

# **2025 AMADOR COUNTY ONLINE PUBLIC AUCTION OF TAX DEFAULTED PROPERTY**

**Starting: Monday, March 10, 2025 at 1PM (PST)**  
**Ending: Wednesday, March 12, 2025 at 2PM (PST)**  
**Website: BID 4ASSETS.COM**

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ASSESSMENT NUMBER	TAX RATE AREA	LAST ASSESSEE (S)	DESCRIPTION	SITUS ADDRESS (IF AVAILABLE)	MINIMUM BID
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1	008-412-019-000	052-086	Sherman, Kathleen Rose Living Trust Lot 70 Willow Creek Ranch Estates 14887 Muller Rd. \$69,700.00		
2	010-131-007-000	003-000	Garner, Gregory Allen & Adkins, Kristen N. Lot 2 Block 24 18264 Empire St. \$18,100.00		
3	010-131-010-000	003-000	Garner, Gregory Allen & Adkins, Kristen N. Lot 3 & Portion Lot 4 Block 24 18242 Empire St. \$17,650.00		
4	<del>014-086-011-000</del>	<del>052-003</del>	<del>Turner, Catherine A. &amp; Garner, Gregory A. Portion Section 14 14839 Oak Ave. \$13,100.00</del>		<b>REDEEMED</b>
5	015-380-008-000	052-086	Bohn, Timothy Parcel 24B Sutter Highlands #2 15400 Manzanita Rd. \$10,200.00		
6	<del>023-190-010-000</del>	<del>052-084</del>	<del>Bailey, Steven P. Lot 2 Buckhorn Ridge Subdivision No.1 25980 Buckhorn Ridge Rd. \$8,900.00</del>		<b>REDEEMED</b>

7	023-610-034-000	052-086	Walsh, Christopher Parcel 12C-1 Sherwood Forest 25535 Little John Ln. \$8,600.00
8	023-682-003-000	052-088	Sanford, Elywanna Lot 90 Carson Pass Pines #2 25100 Shake Ridge Rd. \$6,550.00
9	030-020-085-000	052-088	Pham, Hong-Quy Do Portion Section 20 & 21 18875 Ponderosa Annex Rd. \$45,200.00
10	031-090-003-000	052-086	Edwards, David W & Dorothy M Trust et al. Parcel 1 14885 Williams Rd. \$8,200.00
11	031-090-010-000	052-086	Edwards, David Wilson & Dorothy Mae Tr. Portion of Parcel 1 Section 31 14900 Williams Rd. \$17,500.00
12	031-260-002-000	052-084	Hans, Richard S. Sr. & April T. Lot 14 Vanver Acres 23656 Lightning Ln. \$50,900.00
13	032-180-004-000	052-086	Hedelius, Leslie R. Lot 277 Amador Pines Unit #4 27901 Salt Springs Rd. \$15,450.00
14	038-180-044-000	052-086	La Flamme Living Trust Portion Parcel 6 .377AC 13231 Tabeaud Rd. \$2,300.00

**NOTE 1:** PROSPECTIVE PURCHASERS ARE ADVISED THAT CERTAIN PARCELS SHOWN ABOVE ARE, OR MAY BE, SUBJECT TO DELINQUENT BONDS, ASSESSMENTS AND/OR SPECIAL DISTRICT LIENS UNDER THE IMPROVEMENT BOND ACT OF 1915 OR THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, WHICH ARE ASSUMED BY THE PURCHASER AT THIS TAX SALE, AND WHICH MUST BE REDEEMED OR PAID SEPARATELY FROM THE TAX SALE PURCHASE PRICE FOR THE SAID PARCELS. PROSPECTIVE PURCHASERS SHOULD CONTACT THE APPROPRIATE DISTRICT/AGENCY TO ASCERTAIN THE CURRENT AMOUNTS THAT ARE, OR MAY BE, OWED ON THESE PARCELS.

**NOTE 2:** THE TERM "REDEEMED" INDICATES THAT ALL PRIOR YEAR DEFAULTED TAXES, PENALTIES, FEES AND COSTS HAVE BEEN PAID IN FULL. REDEEMED PARCELS WILL NOT BE OFFERED FOR SALE. THE TERM "WITHDRAWN" INDICATES THAT A PARCEL WILL NOT BE OFFERED FOR SALE AT THIS TAX SALE. REASONS FOR WITHDRAWING A PARCEL FROM SALE CAN INCLUDE, BUT ARE NOT LIMITED TO, AN ASSESSEE WHO IS THE DEBTOR IN BANKRUPTCY PROCEEDINGS, AN UNPROBATED ESTATE, THE TAX COLLECTOR'S DETERMINATION TO SELL THE PROPERTY AT ANOTHER SALE, AND/OR AN INADVERTENT ERROR IN ADVERTISING OR NOTICING.