

Matthew Jennings
Treasurer-Tax Collector

COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR

PROCEDURAL INFORMATION FOR TAX SALE DATED:
April 21, 2022 – April 26, 2022

BE SURE THAT YOU READ ALL OF THE INFORMATION SHOWN TO MAKE CERTAIN THAT YOU CLEARLY UNDERSTAND THE PROCESS, YOUR RESPONSIBILITIES, AND REQUIREMENTS AS A PROSPECTIVE PURCHASER.

Matthew Jennings
Treasurer-Tax Collector

DISCLAIMERS

All Sales are final. There are absolutely no refunds.

All bidders must be at least 18 years of age.

Research and Inspect Thoroughly Before You Bid.
Prospective purchasers are urged to examine the title, physical location and desirability of the properties available to their own satisfaction prior to the sale.

Properties are sold "AS IS."

CAUTION - INVESTIGATE BEFORE YOU BID:
The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors. The County of Riverside makes no guarantee, expressed or implied, relative to the title, physical location or condition of the properties for sale.

Delinquent property taxes will be paid from the proceeds of the sale, as they are included in the minimum bid. The current 2021/2022 taxes which are due by December 10, 2021 and April 10, 2022 **are** included in the minimum bid.

When consideration or value of the interest or property conveyed exceeds one hundred dollars ($100) a California documentary transfer tax will be added to, and collected with the purchase price. The amount of this tax is calculated at the rate of $0.55 for each $500.00, or fractional part thereof in accordance with the provisions of Revenue and Taxation Code Section 11911. Additionally, the City of Riverside has enacted the Real Property Transfer Tax Ordinance and charges an additional tax of $0.55 for each $500.00 or fractional part thereof.

Prospective purchasers are advised that some liens, bonds or other assessments which are levied by agencies or offices other than the Treasurer-Tax Collector may still be outstanding after the tax sale.

The Riverside County Treasurer-Tax Collector requires that anyone wishing to participate as a bidder at a scheduled tax sale be registered to bid. Registration requirements vary from sale to sale and are announced approximately six to eight weeks prior to a scheduled sale.

Matthew Jennings
Treasurer-Tax Collector

Please Note:
The County of Riverside is not liable for the failure of any device that is not owned, operated, and managed by the state or county, that prevents a person from participation in any sale. "Device" includes, but is not limited to, computer hardware, a computer network, a computer software application, and a computer website. The County of Riverside assumes no liability for any other possible liens, encumbrances or easements recorded or not recorded.

Throughout the preparation of a tax sale our office may be made aware of or identify certain problems or issues with properties on the tax sale. If any errors or issues are brought to the Tax Collector's attention our office will post the error or issue as a WARNING on www.countytreasurer.org as a courtesy. Please keep in mind that the Tax Collector's Office is not always made aware of errors or issues prior to the close of sale and all properties are sold "AS IS". Prospective purchasers are urged to examine the title, physical location and desirability of the properties available to their own satisfaction prior to the sale.

California Revenue & Taxation Code
3692.3. (a) All property sold under this chapter is offered and sold as is.

(b) The state, the county, and an employee of these entities acting in the employee's official capacity in preparing, conducting, and executing a sale of property under this chapter, are not liable for any of the following:

(1) Known or unknown conditions of this property, including, but not limited to, errors in the assessor's records pertaining to improvement of the property.

(2) The failure of a device that is not owned, operated, and managed by the state or county, that prevents a person from participating in any sale under this chapter. For purposes of this paragraph, "device" includes, but is not limited to, computer hardware, a computer network, a computer software application, and a computer Web site.

Please check the Riverside County Treasurer-Tax Collector's website at www.countytreasurer.org for any updates or changes.

Matthew Jennings
Treasurer-Tax Collector

TERMS OF SALE – TC 218
RIVERSIDE COUNTY TREASURER - TAX COLLECTOR

ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS

I. **DATES OF SALE:** The auction will begin at 8:00 a.m. Pacific Time (11:00 a.m. Eastern Time) on Thursday, April 21, 2022 and the auction will close at the time shown on each auction item on Tuesday, April 26, 2022. If parcels do not receive a bid by 9:00 a.m. Pacific Time on Friday, April 22, 2022 select parcels will be reduced to a lower minimum bid in order to stimulate competitive bidding. Please check the Treasurer-Tax Collector's website for more specific information. Once the bidding period closes, no additional bid can be made. **NOTE:** California is in the Pacific Time Zone.

II. **PURPOSE OF SALE:** The purpose of this tax sale is to collect unpaid property taxes and covey title to the purchaser. These properties are subject to the Treasurer-Tax Collector's Power to Sell because of a default in the payment of property taxes. Tax-defaulted properties subject to the Treasurer-Tax Collector's Power to Sell may be purchased from the Riverside County Treasurer-Tax Collector at public auction. The Riverside County Treasurer-Tax Collector does not offer tax lien certificates or make over the counter sales.

III. **CONDUCT OF SALE:** This tax sale shall be conducted online by an independent contractor at its website, www.Bid4Assets.com/Riverside. This contractor is solely responsible for conducting this tax sale on behalf of the County and its Treasurer-Tax Collector. The County, its constituent departments, and its Treasurer-Tax Collector shall not be responsible or otherwise liable for any error, omission, equipment failure, mistake, or other fault or defect occurring during the conduct of this tax sale.

Should it become necessary, the Treasurer-Tax Collector may postpone the tax sale within seven days from the original fixed date. The Treasurer-Tax Collector will announce the postponement at the time and place originally fixed for the internet auction.

Matthew Jennings
Treasurer-Tax Collector

IV. **NOTICE TO PARTIES CONCERNING REDEMPTION: The right of redemption for properties offered for this tax sale shall terminate at 5:00 p.m., Pacific Time, on Wednesday, April 20, 2022, the last day prior to the date of the sale.** There is no extended right of redemption in the State of California, as does exist in some other states.

To pay by credit/debit card you may use our online system at www.countytreasurer.org or our automated telephone system at 951-955-3900. Each remittance sent by mail for redemption of tax-defaulted property shall be made by a **cashier's check**. All cashier's checks shall be made payable to the Riverside County Treasurer-Tax Collector. All cash remittance shall be delivered in person to the Treasurer-Tax Collector's Riverside location **only**, located at 4080 Lemon St, 4th Floor, Riverside, CA 92501. To pay by Federal Wire transfer please contact our office for further instructions. All remittances shall be received by the Treasurer-Tax Collector no later than the termination deadline given above.

To all persons seeking to redeem any tax-defaulted property: TAKE NOTICE THAT:

Redemption merely pays the amount of the property taxes due and owing on the defaulted property at the time of redemption. **Redemption does not cause a change in legal title to the property so redeemed.** Please consult an attorney for further information and legal advice concerning redemption.

A list of the parcels either redeemed or removed from the sale will be posted on our website www.countytreasurer.org. This list will be updated on a weekly basis.

V. **NOTICE TO BIDDERS:** The asset information is being updated weekly and will not be finalized until the day of the sale. Please check materials presented for updates. Please read all due diligence and disclaimer information provided. The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct. The property to be sold may be approximately located from maps provided on each auction item on www.Bid4Assets.com/Riverside.

ALL PROPERTIES ARE SOLD "AS IS". Therefore, each bidder shall alone bear the duty of due diligence to inspect the properties offered for this tax sale and investigate all title matters; judgment, nuisance abatement, tax, or other liens; encumbrances; easements; covenants; restrictions; servitudes; boundaries; the existence, condition, and legal status of all improvements and appurtenances; compliance with all applicable zoning ordinances; building and other codes; permit requirements; notices of violation; other recorded notices; bankruptcy proceedings; and all other conditions affecting these properties.

Matthew Jennings
Treasurer-Tax Collector

The County makes no guarantee or warranty, either expressed or implied, relative to the usability, the ground location, or property lines of the properties. The prospective purchaser must determine the exact physical location, desirability, and usefulness of the properties. **The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded.**

The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers or realtors. The County Treasurer-Tax Collector cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits, or zoning ordinances. **You should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the county, whose sole interest is the recovery of back taxes.**

The following information is furnished to the prospective bidder **WITHOUT WARRANTY** and is for the convenience and guidance in locating all properties. All items and descriptions listed are believed to be correct. However, the Treasurer-Tax Collector shall not be held responsible for typographical errors.

Notice of Contaminated/Possible Contaminated Properties: When we become aware of properties on our sale list that are known or suspected to be contaminated, we will post the property information and lead agency's name on our website for further review. DO NOT bid on these properties unless you understand the issues related to contaminated properties. Prior to bidding, you should contact your attorney regarding the possible purchase of contaminated properties.

Properties that are subject to sale at public auction for non-payment of property taxes must be offered for sale within four years of the time the property becomes subject to the Treasurer-Tax Collector's Power to Sell. The Treasurer-Tax Collector is responsible for the administration of these sales. The purpose of the tax sale is to collect the unpaid taxes and to convey the tax-defaulted property to a responsible owner. These properties are subject to the Treasurer-Tax Collector's Power to Sell because of defaulted taxes. The Treasurer-Tax Collector's sole interest in the sale of these properties through tax sale is the recovery of unpaid property taxes as directed or permitted by law.

Matthew Jennings
Treasurer-Tax Collector

VI. **BIDDING INSTRUCTIONS:** Before bidding on any property, you must follow the instructions at www.Bid4Assets.com/Riverside to register as a bidder. A single refundable deposit of **$2,500.00** (plus a $35.00 processing fee) will be required to bid on the parcels offered for sale by the County. **Bid deposits must be in the form of a wire transfer, certified or cashier's check and must be in the custody of Bid4Assets no later than Monday, April 18, 2022.** Please make your deposit well in advance of the auction in order to ensure your eligibility to bid. The deposit for successful bidders will be credited towards their purchase(s). Please contact Bid4Assets directly for instructions and questions pertaining to bid deposits.

The deposit and fee payment shall be accepted by wire transfer or mailing of certified or cashier's check, made payable to Bid4Assets, Inc. Escrow Account FBO Riverside County, to Bid4Assets at 8757 Georgia Avenue, Suite 520 Silver Spring, MD 20910. You must reference your User# and Auction ID for proper application.

Bidding will be in increments of $100.00. Higher increments are acceptable should the bidders wish to expedite the sale. Bidders who do not have internet access may contact Bid4Assets to obtain an Offline Bidding Form by calling 877-427-7387.

Payment in full is due to Bid4Assets by 1:00 p.m., Pacific Time on Friday, April 29, 2022. No Exceptions. We take bidder performance very seriously and expect every winning bidder to complete their transaction. A "non-performing" winning bidder will forfeit their entire $2,500.00 deposit. Acceptable form of payment is by wire transfer, certified or cashier's check. ***No personal checks, money orders, traveler's checks, or credit card payments will be accepted***. There is a $35.00 payment processing fee for each item purchased. Payments in excess of the total purchase price will be refunded by mail within 60 days. To ensure that a certified or cashier's check payment is received timely, USPS Express Mail, UPS, and Federal Express are suggested as reliable delivery services. If payment policy is not adhered to, the successful bidder may be banned from future sales. If you have any questions about making the payment please contact Bid4Assets.

Matthew Jennings
Treasurer-Tax Collector

Successful bidders will be required to submit their deed information to Bid4Assets indicating how they want their new property to be conveyed. **The deed slip information must be confirmed and submitted to Bid4Assets within 48 hours of the close of the auction.** Tax deeds to purchasers will be recorded within 60 days from the close of the auction. This deed conveys all right, title, and interest to the property in accordance with the provisions of Revenue and Taxation Code Section 3712. The successful bidder may take possession of a property after the tax deed to the purchaser has been recorded.

Your bid is an irrevocable offer to purchase the asset. Winning bidders who do not perform on all auctions won will forfeit their deposit to the County.

No bid will be accepted for less than the minimum price as defined by Section 3698.5 of the Revenue and Taxation Code. State law dictates that the minimum bid for property offered at a public auction tax sale be an amount not less than the total amount necessary to redeem the tax default, plus costs and if applicable, the outstanding balance of any property tax postponement loan. Except, pursuant to Section 3698.5(c) of the aforesaid code, when property or property interests have been offered at least once and no acceptable bids were received, the Treasurer-Tax Collector may set a minimum bid which is derived differently from the properties being offered the first time at the same or subsequent sale. **The current owner may purchase their own property at tax sale. However, they may <u>not</u> purchase said property at a reduced price per Revenue and Taxation Code Section 3698.5(d).**

Only a registered bidder has the opportunity to purchase tax-defaulted property. If the successful bidder defaults, under California State Law, the County cannot resort to second highest bidder, and will be required to take appropriate legal action against the bidder who defaults. **Failure on the part of the successful bidder to consummate the sale within the specified time shall result in the forfeiture of the deposit made and all rights that the purchaser may have had with respect to the property. In addition, the bidder may be banned from future sales.**

When consideration or value of the interest or property conveyed exceeds one hundred dollars ($100) a California documentary transfer tax will be added to, and collected with the purchase price. The amount of this tax is calculated at the rate of $0.55 for each $500.00, or fractional part thereof in accordance with the provisions of Revenue and Taxation Code Section 11911. Additionally, the City of Riverside has enacted the Real Property Transfer Tax Ordinance and charges an additional tax of $0.55 for each $500.00 or fractional part thereof.

VII. **TAX SALE CANCELLATION RIGHTS OF THE RIVERSIDE COUNTY TREASURER-TAX COLLECTOR:**
As a condition of participating in the County of Riverside Treasurer-Tax Collector's public auction, the successful bidder consents to the rescission of the sale as provided in Revenue and Taxation Code Section 3731, if the County subsequently determines that a property sold by the Treasurer-Tax Collector should not have been sold because it was publicly owned property, not in tax-default, or for any other legal reason. To rescind the sale, if a tax deed has been recorded, the registered bidder agrees to sign all required forms to cancel and rescind the erroneous sale, and understands that the County will refund only the purchase amount paid, and that the Treasurer-Tax Collector and the County of Riverside have no further liability in the matter. Additionally, the County has the authority to rescind a tax deed in accordance with Revenue and Taxation Code Section 3731(b). If the tax deed has not been recorded, the County of Riverside has the right to cancel the sale and refund the deposit and purchase price without additional consent or further action by the purchaser.

VIII. **NO AUCTION SALE REFUNDS:** There shall be no refund of any purchase price, or any portion thereof, and no refund of the payment of the documentary transfer tax paid for a property sold at auction during this tax sale due to a bidder's or purchaser's error, remorse, or failure to exercise due diligence.

IX. **BIDDER'S ACKNOWLEDGEMENT OF AND AGREEMENT TO TERMS AND CONDITIONS:** Each bidder participating in this tax sale shall be deemed to have read, acknowledged, and agreed to be bound by the Terms and Conditions for this tax sale as herein stated upon payment of the bid deposit and fee.

Matthew Jennings
Treasurer-Tax Collector

X. CONTACT INFORMATION FOR OTHER COUNTY DEPARTMENTS:

ASSESSOR
4080 Lemon Street, 1st Floor
P.O. Box 751
Riverside, CA 92502-0751
(951) 955-6200 / (800) 746-1544
accrmail@asrclkrec.com

COUNTY CLERK-RECORDER
4080 Lemon Street, 1st Floor
P.O. Box 12004
Riverside, CA 92502-2204
(951) 486-7000 / (800) 696-9144
accrmail@asrclkrec.com

ASSESSOR-COUNTY CLERK-RECORDER
Palm Desert Office
38-686 El Cerrito Road
Palm Desert, CA 92211
(951) 955-6200
accrmail@asrclkrec.com

PLANNING DEPARTMENT
Riverside Office
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(951) 955-3200

Palm Desert Office
77588 El Duna Ct. Suite H
Palm Desert, CA 92211
(760) 863-8277

TRANSPORTATION AND LAND MANAGEMENT AGENCY
Riverside Office
4080 Lemon Street, 9th Floor
P.O. Box 1629
Riverside, CA 92502-1629
(951) 955-1800

Palm Desert Office
77588 El Duna Ct. Suite H
Palm Desert, CA 92211
(760) 863-8271

ALL SALES ARE FINAL.

THERE ARE ABSOLUTELY NO REFUNDS.

RULES ARE SUBJECT TO MODIFICATION BETWEEN NOW AND COMMENCEMENT OF THE SALE.

Matthew Jennings
Treasurer-Tax Collector

BELOW ARE ANSWERS TO QUESTIONS MOST FREQUENTLY ASKED CONCERNING OUR AUCTION TAX SALE OF TAX-DEFAULTED REAL PROPERTIES:

Q. How can I obtain a list of properties to be offered at the next tax sale?

A. A list of the properties will be published three (3) times within the properties' newspaper circulation boundary (The Press Enterprise, The Desert Sun, and Palo Verde Valley Times) prior to the sale. Once the tax sale book becomes available, it can be purchased over the counter for $25.00 or $30.00 if mailed. All information in the book except for the last assessee(s) name(s) can also be obtained on the Internet. Please refer to our website www.countytreasurer.org for updated information.

Q. What if I do not have a computer with internet access?

A. Almost all public libraries have computers available with internet access. Call your local library for further information regarding computer availability.

Q. Can I obtain a property available at the internet auction tax sale by paying the delinquent taxes thereon prior to the tentative tax sale date?

A. No, legal title to tax-defaulted property subject to Power of Sale can be obtained through the Treasurer-Tax Collector only by being the successful bidder at the tax sale.

Q. Can I purchase my own property at tax sale?

A. Yes, you may purchase your own property at tax sale. However you may not purchase said property, directly or indirectly, at a price below the minimum price determined for full redemption. Section 3698.5 (d)

Q. How do I find or "see" a property I'd like to bid on at the tax sale?

A. Vacant ("unimproved") land (which accounts for most property offered at our tax sales) usually has no address and therefore its approximate geographic location can be determined through the use of the County Assessor plat maps, Map My County or perhaps a Thomas Map Book. The Assessor's plat maps are available on their website www.rivcoacr.org or at 4080 Lemon St., 1st Fl., Riverside, CA 92501. Map My County is available on the Transportation & Land Management Agency website https://rcitgis-countyofriverside.hub.arcgis.com. 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 physical location. A "situs" (street) address does not mean that there are improvements on the property or that these improvements are on the sale.

Q. Do all properties with an address have a home on them?

A. No, an address does not mean there is or was a structure on the property.

Matthew Jennings
Treasurer-Tax Collector

Q. How can I pay for a property through Bid4Assets?

A. Payment must be made in **Wire Transfer, Certified Checks or Cashier's Checks**. PERSONAL CHECKS, MONEY ORDERS, TRAVELER'S CHECKS, or CREDIT CARDS **ARE NOT** ACCEPTED.

Q. What are the conditions of payment for property at the tax sale?

A. Payment in full of the amount bid, a $35.00 processing fee, the California documentary transfer tax prescribed by County Ordinance #516, and the City of Riverside, Real Property Transfer Tax is required to be paid by 1:00 p.m., Pacific Time on Friday, April 29,2022. **If full payment is not made by this deadline, the deposit amount will be forfeited to the Treasurer-Tax Collector.**

Q. Do liens or encumbrances on tax sale properties follow to the new owner through a tax sale property purchase?

A. Chapter 7, Section 3712 of the California Revenue and Taxation Code is quite specific in answering the above question. It is quoted verbatim, as follows:

> **3712. Title conveyed.** The deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, **except**:
> (a) Any lien for installments of taxes and special assessments, that installments will become payable upon the secured roll after the time of the sale.
> (b) The lien for taxes or assessments or other rights of any taxing agency that does not consent to the sale under this chapter.
> (c) Liens for special assessments levied upon the property conveyed that 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 that 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.
> (d) Easements of any kind, including prescriptive, 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.
> (e) Unaccepted, recorded, irrevocable offers of dedication of the property to the public or a public entity for a public purpose, and recorded options of any taxing agency to purchase the property or any interest therein for a public purpose.
> (f) Unpaid assessments under the Improvement Bond Act of 1915 (Division 10 [commencing with Section 8500] of the Streets and Highways Code) that are not satisfied as a result of the sale proceeds being applied pursuant to Chapter 1.3 (commencing with Section 4671) of Part 8, or that are being collected through a foreclosure action pursuant to Part 14 (commencing with Section 8830) of Division 10 of the Streets and Highways Code. A sale pursuant to this chapter shall not nullify, eliminate, or reduce the amount of a foreclosure judgment pursuant to Part 14 (commencing with Section 8830) of Division 10 of the Streets and Highways Code.
> (g) Any federal Internal Revenue Service liens that, 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.
> (h) Unpaid special taxes under the Mello-Roos Community Facilities Act of 1982 [Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code] that are not satisfied as a result of the sale proceeds being applied pursuant to Chapter 1.3 (commencing with Section 4671) of Part 8, or that are being collected through a foreclosure action pursuant to Section 53356.1 of the Government Code. A sale pursuant to this chapter shall not nullify, eliminate, or reduce the amount of a foreclosure judgment pursuant to Section 53356.1 of the Government Code.

Matthew Jennings
Treasurer-Tax Collector

Q. How can I find out about liens for Improvement Bonds, which would not be eliminated by the sale?

A. The presence of 1911 Act, 1915 Act, Special Assessment District Bonds, and Community Facility District Bonds (CFD) would be revealed by a title search which is recommended prior to bidding on property. Information about the liens may be obtained from the City, County or Special District Office in which the property is located. Some of these districts may offer special payment plans; however, you will want to contact them directly for more information regarding these payment plans.

Q. How can I determine what use I can make of a tax sale property before I purchase it?

A. The Zoning Department of any city in which a property lies or the Planning Section of the County Department of Transportation and Land Management Agency for an unincorporated area parcel (example: not lying within a city boundary) should be consulted by a prospective purchaser regarding the specific use of the parcel. The County Recorder's records should be consulted for any recorded easements on a property, if any.

Q. How soon can I take possession of a property after my purchase at the tax sale?

A. The successful bidder may take possession of a property after the Tax Deed to Purchaser has been recorded.

Q. How is the minimum bid on a tax sale property determined?

A. State law dictates that the minimum bid for property offered at a public auction tax sale be an amount not less than the total amount necessary to redeem the tax default, plus costs and if applicable, the outstanding balance of any property tax postponement loan. Except, pursuant to Section 3698.5(c) of the California Revenue and Taxation Code, when property or property interests have been offered at a previous sale and no acceptable bids were received, the Treasurer-Tax Collector may offer that property or property interest at a minimum bid that is less than the amount of the tax default, plus cost.

Q. Is a tax sale publicly advertised?

A. Yes, in accordance with the provisions of Revenue and Taxation Code Section 3702, State law dictates that the event of a tax sale must be published three (3) times in successive seven (7) day intervals before the tax sale date in a newspaper (The Press Enterprise, The Desert Sun, and Palo Verde Valley Times) or newspapers within the properties' newspaper circulation boundary, the first publication date being not less than twenty-one (21) days prior to the date of the sale.

Matthew Jennings
Treasurer-Tax Collector

Q. When does the right of redemption on a tax-defaulted parcel subject to the Power to Sell cease?

A. The right of redemption on a tax-defaulted parcel subject to the Treasurer-Tax Collector's Power to Sell ceases at the close of business on the last business day prior to the date of the sale (example: at 5:00 p.m., Pacific Time, on Wednesday, April 20, 2022.) Unlike some other states, there is no extended right of redemption in the State of California.

Q. How soon may I begin improvement of the property after my purchase?

A. There is a one (1) year period of time, after the date the tax deed is executed that a proceeding based on alleged invalidity or irregularity can be commenced, pursuant to Section 3725 of the California Revenue and Taxation Code.

Q. If there is a Mobile Home on the parcel being sold, am I bidding on the Mobile Home also?

A. Unless the mobile home has a permanent foundation, you are bidding only on the land. Mobile homes are considered personal property unless they have a permanent foundation.

Q. What happens to the properties that do not sell at the auction? Can tax sale properties be purchased directly from the County?

A. If no acceptable bids are received for a property, it will be offered again at intervals of no more than six (6) years until the property is sold, pursuant to Section 3692(a) of the California Revenue and Taxation Code. Legal title to tax-defaulted property subject to Power of Sale can be obtained through the Treasurer-Tax Collector only by being the successful bidder at the tax sale. Additionally, pursuant to Section 3698.5(c) of said code, the Treasurer-Tax Collector may re-offer the property at any time for a minimum bid that is set at the discretion of the Treasurer-Tax Collector and approved by the County Board of Supervisors.

Q. Are the current taxes included in the purchase price?

A. The current 2021/2022 taxes which are due December 10, 2021 and April 10, 2022 **are** included in the minimum bid.

Q. What happens if there are tenants or owners still occupying the house after the property has been purchased at tax sale?

A. Once the tax deed has been recorded and has transferred into the purchaser's name it will be the purchaser's responsibility to contact the tenants or owners to make arrangements for them to leave the property or contact the Riverside County Sheriff's Office to go through the eviction process.

Matthew Jennings
Treasurer-Tax Collector

Q. Can I obtain title insurance for a property purchased at tax sale?

A. Most title companies will not insure title on property purchased at tax sale for at least one (1) year after the date the tax deed to purchaser is recorded. No assurance is made that a purchaser will be able to secure title insurance on property purchased at tax sale. It is the responsibility of the purchaser to do their due diligence in regards to title prior to purchasing the property. The County of Riverside makes no guarantee or warranty, either expressed or implied, relative to obtaining title insurance.

If you have any further questions please contact the Riverside County Treasurer-Tax Collector's Tax Sale Operations unit at 951-955-6926.

Matthew Jennings
Treasurer-Tax Collector

TAX RATE AREA NUMBERS (TRA) AND LOCATIONS FOR RIVERSIDE COUNTY

CITIES

001-000	Banning	011-000	Palm Springs	021-000	Moreno Valley
002-000	Beaumont	012-000	Coachella	022-000	Calimesa
003-000	Blythe	013-000	Temecula	023-000	Canyon Lake
004-000	Corona	014-000	Desert Hot Springs	024-000	Murrieta
005-000	Lake Elsinore	015-000	Norco	025-000	Wildomar
006-000	Hemet	016-000	Indian Wells	026-000	Menifee Valley
007-000	Indio	017-000	Rancho Mirage	027-000	Eastvale
008-000	Perris	018-000	Palm Desert	028-000	Jurupa Valley
009-000	Riverside	019-000	Cathedral		
010-000	San Jacinto	020-000	La Quinta		

OUTSIDE CITIES - SCHOOL DISTRICTS

053-000	Alvord	061-000	Palm Springs	080-000	Moreno Valley
054-000	Menifee	062-000	Desert Center	082-000	Murrieta Valley
055-000	Banning	065-000	Lake Elsinore	083-000	Nuview
056-000	Beaumont	068-000	Colton	085-000	Palo Verde
058-000	Coachella	071-000	Hemet	087-000	Perris
059-000	Corona-Norco	075-000	Desert Sands		

088-000	Riverside USD	094-000	Temecula Valley USD	099-000	Jurupa USD
089-000	Romoland Elem	097-000	Yucaipa JT USD		
091-000	San Jacinto USD	098-000	Val Verde USD		

Matthew Jennings
Treasurer-Tax Collector

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's map parcel number when used to describe property in this list refers to the Assessor's map book, the map page and block number in the book and the individual parcel number on the map page or within the block. For example, parcel number 507286003 would mean book 507 of the Assessor's maps, block 286 (the assigned block number is a combination of the map page number and block number. Map 28, block 6), parcel 003 within that block. The maps referred to are available for inspection at the County Assessor's Office or online at www.rivcoacr.org.

PARCEL IDENTIFICATION NUMBER EXPLANATION

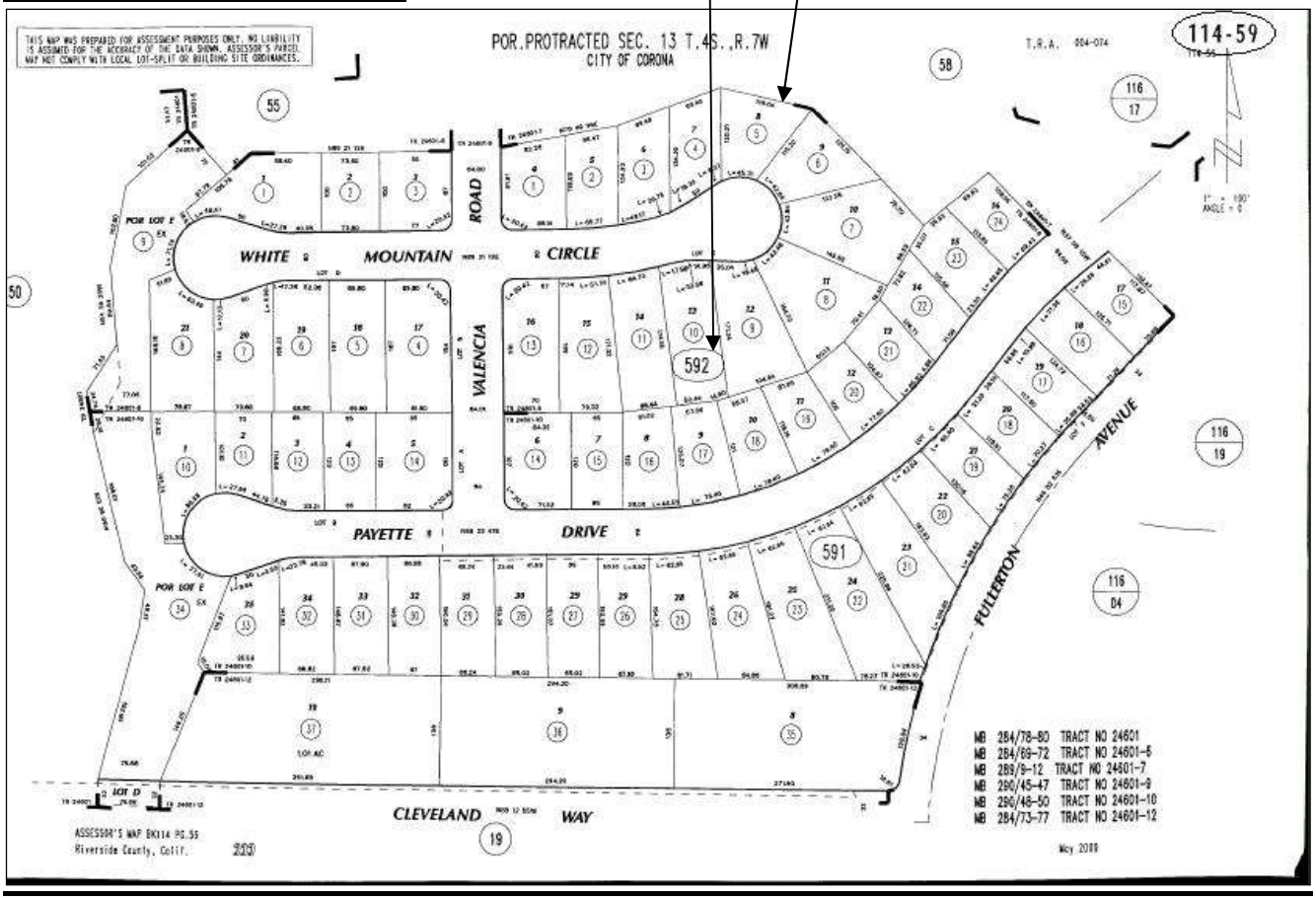
Parcel Identification Number (PIN), is an arbitrary number assigned by the Assessor to denote the type of interest in the real property described by the assessor's parcel number. Parcel Identification Numbers (PIN's) 008100000 through 008199999 would denote undivided interest in the real property. Parcel Identification Numbers (PIN's) 009000000 through 009199999 would denote portional fee ownership in Government Land or community apartments. Parcel Identification Numbers (PIN's) 010000000 through 019999999 would denote timeshare estates. Parcel Identification Numbers (PIN's) 009400000 through 009499999 would denote water and mineral rights the fee of which is held separate from the real property.

Matthew Jennings
Treasurer-Tax Collector

Parcel Numbers have 9 digits broken up into three segments.
This number breaks down as follows: The Parcel Identification Number (PIN) 114-592-005 is made up of:
1st Three Numbers (114) are the Assessor's Book Number
2nd Three Numbers (592) are the page number and Block within that page
Some pages have not been divided into Blocks. When there is no block, the page number will
Be followed by a Zero.
3rd Three Numbers (005) are the parcel number on this page, within this block

Parcel Identification Number: **114-592-005**

Assessor's Map Book



Matthew Jennings
Treasurer-Tax Collector

Listed below are the corresponding definitions that will assist you in understanding how each item is described on the list of properties to be sold.

ITEM NUMBER: Number that denotes the order in which the parcel will be auctioned.

UNDIVIDED INTEREST: An interest by two or more persons in the same property, whether the interest of each is equal or unequal. ONLY THE INTEREST LISTED WILL BE OFFERED FOR SALE.

PARCEL IDENTIFICATION NUMBER (PIN): Parcel Identification Number (PIN) is an arbitrary number assigned by the Assessor to denote the type of interest in the real property described by the Assessor's parcel number.

TRA: Identifies the tax rate area in which the property is located.

DEFAULT DATE: Identifies the first year the property defaulted.

LAST ASSESSED TO: Identifies the current owner of the property.

SITUS ADDRESS: Street address of property. WARNING - PROPERTIES THAT SHOW A SITUS ADDRESS DO NOT ALWAYS HAVE A STRUCTURE. There is no warranty expressed or implied that the address of the property is correct.

MINIMUM BID: Beginning bid amount.