Form is required with the following information: (1) Your Name; (2) Your address; (3) Phone number; (4) Driver's license. You must present your driver's license or other form of photo identification (i.e. passport) and submit a completed Tax Deed Information Form (available on our website). A \$500 registration deposit is required.

2. Q. Is a deposit required to participate in the bidding process?

A. Yes. You will be required to place a \$500 deposit during registration. **Bidders may NOT mail their deposit or registration form.** Deposits must be in the form of cash or certified funds (cashiers' check, certified bank check, certified personal check, money order or traveler's check (with proper identification). **Make Certified Funds payable to: Lori J. Scott, Tax Collector.** Deposits may be applied to the final bid purchase price. If the successful bidder does not remit full sale payment timely (at recess and by end of auction), the bidder's deposit may be forfeited, along with any rights the bidder may have in the property. Unsuccessful bidders may request their deposit refund at any time by returning their bid paddle to the Shasta County Tax Collector, Room 227. Assigned bid paddles will be handed out the day of the auction from 9:00 a.m. to 10:00 a.m. in front of the Board Chambers. You will need to present your driver's license and submit the deposit receipt you received at registration to obtain your assigned bid paddle.

3. Q. How can a bidder pay for a property at the tax sale?

A. **Funds must be available during auction.** Successful bidders **must** pay during the 20-25 minute recess. Payments must be made in cash or certified funds (cashiers' check, certified bank check, certified personal check, money order or traveler's check (with proper identification) **made payable to Lori J. Scott, Tax Collector.** (No personal checks).

4. Q. Are mobile homes included in the property tax auction?

A. Personal property, such as mobile homes and/or equipment not "permanently affixed" to the land, is not included in our sale. It is up to the prospective purchaser to investigate these in advance of bidding.

5. Q. Do I need to research the parcel(s) before bidding?

A. Yes. **Inspect thoroughly before you buy.** The sale of "tax-auctioned" properties should not be equated to real estate sales by licensed sales people, brokers or realtors. The Tax Collector cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances. Before tax auctioned property is purchased it is absolutely necessary that the prospective purchaser (bidder) research the records pertaining to the property. Some of the offices to check with are: Planning Department, Building Inspector, Environmental Health Department, Recorder's Office, Assessor's Office, etc. Tax-defaulted property will be sold on an "AS IS" basis. The County assumes no liability for any other possible encumbrances recorded or not recorded. It is possible that property sold at the tax auction may not be developable under existing laws. While all possible assistance is given in locating properties on maps, the exact location, desirability and usefulness of the property must be researched and determined by the prospective purchaser. All bidders should review each recorded document concerning the property. These documents are public records in the Recorder's Office. **It is very important that you research each property thoroughly before you invest your money. Once the property is sold, all liability will be that of the purchaser.**

6. Q. What happens if I am the winning bidder?

A. Full payment is required immediately during recess and at the conclusion of the sale. The successful bidder must pay the full purchase price plus the Documentary Tax of 55¢ per \$500.00 of the sale price. **NO PERSONAL CHECKS ACCEPTED. If the minimum bid was reduced during this auction or prior year auction, the successful bidder is responsible to pay the current year taxes by April 10, 2020. A personal check will be accepted for current taxes.** Current year tax amounts can be obtained from the Shasta County Tax Collector, 1450 Court Street, Room 227, Redding, CA 96001 or by calling 530-225-5511.

7. Q. What happens if I am the winning bidder and I don't pay for the parcel per the Terms and Conditions of Sale?

A. Revenue and Taxation Code **§3456:**

(a) If any part of a bid that was accepted by the tax collector is not paid when due, the county shall have a claim against the bidder for the actual cost of the sale. Immediately upon becoming past due, the tax collector shall notify the bidder by certified mail, which notice shall include all the following:

(1) That his or her bid has been voided because of the delinquent payment.

(2) The amount of the county's claim against the bidder.

(3) That the amount of the claim will be deducted from any deposit submitted by the bidder and that any remaining amount of the deposit is forfeited.

(b) If a bidder does not pay the claim arising under subdivision (a) within 30 days after the notice is sent, both of the following apply:

(1) The county may utilize any means authorized by law to collect the claim, including, but not limited to, transferring the amount of the claim to the unsecured roll.

(2) The tax collector may prohibit the bidder from bidding on sales made pursuant to this chapter for up to five years.

- 8. Q. Can I obtain a property available at the tax sale by paying the delinquent taxes thereon prior to the tax sale date?**
- A. No. Legal title to tax-defaulted property subject to the tax collector's power to sell can be obtained only by becoming the successful bidder at the county tax sale.
- 9. Q. Do liens or encumbrances on a tax-defaulted property transfer to the new owner after purchase of the property at a tax sale?**
- A. Chapter 7, **§3712** states: The deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, except:
- Assessments, which installments will become payable upon the secured roll after the time of the sale.
 - The lien for taxes or assessment or other rights of any taxing agency which does not consent to the sale under this chapter.
 - Liens for special assessments levied upon the property conveyed which were, at the time of the sale under this chapter not included in the amount necessary to redeem the tax-defaulted property, and, where a taxing agency which collects its own taxes has consented to the sale under this chapter, not included in the amount required to redeem from sale to the taxing agency.
 - Easements constituting servitudes upon or burdens to the property; water rights, the record title to which is held separately from the title to the property; and restrictions of record.
 - Unaccepted, recorded, irrevocable offers of dedication of the property to the public or a public entity for a public purpose, recorded options of any taxing agency to purchase the property, or any interest therein for a public purpose.
 - Unpaid assessments under the Improvement Bond Act of 1915 (Division 10 (commencing with **§8500 of the Streets and Highways Code**) which are not satisfied as a result of the sale proceeds being applied pursuant to Chapter 1.3 (commencing with **§4671**) of Part 8.
 - Any federal Internal Revenue Service liens which, pursuant to provisions of federal law are not discharged by the sale, even though the tax collector has provided proper notice to the Internal Revenue Service before that date. Note: A title search initiated at the prospective purchaser's expense should reveal any liens or encumbrances on a property in the tax sale.
 - Unpaid special taxes under the Mello-Roos Community Facilities Act of 1982 that are not satisfied as a result of the sale proceeds being applied pursuant to Chapter 1.3 (commencing with **§4671**) of Part 8.
- 10. Q. When does the right to redeem a tax-defaulted parcel subject to power to sell cease?**
- A. The right to redeem a tax-defaulted parcel subject to the power to sell ceases at the close of business on the last business day prior to the sale.
- 11. Q. How can I determine what use I can make of a tax sale property before I purchase it?**
- A. Consult the zoning department of any city within which a property lies or the zoning section of the county department of planning and land use for a parcel in an unincorporated area (i.e., not lying within a city boundary) regarding use of the parcel. Examine the county recorder's records for any recorded easements on a property. You can also order a title search report from a local title insurance company. Should the successful purchaser desire a survey of the property, this must be done at the purchaser's own expense.
- 12. Q. How is the minimum bid price on a property determined?**
- A. State law dictates that the minimum price offered at public tax sale shall be no less than the total amount necessary to redeem, plus costs. The minimum bid on a parcel can be set at a greater amount to assure collection of the amount of delinquent taxes, penalties and costs thereon.
- 13. Q. Is a tax sale publicly advertised?**
- A. Yes. State law dictates that notice of a tax sale must be published three times in successive seven (7) day intervals before the tax sale date in a newspaper published in and of general circulation within the county.
- 14. Q. How soon can I take possession of a property after my purchase at the tax sale?**
- A. You should consult an attorney. Generally, the successful bidder may take possession of a property after making payment in full, the tax deed to purchaser is recorded, and complying with any conditions set forth between the tax collector and the successful bidder. **However, most title companies will not insure the title until 1-5 years after the tax deed is recorded.** Legal action to challenge the tax sale must be brought within one year of the tax sale deed recording date (**§3725**). Therefore, it is not advisable to make any improvements to the property during the first year of ownership.
- 15. Q. As the new owner when will I receive my deed?**
- A. The Tax Deed to Purchaser is submitted to the Shasta County Recorder within ten business days of the auction. Once the document is recorded the Recorder's office will hold it for 30 days. After 30 days the Recorder will return the recorded deed to the Shasta County Tax Collector. The original Tax Deed to Purchaser will be mailed to the new owner by certified mail to the address provided to us by the new owner on the Deed Information Form.
- 16. Q. How do I find or see a property I'd like to bid on at the tax sale?**
- A. While we try to give all possible assistance in helping prospective purchasers to pinpoint a property location, vacant land (which accounts for most property offered at our tax sale) has no address. Its approximate geographic location can be determined through the use of county assessor plat maps and perhaps, a map book. Exact boundary lines of a property can be determined only by a survey of the property initiated at the purchaser's expense. Improved properties frequently (but not always) will bear a situs (street) address, making it quite simple to assess the location. **MAPS:** Parcel maps are available, for a fee at the Shasta County Assessor-Recorder's Office, 1450 Court Street, Room 208, Redding CA 96001; Phone 530-225-3600

WEB APP

Property Tax Auction - Mapping System

<https://maps.co.shasta.ca.us/PropertyTaxAuction/>

VIEW: ● Parcel Map ● Minimum Bid ● Land Value ● Use
● Hazards ● IRS Liens ● Auction Status

Parcel borders are approximate.
Only a survey can determine exact boundary lines.

APN	Lot Area	Market Val	Use	Assessment	Map
000-000-000	10,000	1,000,000	Residential	100,000	Open
000-000-000	10,000	1,000,000	Residential	100,000	Open
000-000-000	10,000	1,000,000	Residential	100,000	Open

Situs addresses will not be included in the web app mapping system per Government Code **§6254.21(a)** No state or local agency shall post the home address or telephone number of any elected or appointed official on the Internet without first obtaining written permission of that individual.