

**NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT
(Rev.& Tax. Code §§3351, 3352)**

I, Tracy Kennedy, County of Madera Tax Collector, State of California, certify as follows:

That at the close of business on June 30, 2021, by operation of law, any real property (unless previously tax defaulted and not redeemed) that have any delinquent taxes, assessments, or other charges levied for the fiscal year 2020-2021, and/or any delinquent supplemental taxes levied prior to the fiscal year 2020-2021, shall be declared tax defaulted.

That, unless the tax defaulted property is completely redeemed through payment of all unpaid amounts, together with penalties and fees prescribed by law or an installment plan is initiated and maintained; the property will become tax-defaulted and may be sold subsequently at a tax sale to satisfy the tax lien.

That a detailed list of all properties remaining tax-defaulted at the close of business on June 30, 2021, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2024.

That information concerning redemption or the initiation of an installment plan of redemption of tax-defaulted property will be furnished, upon request, by Tracy Kennedy, 200 W. 4th Street, Madera, CA, 93637, (559) 675-7713.

I certify or (declare), under penalty of perjury, that the foregoing is true and correct.

TRACY KENNEDY
MADERA COUNTY TAX COLLECTOR

Executed at Madera, Madera, California, on May 20, 2021

Published in Madera Tribune on May 26th, June 2nd and June 9th, 2021

**NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY
(Rev. & Tax. Code, §§3361, 3362)**

Pursuant to Revenue and Taxation Code sections 3691 and 3692.4, the following conditions will, by operation of law, subject real property to the tax collector's power to sell.

- All property for which property taxes and assessments have been in default for five or more years.
- All nonresidential commercial property for which property taxes and assessments have been in default for three or more years.
- Any property the tax collector has received a request to bring the property to the next scheduled tax sale from a person or entity that has a nuisance abatement lien recorded against the property and for which property taxes and assessments have been in default for three or more years.
- Any property that has been identified and requested for purchase by a city, county, city and county, or nonprofit organization to serve the public benefit by providing housing or services directly related to low-income persons and for which property taxes and assessments have been in default for three or more years.

Note: The power to sell schedule for nonresidential commercial property is three or more years of tax default status, unless the county adopts, by ordinance or resolution, the five-year tax default schedule.
The parcels listed herein meet the one or more of the criteria listed above and thus, will become subject to the tax collector's power to sell on July 1, 2021, at 12:01 a.m., by operation of law. The tax collector's power to sell will arise unless the property is either redeemed or made subject to an installment plan of redemption initiated as provided by law prior to close of business on the last business day in June. The right to an installment plan terminates on the last business day in June, and after that date the entire balance due must be paid in full to prevent sale of the property at a tax sale. The right of redemption survives the property becoming subject to the power to sell, but it terminates at close of business on the last business day prior to the date of sale by the tax collector. All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Tracy Kennedy, 200 W. 4th Street, Madera, CA, 93637 (559) 675-7713.
The amount to redeem, including all penalties and fees, as of June 2021, is shown opposite the parcel number and next to the situs address.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office.

PROPERTY TAX DEFAULTED ON JULY 1, 2008 FOR THE TAXES,
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2007-2008

1	049-083-004-000	MESA ASSET MANAGEMENT LLC TR	SEC 17 T12S R20E LOTS 5&6 R6 62/51		1,006,217.14
2	049-083-007-000	MESA ASSET MANAGEMENT LLC TR	SEC 17 T23S R20E PM 3852 50/139-3		431,071.94
3	049-083-008-000	MESA ASSET MANAGEMENT LLC TR	SEC 17 T23S R20E PM 3852 50/139-4		1,494,937.82

PROPERTY TAX DEFAULTED ON JULY 1, 2012 FOR THE TAXES,
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2011-2012

1	023-070-020-000	PIMENTEL ANGELA DBA PIMENTEL DAIRY	18177 ROAD 10 1/2	CHOWCHILLA CA 93610	39,649.16
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PROPERTY TAX DEFAULTED ON JULY 1, 2014 FOR THE TAXES,
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014

1	009-164-002-000	BARRIGA VERONICA	2210 W 4TH ST	MADERA CA 93637	1,494.58
2	027-153-001-000	ARIAS MONICA M AKA MONICA PACIFICO	TOWN OF FAIRMEAD LOTS 16 AND 17 BLK 27		439.88
3	054-353-017-000	JOHNSON-LUSK ANITA BERIT	47233 NAVAJO AVE	COARSEGOLD CA 93614	5,650.55
4	070-330-048-000	WRIGHT JOHN C & NANCY S	53875 DOGWOOD CREEKDR	BASS LAKE CA 93604	32,988.16

PROPERTY TAX DEFAULTED ON JULY 1, 2015 FOR THE TAXES,
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015

1	004-113-008-000	ESPINOSA RICARDO	1217 DELLAVALLE AVE	MADERA CA 93638	4,495.92
2	011-310-029-000	ESPINOSA RICARDO	983 LAS CASAS LN	MADERA CA 93638	8,602.37
3	012-043-019-000	CHASE SCOTT JOSEPH & MELISSA ANN TR, DBA GUS FOOD LOCKER	412 W OLIVE AVE	MADERA CA 93637	8,225.18
4	037-010-004-000	SOLORIO MIGUEL & AMANDA	17393 ROAD 27	MADERA CA 93638	22,601.54
5	038-081-035-000	ESPINOSA RICARDO	16413 AUSTIN ST	MADERA CA 93638	5,939.44
6	042-290-008-000	EPPLER MARCIA	5864 EASTSIDE CT	FIREBAUGH CA 93622	6,064.29
7	050-146-038-000	SMITH JUSTIN M	SEC 21 9/21	1,318.80	
8	051-261-011-000	BABAYAN HAYK ETAL HOVSEP ASATRYAN	HIDDEN LAKE ESTATES 2 LOT 98		2,072.97
9	052-220-018-000	CRAIG MICHAELA RENE	28369 ROAD 400	MADERA CA 93636	12,621.94

PROPERTY TAX DEFAULTED ON JULY 1, 2016 FOR THE TAXES,
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016

1	003-051-011-000	FLORES EDWARD ALBERT	309 HARDING AVE	MADERA CA 93638	1,884.70
2	003-250-013-000	RODRIGUEZ RICHARD S ETAL	MILLER & LUX POR LOT 95		3,459.59
3	004-012-010-000	BARRIGA ELISEO JR	722 DELLAVALLE AVE	MADERA CA 93638	573.62
4	004-043-005-000	SALINAS DIMAS	811 BLOKER ST	MADERA CA 93638	4,988.34
5	004-072-001-000	RUIZ NICHOLAS R ETAL	1025 NEBRASKA AVE	MADERA CA 93638	9,452.49
6	005-093-010-000	FLORENCE MICHAEL CHARLES	1209 ROGERS ST	MADERA CA 93638	6,892.55
7	006-083-010-000	CALDERON STEVEN R	507 N H ST	MADERA CA 93637	1,553.79
8	006-190-021-000	WEST DAVID L	1220 DE CESARI AVE	MADERA CA 93637	19,378.18
9	006-561-015-000	MOSQUEDA SALVADOR M & ADRIENNE M	2998 MATEO AVE	MADERA CA 93637	22,862.21
10	007-162-019-000	BARAJAS ADELAI DA NAVA TRUSTEE	224 S C ST	MADERA CA 93638	268.38
11	008-021-011-000	RUIZ NICHOLAS R ETAL	1018 E YOSEMITE AVE	MADERA CA 93638	4,752.84
12	009-020-023-000	SALAS DANIEL	1917 PAUL AVE	MADERA CA 93637	371.81
13	009-033-010-000	REIGSTAD ASHLEY NICOLE	403 FAIRVIEW AVE	MADERA CA 93637	6,081.62
14	009-065-001-000	PARKER STEVEN D TR	1523 JENNINGS ST	MADERA CA 93637	8,674.65
15	011-032-016-000	INACUA EMILIO PEDREZA	411 S LAKE ST	MADERA CA 93638	4,758.90
16	011-032-018-000	PEDRAZA MAYRA & FRANKLIN MICHAEL D	417 S LAKE ST	MADERA CA 93638	1,545.79
17	011-152-002-000	ESPINOSA ARMANDO & LAURA	804 S D ST	MADERA CA 93638	2,261.09
18	011-233-025-000	TOVAR KATHY	308 STINSON AVE	MADERA CA 93638	2,904.54
19	011-332-005-000	ALANIZ ONECIMO JR & KATHY R	432 RANCHO MIRAGE RD	MADERA CA 93638	2,024.35
20	011-332-053-000	ARZATE CESAR R	1433 LA QUINTA WAY	MADERA CA 93638	4,121.04
21	011-332-055-000	MITCHELL BRIAN T ETAL	1453 LA QUINTA WAY	MADERA CA 93638	3,539.61
22	011-352-039-000	MENDEZ LEO	1438 MANDARIN ST	MADERA CA 93638	2,134.35
23	012-024-003-000	PATLAN GLORIA ETAL,	211 GROVE ST VIRGINIA D GONZALEZ RODRIGUEZ	MADERA CA 93637	1,881.68
24	012-053-002-000	NASSAR RAMZI	126 W OLIVE AVE	MADERA CA 93637	718.56
25	012-061-003-000	ELSA YEGH NEMR NAJIB	108 DYER AVE	MADERA CA 93637	396.75
26	014-231-033-000	CHRISTENSEN KATHLEEN M & JEFFREY S	14705 SPANISH BAY WAY	CHOWCHILLA CA 93610	9,655.97
27	027-163-006-000	CARTER DANITA V ETAL	FAIRMEAD COL SEC 11 T10S R16E		4,822.95

28	029-250-044-000	PEDRAZA MAYRA PEDRAZA	21650 AVENUE 19	MADERA CA 93637	9,647.47
29	031-472-002-000	MOSQUEDA SILVERIO & ERICKA MAH PHILIP D	21305 VALLEY VIEW RD	MADERA CA 93638	46,256.13
30	031-494-005-000	YU FRANCES M	VALLEY LAKE RANCHOS LOT 153		791.18
31	031-536-002-000	INMAN WILLIAM	VALLEY LAKE RANCHOS LOT 72		761.48
32	032-661-009-000	CORRELL NORMAN E II	25587 TANFORAN DR	MADERA CA 93638	12,466.69
33	034-130-008-000	CHAVEZ JOSE TRUSTEE	28127 MONO ST	MADERA CA 93638	8,129.05
34	034-151-016-000	ANYANWU CHINAZOM M & ABEL I	28340 AVENUE 13 1/2	MADERA CA 93638	6,540.40
35	034-165-022-000	CHAVEZ JOSE TRUSTEE	13247 ROBBINS LN	MADERA CA 93638	5,273.72
36	034-170-030-000	CHAVEZ JOSE TRUSTEE	28777 AVENUE 13	MADERA CA 93638	25,323.26
37	034-180-011-000	GARZA ROBERT S TRUSTEE GLORIA SANCHEZ GARZA LIV TR	13632 ROAD 29 1/4	MADERA CA 93638	14,203.10
38	034-410-019-000	LUZANILLA ANGEL EMMANUEL DOBALES RUDOLPH	13632 ARETHA ST	MADERA CA 93638	2,453.66
39	034-440-002-000	MADRIGAL RAFAEL RAMIREZ & DERAMIREZ MARIA ALEJANDR	13538 ARETHA ST	MADERA CA 93638	816.27
40	034-440-011-000	ALEJANDRE GERARDO RAMIREZ DOBALES PEDRO	28834 POSEY AVE	MADERA CA 93638	1,905.25
41	034-440-018-000	CHAVEZ JOSE TRUSTEE	M AND M ADD POR LOT 5		2,264.52
42	035-092-013-000	CHAVEZ JOSE TRUSTEE	LANKERSHIM COLONY S1/2 OF LOT 5 SEC 36 T9S R13E		1,217.00
43	035-110-055-000	CHAVEZ JOSE TRUSTEE	28233 AVENUE 14 1/2	MADERA CA 93638	3,911.43
44	035-191-006-000	CHAVEZ JOSE TRUSTEE	14697 ROAD 28 1/2	MADERA CA 93638	10,004.32
45	035-192-014-000	JIMENEZ MANUEL R	26341 MARTIN ST	MADERA CA 93638	37,508.28
46	038-010-008-000	LOGOLUSO RICK	26317 AVENUE 8	MADERA CA 93637	3,548.85
47	040-012-004-000	SANTOS EDMUNDO CLAVERIA JR	27393 PARKWOOD AVE	MADERA CA 93637	21,087.42
48	047-012-010-000	FLORES CLEMENTE & PATRICIA BAKER GEORGIA F TR	27348 PARKWOOD AVE	MADERA CA 93637	7,711.90
49	047-012-026-000	JIMENEZ JAVIER LARIOS	PAR 5 SEC 8 T12S R18E		13,651.73
50	047-210-019-000	MAJDALI PATRICIA TR L SCHUMANN	32187 AVENUE 8	MADERA CA 93637	1,132.47
51	048-090-059-000	MAJ DALI PATRICIA TR L SCHUMANN	SECS 28 AND 33 T8S R22E		3,494.50
52	050-240-020-000	RUSSO ANTHONY C & LANA K	PAR 31 SEC 6 T10S R20E		2,521.34
53	050-270-014-000	PELLEY DOUGLAS & SAMANTHA	22593 ROAD 211	FRIANT CA 93626	7,821.05
54	051-040-050-000	BRONSON GARY & MARGIE ETAL	HIDDEN LAKE BLVD	FRIANT CA 93626	468.29
55	051-113-008-000	CASTRO JANET	HIDDEN LAKE ESTATES #2 LOT 117 & 118		1,599.78
56	051-242-013-000	MASONER CALVIN & PATRICIA	SEC 35 T7S R19E		2,075.10
57	053-070-009-000	ESPE MICHAEL A	SEC 27 T8S R20E 41.24 AC #2183 28/160-2		890.60
58	054-141-008-000	STIELER MICHAEL F & HEATHER	SEC 33 T8S R21E PM 3939 54/7-3		7,242.96
59	054-186-047-000	VASQUEZ ESTEVAN	35433 HIGHWAY 41	COARSEGOLD CA 93614	2,160.26
60	054-250-030-000	WILSON FLOYD E & PAMELA J	SEC 36 7/20		4,305.75
61	054-490-026-000	DAY SHELLY ANN ETAL	36217 WELLS RD	COARSEGOLD CA 93614	3,115.05
62	054-490-035-000	ANDREWS DANIEL R & LYNN D	SEC 25 T6S R20E PM 3977 58/96-2		4,476.13
63	055-043-072-000	PELTIER LARA J EXECUTOR	44555 O'MELVENY CIR	AHWAHNEE CA 93601	26,611.11
64	055-072-003-000	MATHESON BENJAMAPORN	S W 1/4 SEC 35 6/21		1,724.09
65	057-170-061-000	MCCARTIN DUFF	42880 W MOUNTAINVIEW LN	OAKHURST CA 93644	3,047.22
66	057-201-002-000	GONSALVES GEORGIA C/O DANIEL J GONSALVES	SEC 24 T6S R21E		17,792.98
67	057-421-016-000	MARQUES DOMINGO	58716 CHILKOOT RD	BASS LAKE CA 93604	1,936.71
68	059-042-036-000	MARQUES DOMINGO	BEASORE MEADOWS 1 LOTS 1 & 2 BLK 5		5,588.34
69	059-042-037-000	WALLACE MARTIN ETAL	SEC 15 T8S R22E PM 3948 56/40-3		2,561.28
70	060-017-034-000	MENDOSA DAVID M TRUSTEE	32960 ROAD 222	NORTH FORK CA 93643	1,345.88
71	060-150-004-000	MENDOSA DAVID M TRUSTEE	32962 ROAD 222	NORTH FORK CA 93643	12,104.20
72	060-150-016-000	PADILLA ROBERTO ETAL	SEC 27 8/22		9,397.55
73	060-301-041-000	ALLEN ADRIAN MADISON TR	59719 ROAD 225	NORTH FORK CA 93643	7,203.31
74	060-550-020-000	BALLARD CHRISTINE W TRUSTEE	46256 SILVERTIP WAY	NORTH FORK CA 93643	3,798.22
75	061-470-024-000	DEVORE KENNETH R & CAROLYN ETAL DANIEL & CATHRINE BOJORQUEZ	51533 ROAD 423	OAKHURST CA 93644	7,685.72
76	066-210-019-000	PVBP INC JEREMY RICHTER	54362 ROAD 432	BASS LAKE CA 93604	7,676.67
77	070-120-009-000	FLOOD SANDRA J TRUSTEE	53788 DOGWOOD CREEK DR	BASS LAKE CA 93604	31,072.27
78	070-330-074-000	RICHARD DANIEL & KATHRYNANN	31467 BIG RIVER WAY	COARSEGOLD CA 93614	29,733.69
79	092-010-005-000	DEMASI MARIE A	31125 BRAVE EAGLE CT	COARSEGOLD CA 93614	8,365.57
80	092-110-013-000	FERRARI STEVEN E	31009 MOCCASSIN CT	COARSEGOLD CA 93614	793.74
81	092-150-026-000	MEDHURST PRISCILLA ANN	30451 TITAN DR	COARSEGOLD CA 93614	22,813.13
82	092-270-017-000	COWAN CHARLES F PATRICIA O CONNER COWMAN	TITAN DR	COARSEGOLD CA 93614	19,613.09
83	092-350-004-000	SANDOVAL MELANIE L	42833 REVIS CT	COARSEGOLD CA 93614	2,851.93
84	092-370-003-000	COWAN CHARLES F PATRICIA O CONNER COWMAN	YOSEMITE LAKES PARK LOT 2246		20,590.66
85	093-020-018-000	COWAN CHARLES F PATRICIA O CONNER COWMAN	COPPER CREEK WAY	COARGOLD CA 93614	2,256.15
86	093-020-020-000	COWAN CHARLES F PATRICIA O CONNER COWMAN	DEEP FOREST CT	COARSEGOLD CA 93614	2,425.36
87	093-060-011-000	PAIKAI SHEILA P PAT ATCHLEY	YOSEMITE LAKES PARK POR LOTS 679 & 499		1,515.75
88	093-070-040-000	HAMMOND YOLANDA C	41549 LONG HOLLOW DR	COARSEGOLD CA 93614	2,007.38
89	093-290-021-000	VELAZQUEZ ELIEL LEO & STACEY	41121 LONG HOLLOW DR	COARSEGOLD CA 93614	13