

Submitted to:

Fresno County Board of Supervisors

Clerk of the Board

2281 Tulare Street, Room 301

Fresno, CA 93721

Juan R. Sandoval

20231 Clayton Avenue

Reedley CA 93654

559 288 7769

Juanrsg123@gmail.com

May 6, 2025

Re: Property Located at APN A360-180-30-02

Tax Sale Date: March 27, 2025

Dear Honorable Members of the Board:

I respectfully submit this petition pursuant to Revenue and Taxation Code §3731, requesting the rescission of the tax sale conducted by Fresno County on March 27, 2025, involving the property located at APN A360-180-30-02, formerly held in my name.

Background and Basis for Petition:

1. I am the former owner of the above-referenced property, having acquired it on or about 2010
2. On or about March 27, 2025, the property was sold at public auction due to unpaid property taxes.
3. I did not receive notice of the proposed tax sale as required by California Revenue and Taxation Code §§ 3361 and 3701, which mandate certified mail with return receipt requested to be sent to the last known mailing address of the assessee at least 45 days prior to sale.

4. Upon learning of the sale, I contacted the Fresno County Tax Collector's office and was informed that notification was based solely on the annual property tax bill and no certified notice was sent regarding the auction itself.

5. I had no knowledge that my property was scheduled for sale and was deprived of any meaningful opportunity to redeem the property or participate in the process, resulting in a loss of ownership without proper due process.

6. I believe this tax sale is legally defective due to insufficient notice, and thus rescission is both justified and necessary to correct this error.

Relief Requested:

Pursuant to Revenue and Taxation Code §3731, I respectfully request the Board of Supervisors to:

- Rescind the tax sale conducted on March 27, 2025;
- Restore my ownership interest in the above-referenced property;
- Cancel any recorded deed issued in connection with the sale;
- Provide any further relief deemed just and proper under the circumstances.

I have enclosed supporting documents, including proof of ownership, lack of notice, and my recent communications with the County.

I request a hearing before the Board of Supervisors to present my case and provide additional details.

Thank you for your time and consideration.

Respectfully submitted,

Juan R. Sandoval



**Building
& Safety**

Correction Notice

Date: 5.11.15

ADDRESS: 20195 E Chilton

TO: John

TYPE OF INSPECTION: Ag Exempt

① 6000 # Ag Exempt building
has electrical.
Need to obtain an
electrical permit for electrical
work.

Toll Free: (800) 742-1011

Office Phone: 600-4560

24-HOUR INSPECTION REQUEST LINE: 600-4131

INSPECTOR

Wil Van Ryn

Office # 600-455

Cell # 269-8262

PWP-2010_Building and Safety Correction Notice (R 5/12)

PARCEL NUMBER

360-180-30

FRESNO COUNTY SECURED PROPERTY TAXES

Detach and return this stub with your 2nd payment

2

PROPERTY DESCRIPTION

14.81 AC PAR IN POR LOT 11 RICO COLONY

ASSESSED OWNER

SANDOVAL JUAN R & GUDERIA G

IF AFTER APRIL 10, 2011 DELINQUENT AMOUNT IF PAID BY APRIL 10, 2011 ▼ PAY THIS AMOUNT

DELINQUENT AMOUNT

\$

260.04

2ND INSTALLMENT

\$

227.31

POST THIS CARD IN A CONSPICUOUS PLACE
 DEPARTMENT OF PUBLIC WORKS AND PLANNING
 DEVELOPMENT SERVICES DIVISION
 2220 Tulare Street, Suite A, Fresno, CA 93721
 Office: (559) 600-4560 or 1 (800) 742-1011 FAX: (559) 600-4201



24 HOUR INSPECTION REQUEST
 (559) 600-4131
 Before 2:30 p.m. for next-day inspection
 This is your record of field inspection

JOB ADDRESS: 20195 E Clayton Ave

AMANDA NUMBER: 14-105894
 PERMIT NUMBER: 58651

BUILDING		CORRECTIONS		REMARKS	
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE	
Flood Prone-Elevation					
Foundation: Forms & Setback					
Foundation / Patio Piers					
Floor Girders & Joists					
Shear Panel Nailing					
Pre-Roof					
Roof Sheathing					
Roof Batten/Felt					
Roof Covering					
Exterior Lath/Siding					
Fireplace Damper					
Fireplace: Roof					
Frame					
Insulation					
Shower Wall Over Tub					
Shower Pan & Walls					
Bond Beam & Steel					
Pool Steel, Bonding & Setback					
Pre-Deck					
Pool Fencing & Gates					
FINAL INSPECTION					
CERTIFICATE OF OCCUPANCY					
ELECTRICAL		CORRECTIONS			
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE	
Conduit: PVC/Galv. Interior					
Conduit: PVC/Galv. Exterior					
Rough Wiring					
Elec. Main Panel _____ Amps					
Temporary Meter					
Temporary Power Pole					
Ufer Location/Driven Ground					
Water Pipe Bond Location					
Wiring To Well					
Pool Equipment Bonding					
FINAL INSPECTION					
PLUMBING		CORRECTIONS			
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE	
Ground Plumbing: Soil					
Water Pipe – Under Floor					
Water Pipe – Above Floor					
Vents & Top Out					
Gas Pipe – Interior					
Gas Test – Interior					
Gas Test – Exterior					
Second Floor Tub Test					
Septic System					
House Sewer					
Water Service PVC/Galv.					
Well Seal Pad					
MOBILE HOME		CORRECTIONS			
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE	
Perm Foundation/Tie-down					
Flood Prone-Elevation					
Forms & Setbacks					
Piers/Anchors					
Steps/Landings					
Elec. Service _____ Amps					
Grounding Electrode					
Wiring To Well					
Continuity Test					
Conduit/Feeders					
Gas Test – Exterior					
Gas Test Monometer					
Sewer					
Waste Piping					
Septic System					
Interior Water Pipe					
Water Service					
Well Seal Pad					
FINAL INSPECTION					
Certificate of Occupancy					
OTHER DEPARTMENT CONDITIONS					
GRADING					FINAL
G.V. #					









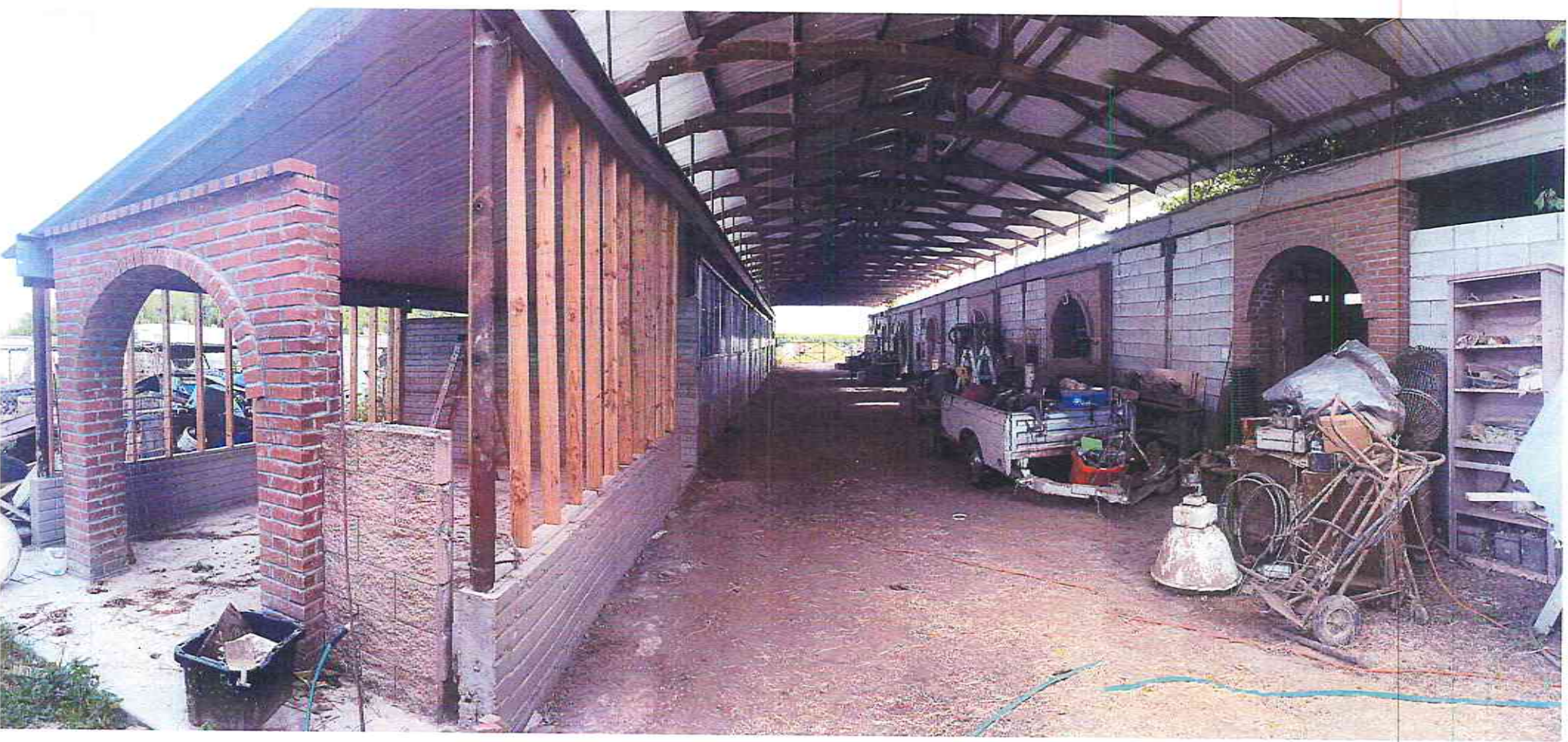


Exhibit B

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2015-0023275-00
Acct 3078-Chicago Title - Fresno
Thursday, FEB 26, 2015 11:28:30
Ttl Pd \$94.00 Rcpt # 0004264285
KJE/R6/1-3

RECORDING REQUESTED BY:
Chicago Title Company
Order No.: FWFM-4461500037

When Recorded Mail Document To:
Jose Michel and Marisol Michel
8131 S. Frankwood
Reedley, CA 93654

Property Address: APN 360-180-30,
Reedley, CA 93654
APN/Parcel ID(s): 360-180-30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$77.00 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area of **Reedley**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Juan R. Sandoval and Gudelia G. Sandoval, husband and wife as joint tenants

hereby GRANT(S) to Jose Michel and Marisol Michel, husband and wife as joint tenants

AN UNDIVDED 2/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY in the
Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording requested by
County Board of Supervisors

When recorded, return to
Fresno County
Department of Public Works and
Planning, Development Services
Division, Stop #214

Attention: Policy Planning

FRESNO County Recorder
Robert C. Werner

DOC- 2008-0087886

Tuesday, JUN 17, 2008 14:16:41

Ttl Pd \$0.00

Nbr-0002788286

JZG/R3/1-2

ALCC: 6161

Space above this line for Recorder's use.

NOTICE OF PARTIAL NONRENEWAL LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN BY "OWNER" That the portion of the Land Conservation Contract described in Exhibit "A", attached hereto and incorporated herein by reference, by and between Kenneth E. Forster and Jo Mae Forster and succeeded to by Phillip Dale Forster and Debra Lynn Forster and the County of Fresno, recorded February 25, 1977 as Instrument Number 18943, Book 6746, Pages 995 through 997 in the Official Records of Fresno County, California more commonly referred to as **ALCC #6161**, IS NOT TO BE RENEWED.

The expiration date for that portion of said contract described in Exhibit "A", is the last day of December, 2017.

Phillip Dale Forster

Phillip Dale Forster, Owner

Debra Lynn Forster

Debra Lynn Forster, Owner

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

On June 16, 2008 before me Paula Martinez, Notary Public personally appeared

Phillip Dale Forster and Debra Lynn Forster

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

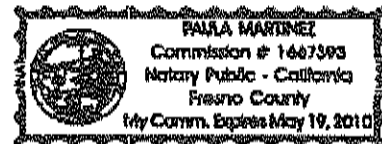
I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature

Paula Martinez

Seal



G:\4350\Devs&Phl\PLANNING\ALCC - App\NONRENEWAL draft\ALCC 6161 pt non-renewal.doc

OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.



Development
Services
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: _____
APPLICANT: _____
PHONE: _____

Lot 11 of Rico Colony, According to the map thereof recorded in book 4 of record of surveys at page 32, Fresno County Records
360 180 30 ALCC: No Yes # VIOLATION NO. _____
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/4 MILE OF CITY: No Yes
ZONE DISTRICT: _____; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS: _____

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: _____ PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside () District No.: _____ FLOOD PRONE: No Yes

Juan Sandoval proposes subdividing APN: 360-180-30 of Lot 11 located in the southwest quarter of Section 12, Township 15 South, Range 23 East, Mount Diablo base and meridian, in the County of Fresno, State of California (Exhibit A). As per the grand deed provided (Exhibit B), whereas the South 2/3 property is granted to Jose Michel and the North 1/3 of the property, Juan Sandoval remains to construct a Multi-Family House AKA Quadruplex, consisting of 5,166 Square feet (Exhibit C). Note per (Exhibit D) APN: 360-180-30 has officially been withdrawn from the Land Conservation Counsel as of December 2017. For further clarification as per the Grand deed provided, the parcel will be divided as shown on (Exhibit B) with the 1/3 of the property highlighted to be the site for the proposed construction of the residential Multi-Family House 5,166 Square feet.

COMMENTS: _____
ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____ () GPA; _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () AA: _____ () HD: _____
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER: _____
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____

COMMENTS: _____
Filing Fee: \$ _____
Pre-Application Fee: _____ - \$247.00
Total County Filing Fee: _____

FILING REQUIREMENTS:

OTHER FILING FEES:

- () Land Use Applications and Fees
 - () This Pre-Application Review form
 - () Copy of Deed / Legal Description
 - () Photographs
 - () Letter Verifying Deed Review
 - () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
 - () Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 - () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
 - () Project Description / Operational Statement (Typed)
 - () Statement of Variance Findings
 - () Statement of Intended Use (ALCC)
 - () Dependency Relationship Statement
 - () Resolution/Letter of Release from City of _____
- Referral Letter # _____

- () Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)
(Separate check to Fresno County Clerk for pass-thru to DFW.
Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee
if the application is submitted within six (6)
months of the date on this receipt.

sign here

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- () BUILDING PLANS
- () BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () OTHER (see reverse side)

RECEIPT

On 4/30/2025 Alta Irrigation District

Date: 4/30/2025

Received from: Michel Jose & Marisol; Sandoval, Juan R & Gudelia G
20231 Clayton Ave
Reedley, CA 93654

Acct #: 22874

Receipt #: 79199

Payment Type	Reference	Amount
Cash	Cash	\$93.37

Payment was applied as follows:

Due Date	Description	Original Amount	Open Amount	Applied Amt
7/20/2024	5/13/24 - 6/20/24 Water Surcharges - 360-180-30	84.88	0.00	84.88
12/20/2024	2024 Yr Water Surcharge 10% Penalty 360-180-30	8.49	0.00	8.49
				<u>\$93.37</u>

This is not a statement of the customer's account and may not show all invoices billed. It only shows those invoices to which this receipt was applied.

Signed: _____

Alta Irrigation District

JAMES MAKASIAN
ATTORNEY AT LAW
1327 N Street
FRESNO, CALIFORNIA 93721
Telephone (559) 442-4212
Facsimile (559) 445-0328
jamesmakasian@gmail.com

April 24, 2025

Juan Sandoval
20231 Clayton
Reedley, CA 93654

Re: Debris

Dear Mr. Sandoval,

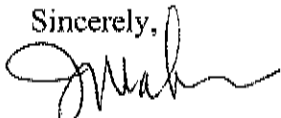
This office has been retained to represent Jose Michel in the matter of the personal property you left on the property located in Reedley, CA bearing Assessor's Parcel # A360-180-30-02 after it was sold at auction. As you perhaps know, Jose Michel purchased your 1/3 interest at a tax sale as you failed to pay your share of the taxes for years.

The purpose of this letter is to advise you that Mr. Michel is planning on farming this acreage and as such it will be necessary for you to remove all personal property, car parts, equipment and what Mr. Michel considers to be "junk" within 15 days from that date of this letter. If this is your desire, please make arraignments with Mr. Michel within this period to remove all such property.

If my office or Mr. Michel has not heard from you or your legal representative within 15 days, we will conclude that you have abandoned the property, will take physical possession thereof and dispose of it as we see fit. This includes, but is not limited to selling, keeping, gifting or trashing the property without further notice to you.

Your immediate attention to this matter is requested.

Sincerely,



James Makasian

PS: The letter I sent you yesterday contained the wrong address. Hopefully this clarifies the situation.