

# 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, 2022, by operation of law, any real property (unless previously tax-defaulted and not re-deemed) that has any delinquent taxes, assessments, or other charges levied for the fiscal year 2021-2022, and/or any delinquent supplemental taxes levied prior to the fiscal year 2021-2022, 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, 2022, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2025.

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, 2022  
Published in Madera Tribune on May 25th, June 1st and June 8th, 2022

# 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, 2022, 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 2022, 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, 2005 FOR THE TAXES,  
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2004-2005  
1 799-000-107-000 TRANSCOMMUNICATIONS INC UNITARY PERSONAL PROPERTY 00000003705 653.77

PROPERTY TAX DEFAULTED ON JULY 1, 2007 FOR THE TAXES,  
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2006-2007  
1 050-122-024-000 PRESENTINE HAZEL J ETAL 49794 HOUSE RANCH RD O'NEALS CA 93645 42,261.59

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 RS 62/51 1,072,234.77  
2 049-083-007-000 MESA ASSET MANAGEMENT LLC TR SEC 17 T23S R20E PM 3852 50/139-3 523,723.88  
3 049-083-008-000 MESA ASSET MANAGEMENT LLC TR SEC 17 T23S R20E PM 3852 50/139-4 1,592,558.08  
4 057-610-013-000 RAINWATER CARRIL & STEFANIE DEBRA SEC 25 T6S R21E 1,447.81

PROPERTY TAX DEFAULTED ON JULY 1, 2014 FOR THE TAXES,  
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014  
1 011-062-003-000 MARTINEZ HECTOR J & ANGELITA 510 VINEYARD AVE MADERA CA 93638 494.39  
2 012-014-007-000 GARCIA FRANCISCO JAVIER HERNANDEZ & HERNANDEZ FELI 130 GROVE ST MADERA CA 93637 824.04  
3 031-143-017-000 SAAVEDRA JESUS & JOSEFINA E 19591 WESTERN WAY MADERA CA 93638 3,918.15  
4 049-170-017-000 BROWN DONNA 10221 LANES BRIDGE DR MADERA CA 93636 6,030.58

PROPERTY TAX DEFAULTED ON JULY 1, 2015 FOR THE TAXES,  
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015  
1 001-042-008-000 GILLASPY MARY ANN 515 N 2ND ST CHOWCHILLA CA 93610 1,675.89  
2 035-010-031-000 TARENCE E J AND ANN ETAL 16873 ISLAND DR MADERA CA 93636 1,741.69

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 1,634.88  
2 006-510-007-000 JENKINS WILLIAM L & BARBARA J 3224 FORUM WAY MADERA CA 93637 1,186.66  
3 031-472-002-000 MOSQUEDA SILVERIO & ERICKA 21305 VALLEY VIEW RD MADERA CA 93638 42,172.28  
4 040-082-021-000 SHUBIN WALLACE J SURVIVING TR 6476 ROAD 25 MADERA CA 93637 20,010.95  
5 040-082-022-000 SHUBIN WALLACE J SURVIVING TR 6370 ROAD 25 MADERA CA 93637 14,681.79

7	059-042-037-000	MARQUES DOMINGO	BEASORE MEADOWS 1 LOTS 1 & 2 BLK 5	2,405.55
8	092-150-026-000	FERRARI STEVEN E	31009 MOCCASSIN CT COARSEGOLD CA 93614	20,853.09
9	092-380-023-000	HOWELL KYLE M	42932 REVIS CT COARSEGOLD CA 93614	5,582.20
10	093-440-045-000	FERRARI STEVEN E	31009 MOCCASSIN CT COARSEGOLD CA 93614	1,401.64

PROPERTY TAX DEFAULTED ON JULY 1, 2017 FOR THE TAXES,  
ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017  
1 001-017-012-000 FENSKE WILBUR G & MATTIE A 635 N 11TH ST CHOWCHILLA CA 93610 2,092.15  
2 001-084-011-000 GUTIERREZ ROGELIO 100 RIVERSIDE AVE CHOWCHILLA CA 93610 1,422.13  
3 001-210-025-000 CAMPLAIR KAREN ETAL 384 CIRCLE DR CHOWCHILLA CA 93610 16,135.33  
4 001-360-063-000 WU LI ETAL 554 PARKRIDGE DR CHOWCHILLA CA 93610 1,877.37  
5 003-022-017-000 MARTINEZ JOSEPH ANTHONY 703 COLUMBIA ST MADERA CA 93638 2,614.60  
6 004-012-007-000 ARROYO ISIDRO CHAVEZ & GUZMAN VANESSA SAINZ 505 E RIVERSIDE DR MADERA CA 93638 6,589.88  
7 004-132-011-000 GUTIERREZ RAMIRO & TEENA 1313 NEBRASKA AVE MADERA CA 93638 11,590.91  
8 006-184-008-000 ENCINAS LIZETH 705 WILLIAMS AVE MADERA CA 93637 10,552.81  
9 006-430-008-000 ANDERSON DARREN J & KAREN C 112 GABLE WAY MADERA CA 93637 18,239.55  
10 006-580-049-000 RODRIGUEZ JOSEPH & VALERIE Y 1432 DE ANN COVE MADERA CA 93637 7,053.40  
11 006-580-054-000 ARANG FRANCINE 1382 DE ANN COVE MADERA CA 93637 6,212.21  
12 007-022-008-000 MORALES FLORENCIO ETAL 321 E CENTRAL AVE MADERA CA 93638 1,912.33  
13 007-091-007-000 RENTON ROBERT L 511 E 4TH ST MADERA CA 93638 9,963.44  
14 008-101-009-000 ALBERT BRIAN 1101 SUNRISE AVE MADERA CA 93638 8,263.58  
15 008-130-009-000 MADRIGAL ADALBERTO GUZMAN LANKERSHIM COL SEC 17 T 11S R18E 7,671.92  
16 010-072-010-000 OHAN OHAN ETAL 121 N N ST MADERA CA 93637 5,430.26  
17 011-152-001-000 WEISS TRUELL A TRUSTEE 120 E 12TH ST MADERA CA 93638 21,181.70  
18 012-072-007-000 JANTZEN JULIE ANNE 200 E DUNHAM AVE MADERA CA 93637 12,368.03  
21 014-131-001-000 TGP INV LLC 8170 LAKESHORE DR CHOWCHILLA CA 93610 5,531.07  
22 014-131-065-000 TGP INV LLC 8330 LAKESHORE DR CHOWCHILLA CA 93610 4,014.20  
23 014-193-009-000 ALARCON STEVE M & CHRISTINA A 12035 PHEASANT RUN BLVD CHOWCHILLA CA 93610 2,639.60  
24 024-120-007-000 HB 50/50 LLC 13610 AVENUE 21 1/2 CHOWCHILLA CA 93610 14,115.84  
25 025-210-043-000 SUAREZ FLORENCIO 23662 ROAD 14 CHOWCHILLA CA 93610 6,152.66  
27 027-152-006-000 ENRIQUEZ LEOPOLDO & JOSEFINA 22407 FAIRMEAD CIR CHOWCHILLA CA 93610 2,038.11  
28 027-161-007-000 HEDRINGTON CRYSTAL I ETAL 22607 SYCAMORE ST CHOWCHILLA CA 93610 1,571.07  
29 027-161-008-000 HEDRINGTON CRYSTAL I ETAL FAIRMEAD COL ACRES LOT 100 BLK 127 1,292.12  
30 027-171-004-000 HEDRINGTON CRYSTAL I ETAL FAIRMEAD COL LOT 129 3,649.06  
31 029-310-009-000 RUSH DANIEL J ADMR MADERA IND PARK 1 LOT 37 2,777.36  
32 029-354-003-000 WHITE LOREN A & MARGARET YIM 19115 PANORAMIC DR MADERA CA 93638 4,938.72  
33 030-230-007-000 ESPINOZA CAYETANO BENITEZ ETAL 24101 SANTA FE DR CHOWCHILLA CA 93610 112,515.07  
34 030-230-011-000 FARIAS MARIA 24191 SANTA FE DR CHOWCHILLA CA 93610 13,881.68  
35 031-361-005-000 PRUDENTE JUAN & GUILLERMINA ETAL 20349 ROAD 30 1/2 MADERA CA 93638 899.52  
36 031-413-010-000 RAMIREZ TONY GUERRA 19892 ROAD 30 1/2 MADERA CA 93638 11,170.95  
37 032-050-010-000 MOSQUEDA SILVERIO GENARO 17326 ROAD 26 MADERA CA 93638 9,411.74  
38 032-634-004-000 PIEDRA DANIEL 17526 BROOK DR E MADERA CA 93638 1,330.61  
39 032-752-007-000 RODRIGUEZ MARIA G 25473 AVENUE 18 3/4 MADERA CA 93638 11,156.74  
40 033-030-005-000 P R FARMS INC 17710 ROAD 24 MADERA CA 93638 1,510.16  
41 034-181-020-000 NAVARRO JUAN & GUADALUPE 28540 CHOLLA AVE MADERA CA 93638 8,841.05  
42 034-390-019-000 VASQUEZ JOSE & JULIE 13449 ROAD 29 MADERA CA 93638 4,755.35  
43 034-400-001-000 GONZALES SANTIAGO B & GRACIE LANKERSHIM COL POR LOT 5 SEC 28 T11/18 6,308.01  
44 034-422-004-000 TORRES LETICIA 28149 POSEY AVE MADERA CA 93638 11,690.61  
46 047-031-002-000 NAVARRO LUCIANO CAMPOS & HERNANDEZ LEANDRA 27126 PARKWOOD AVE MADERA CA 93637 6,561.63  
48 050-094-004-000 BURROUGH- POND PIA ETAL SEC 19 T8S R22E PATENT 14,463.59  
49 051-093-002-000 FORBES LAWRENCE HIDDEN LAKE ESTATES LOT 37 2,113.71  
50 051-113-006-000 GRIGORYAN ANUSH HIDDEN LAKE ESTATES LOT 81 FRIANT CA 1,813.10  
51 051-121-006-000 ANDERSON HAZEL L HIDDEN LAKE ESTATES LOT 61 FRIANT CA 662.95  
52 051-230-009-000 KS RANCH PRESERVE LLC 37281 AVENUE 15 MADERA CA 93636 5,086.03  
53 051-491-012-000 CARDENAS MOSES X 36065 AVENUE 17 1/2 MADERA CA 93636 27,755.83  
54 051-614-002-000 DEGOUGH JACE A 37054 AVENUE 16 1/2 MADERA CA 93636 1,685.31  
55 053-171-008-000 BORBA ROBERT & LEOLA LOT LY W FRONT ST SEC 21 T8S R19E 1,830.40  
56 053-180-010-000 BORBA ROBERT & LEOLA 32339 FRONT ST RAYMOND CA 93653 1,669.26  
57 053-260-030-000 MCLAUGHLIN JOHN P & STEPHANIE S TRUSTEE 34106 ROAD 607 RAYMOND CA 93653 1,467.33  
59 054-022-058-000 ALSKO ANDREW A & MARLENE J SEC 33 7/21 5,025.68  
60 054-321-014-000 STERLING MICHAEL J 46672 CHUKCHANSI RD COARSEGOLD CA 93614 4,433.95  
61 054-330-051-000 CAL SPICA LLC QUARTZ MOUNTAIN MEADOWS PHASE I LOT 3 COARSEGOLD CA 1,692.87  
62 057-070-011-000 CHRISTIE SCOTT MATTHEW & TIFFANY AURORA 50032 LOCUST OAKHURST CA 93644 1,742.47  
63 059-221-007-000 GAILEY JOHN ARTHUR III & NATALIE MARIE 37747 SHORELINE DR BASS LAKE CA 93604 25,834.97  
64 060-250-015-000 HALE BOBBY L & BONNIE B ETAL SEC 20 T8S R23E PAR 64"SQ 1,176.49  
65 060-580-012-000 CIRIMELE RICHARD SEC 30 T8S R23E 1,307.12  
66 061-180-006-000 WOODLEY ELIZABETH TRUSTEE CENTRAL CAMP SUR LOT 25 NORTH FORK CA 1,486.69  
67 064-041-002-000 PEEBLES SEAN LINDEN & NANCY ELISABETH 40935 ROAD 425A OAKHURST CA 93644 1,820.29  
68 064-061-038-000 BEAUMONT YVETTE MICHELE ETAL 40232 HIGHWAY 41 OAKHURST CA 93644 898.64  
69 065-040-007-000 KJELDERGAARD GORDON L TR 41105 HIGHWAY 41 OAKHURST CA 93644 4,491.20  
70 065-220-028-000 SMITH JASON & SHANNON 41623 ROAD 222 OAKHURST CA 93644 10,735.31  
71 066-033-012-000 HUTCHESON SEAN M TRUSTEE 39720 PINE RIDGE WAY OAKHURST CA 93644 6,685.60  
72 066-350-034-000 TAYLOR SHIRLEY B ETAL 39619 WASHBURN LN OAKHURST CA 93644 6,492.59  
73 092-310-027-000 VAN VALKENBURG RICHARD & BETTY TRS YOSEMITE LAKES PARK LOT 146 1,279.29  
74 093-060-005-000 ESTRADA LORENA E YOSEMITE LAKES PARK LOT 602 COARSEGOLD CA 1,273.80  
75 093-350-014-000 MORLEY DAVID J YOSEMITE LAKES PARK LOT 1514 COARSEGOLD CA 2,930.70  
76 799-000-072-000 CALIFORNIA RSA #4 PARTNERSHIP Map 2669 20 002 Par 01N 000000693 1,778.00

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, 2022

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