

BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA

| | | |
|---------------------------|---|------------------------------|
| IN THE MATTER OF: |) | RESOLUTION DECLARING COUNTY- |
| |) | OWNED PROPERTY SURPLUS AND |
| THE SALE OF REAL PROPERTY |) | AUTHORIZING CLERK TO THE |
| AT 28134 THERMAL ROAD, |) | BOARD TO PUBLISH NOTICE OF |
| SANGER, CA 93657 |) | INTENTION TO SELL COUNTY - |
| |) | OWNED EXCESS PROPERTY |

WHEREAS, the County is the owner of surplus real property located at 28134 Thermal Road, Sanger, CA 93657, consisting of a 3 bedroom, 2 bathroom, 1,248 square foot manufactured home on a five (5) acre lot, described as Assessor's Parcel Number 158-203-40, the legal description of said property described in the attached Exhibit 1; and

WHEREAS, the County Community Development of Public Works and Planning (Community Development) financed a loan through the County's Community Development Block Grant (CDBG) programs; and

WHEREAS, the County acquired the property by Trustee's Sale on January 21, 2016, due to the default on the loan; and

FURTHER, persons wishing to bid on the property must comply with the following instructions:

1. The minimum bid for the property is \$35,000.
2. All written bids shall be delivered to the Clerk to the Board of Supervisors by 9:00 a.m. the day of the auction in a sealed envelope labeled "Bid for 28134 Thermal Road, Sanger" accompanied by a certified or cashier's check in the sum of \$3,500 payable to the County of Fresno.
3. The Board upon the opening of written bids will ask for oral bids. All oral bidders who have not made a deposit must present a certified or cashier's check in the sum of \$3,500 payable to the County of Fresno upon making an oral bid. The starting oral bid must be at least five percent (5%) over the highest written bid accepted.
4. All unsuccessful bidders will have their checks returned to them by the Clerk to the Board upon completion of bidding. The \$3,500 deposit by the successful bidder is non-

1 refundable.

2 5. The Board reserves the right to reject any and all bids if it deems it best for the public
3 interest. All proceedings for the sale of this property will be in accordance with the provisions
4 of California Government Code.

5 6. The successful bidder shall pay to the County the entire remaining balance of the
6 purchase amount within fifteen (15) days after acceptance of the highest bid. Upon receiving
7 the full purchase amount, the County will deliver to the purchaser by Grant Deed free and clear
8 of encumbrances, except as apparent or of record, in "as is" condition.

9 7. In the event the first bidder cannot meet the requirements and deadlines of the sale, the
10 Board may later award the bid to the runner-up bidder under the same terms as stated herein.
11 Under such an event, the first bidder forfeits the \$3,500 deposit.

12 NOW, THEREFORE, BE IT RESOLVED that the above described parcel is declared
13 surplus and is to be sold in accordance with the provisions of this Resolution.

14 BE IT FURTHER RESOLVED that said surplus property shall be sold by public auction
15 to be held in the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare
16 Street, Fresno, California on March 28, 2017, at the hour of 9:00 a.m.

17 BE IT FURTHER RESOLVED that the property shall be sold in "as is" condition.

18 BE IT FURTHER RESOLVED the conditions of the sale are that the County of Fresno
19 shall deliver to the purchaser a good and sufficient grant deed conveying the property to the
20 purchaser free and clear of encumbrances except easements apparent or of record, in "as is"
21 condition.

22 BE IT FURTHER RESOLVED that notice of the adoption of this Resolution and the time
23 and place of opening of bids shall be given by the Clerk to the Board by posting copies of the
24 Resolution signed by the Chairman of the Board in three places in the County of Fresno not
25 less than fifteen (15) days prior to the date of said meeting and by publishing a notice once a
26 week for at least three successive weeks prior to said meeting in the Fresno Business Journal,
27 a newspaper of general circulation printed and published in the County of Fresno.

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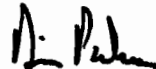
1 THE FOREGOING was passed and adopted by the following vote of the Board of
2 Supervisors of the County of Fresno this 7th day of Feb., 2017.

3 AYES: Supervisors Borgeas, Magsig, Mendes, Pacheco, Quintero

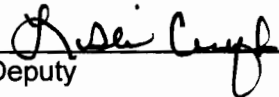
4 NOES: None

5 ABSENT: None

6 COUNTY OF FRESNO

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9 _____
10 Brian Pacheco, Chairman
Board of Supervisors

11 ATTEST:
12 Bernice E. Seidel, Clerk
Board of Supervisors

13 By 
14 Deputy

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18 AGENDA ITEM NO. 33
19 RESOLUTION NO. 17-117
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26 G:\7205ComDev\Agendas-Agreements\2017\0207_DeclareRealPropertySurplus28134ThermalRdSanger(TivyValley)_RES(File ID-16-1725).doc
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Exhibit "1"
Legal Description

PARCEL 1:

THAT PORTION OF LOT 13 OF KINGS RIVER THERMAL TRACT SUBDIVISION NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 PAGE 22 OF PLATS, FRESNO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 13; THENCE SOUTH 52°, 29' WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 275 FEET TO A POINT 275 FEET NORTHWESTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE SOUTH 36°, 7' EAST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 792.50 FEET; THENCE NORTH 52°, 29' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 13, A DISTANCE OF 275 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 13; THENCE NORTH 36°, 7' WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 792.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTHEASTERLY 30 FEET AND THE SOUTHEASTERLY 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 OF KINGS RIVER THERMAL TRACT SUBDIVISION NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 PAGE 22 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LOT 13 OF KINGS RIVER THERMAL SUBDIVISION NO. 2, DESCRIBED AS:

LOT 35 OF TRACT NO. 2057, EL PORVENIR, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 23 PAGE 47 OF PLATS, FRESNO COUNTY RECORDS.

APN: 158-203-40