

Notice of Sale of Tax Defaulted Property
Alameda County Tax Collector's Office

January 13, 2020

MICAH J. HALVERSON, ESQ. KUTAK ROCK LLP
1801 CALIFORNIA STREET #3000
DENVER, CO 80202
Recorder's Number: 2018-068707

IMPORTANT NOTICE TO PARTIES OF INTEREST

Our records indicate you may have a legal interest in the property described below. This property will be offered for sale at public auction to the highest bidder, at the place, date, and time indicated. The proposed sale is for the purpose of satisfying unpaid taxes, penalties, and costs.

The amount currently required for redemption is shown below. **THE RIGHT OF REDEMPTION WILL TERMINATE AT THE CLOSE OF BUSINESS OR 5PM, WHICHEVER IS LATER, ON THE LAST BUSINESS DAY PRIOR TO THE COMMENCEMENT DATE OF THE TAX SALE.** If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax deficiency" pursuant to Section 362(b)(9)(B) of Title 11 of the United States Code.

Redemption Amount: \$ 486,750.86* If paid by: March 19, 2020

The auction will be held online at www.bid4assets.com beginning at 8:30AM on March 20, 2020 and ending at 1:00PM on March 23, 2020. 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 date of the next scheduled tax sale. Parcel may be reoffered beginning at 8:30AM on May 15, 2020 and ending at 1:00PM on May 18, 2020.

Assessee's Name: PACIFICA FOUNDATION KPFA RADIO
Assessor's Parcel No: 57-2059-13-1
Address of Property: 1929 M L KING JR WAY, BERKELEY
Minimum Bid: \$ 486,853.00

*This amount will be increased by \$100.00 if this notice is posted on the property by the Sheriff's Department.

ONLY CASH, CASHIERS CHECK, CERTIFIED CHECK, OR POSTAL MONEY ORDER WILL BE ACCEPTED TO REDEEM THIS PROPERTY AND MUST BE MADE PAYABLE TO: Henry C. Levy, Treasurer and Tax Collector. If you have any questions regarding redemption amounts please call (510) 272-6800.

Note: For any property that has sustained damage due to a local, state, or federally declared disaster, and has not been substantially repaired within five years from the date of said disaster, that property may be not be eligible to be offered for sale at county auction for up to 10 years after the date of said disaster. If property described in this notice falls into this category, contact the county tax collector's office immediately at (510) 272-6800. Documentation may be requested by the tax collector showing that the property was damaged as the result of a declared disaster and the date the damage occurred.

RIGHTS OF PARTIES OF INTEREST AFTER SALE

If the property is not redeemed, and it is sold, you have the right to file a claim with the county for any excess proceeds from the sale. Excess proceeds are the amount to the highest bid in excess of the liens and costs of the sale that are required to be paid from the sale proceeds. To claim the excess proceeds, you must be a "party of interest" as defined by California Revenue and Taxation Code section 4675.

A claim for excess proceeds must be filed within **ONE YEAR** after the tax collector's deed to the purchaser is recorded. The law protects parties of interest by requiring that any assignment to another person of the right to claim excess proceeds can be made only by means of a dated, written document. The document must specifically state that the right to claim excess proceeds is being assigned and that each party to the transaction has informed the other of the value of the right being assigned.

If you have any questions concerning redemption, the proposed sale of the property, or your right to claim excess proceeds, contact Theody Virrey at 510-272-6844.