

# 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, 2023, by operation of law, any real property [unless previously tax defaulted and not redeemed] that has any delinquent taxes, assessments, or other charges levied for the fiscal year 2022-2023, and/or any delinquent supplemental taxes levied prior to the fiscal year 2022-2023, 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, 2023, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2026.

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, under penalty of perjury, that the foregoing is true and correct.

TRACY KENNEDY  
MADERA COUNTY TAX COLLECTOR  
STATE OF CALIFORNIA

Executed at Madera, Madera, California, on May 26, 2023

Published in Madera Tribune on May 31st, June 7th, and June 14th, 2023.

## NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

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, 2023, 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 2023, 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, 2015 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015

1	003-260-020-000	CAMARGO PATRICIA A	703 W CLARK ST	MADERA CA 93638	8,736.33
2	050-145-008-000	FORSTER RONALD & PATRICIA	47960 ROAD 200	O'NEALS CA 93645	5,330.63

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

1	006-561-015-000	MOSQUEDA SALVADOR M & ADRIENNE M	2998 MATEO AVE	MADERA CA 93637	15,901.44
2	032-661-009-000	INMAN WILLIAM	25587 TANFORAN DR	MADERA CA 93638	8,988.97
3	047-012-010-000	SANTOS EDMUNDO CLAVERIA JR	27393 PARKWOOD AVE	MADERA CA 93637	2,422.35
4	060-150-004-000	MENDOSA DAVID M TRUSTEE	32960 ROAD 222	NORTH FORK CA 93643	8,501.32
5	070-120-009-000	PVBP INC	54362 ROAD 432	BASS LAKE CA 93604	21,773.28

### PROPERTY TAX DEFAULTED ON JULY 1, 2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017

1	001-210-025-000	CAMPLAIR KAREN ETAL	384 CIRCLE DR	CHOWCHILLA CA 93610	14,538.03
2	003-102-001-000	CUEVAS MARIA GLORIA LEYVA DE	1029 COLUMBIA ST	MADERA CA 93638	5,132.93
3	013-151-025-000	SINGH IQBAL	2355 IRONWOOD WAY	MADERA CA 93637	10,253.41
4	027-154-017-000	VELASCO MARIA D	TOWN OF FAIRMEA BLK 28 LOT 17		5,118.54
5	032-752-007-000	RODRIGUEZ MARIA G	25473 AVENUE 18 3/4	MADERA CA 93638	10,169.77
6	034-400-001-000	GONZALES SANTIAGO B & GRACIE	LANKERSHIM COL POR LOT 5 SEC 28 1/18		5,708.92
7	051-582-003-000	ESPARZA KENNETH	17561 LA CANADA RD	MADERA CA 93636	12,576.75
8	054-231-002-000	GONZALES SAMUEL ETAL	SEC 2 T8S R20E		9,057.69
9	055-410-018-000	MILLARD DONALD R TRUSTEE	45650 PINE RIVER RD	AHWAHNEE CA 93601	8,101.97
10	059-221-007-000	GAILEY JOHN ARTHUR III & NATALIE MARIE	37747 SHORELINE DR	BASS LAKE CA 93604	23,729.76

### PROPERTY TAX DEFAULTED ON JULY 1, 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018

1	001-051-020-000	GRIJALVA JAVIER & ROSA MARIA	1400 LAKE AVE	CHOWCHILLA CA 93610	9,503.65
2	001-111-008-000	CHANDLER LEVI	1004 KINGS AVE	CHOWCHILLA CA 93610	5,991.16
3	001-112-006-000	FULL GOSPEL TRUTH CHURCH INC	130 N 11TH ST	CHOWCHILLA CA 93610	5,656.32
4	001-230-001-000	LOPEZ HELADIO CARLOS ETAL	DAIRYLAND FARMS 1 BLK 5 243 AC		36,007.92
5	002-112-001-000	PEREZ ALBERTO	221 HUMBOLDT AVE	CHOWCHILLA CA 93610	1,335.98
6	004-053-012-000	URBANO LESLIE	912 AUSTIN AVE	MADERA CA 93638	6,561.66
7	005-150-080-000	TERAN TIBIOS JR	1102 MALTA AVE	MADERA CA 93638	5,910.38
8	007-041-010-000	VARELA GILBERT	709 N GATEWAY DR	MADERA CA 93637	6,112.04

9	007-081-014-000	REYES ALEJANDRO D	308 N C ST	MADERA CA 93638	2,857.90
10	009-220-035-000	VERDUZCO CHARLENE	2416 W 3RD ST	MADERA CA 93637	7,296.00
11	011-062-006-000	AYALA SUSAN	518 VINEYARD AVE	MADERA CA 93638	2,379.28
12	011-082-018-000	SAHOTA BALDIP SINGH & JASVIR K	615 S C ST	MADERA CA 93638	3,713.32
13	012-133-026-000	DHALIWAR MANOJ SINGH ETAL	177 E ALMOND AVE	MADERA CA 93637	21,764.88
14	014-172-002-000	CONTRERAS CESAR SANCHEZ	10330 KEYSTONE DR	CHOWCHILLA CA 93610	11,099.79
15	014-172-019-000	SILVERPOINT DEVELOPMENTS LLC	GREENHILL ESTATES & GOLF CLUB BLOCK 10 POR LOT 51		38,285.32
16	026-280-078-000	SMITH ROGER	CENTRAL COL POR LOT 8 BLK 7 PM 3438 41/136-3		1,782.67
17	027-123-021-000	KYLE MYRON DESHON & YOLANDA	22678 ROAD 19 1/2	CHOWCHILLA CA 93610	8,201.33
18	029-310-016-000	GRIJALVA RAYMOND & DESIREE	23333 AVENUE 19 1/2	MADERA CA 93638	2,671.60
19	031-143-007-000	FLORES AMBROCIO P & MARIA ELENA PTP	28526 PACIFIC DR	MADERA CA 93638	19,612.09
20	031-251-009-000	MURPHY BARBARA NELL	28247 OREGON AVE	MADERA CA 93638	2,133.39
21	031-411-011-000	HIGGINBOTTOM CLAUDE & MARGARET E	19930 OLYMPIA DR	MADERA CA 93638	11,521.97
22	031-421-007-000	HERNANDEZ ARTURO	19774 OAKHILL RD	MADERA CA 93638	8,666.84
23	031-482-003-000	ITO BEN TSUTOMU & ATILETO CO-TR	DENNIS RD	MADERA CA	7,136.19
24	031-583-006-000	CONTRERAS CESAR SANCHEZ	ELMWOOD RD	MADERA CA	6,966.49
25	032-602-016-000	HERNANDEZ ALEX & FRANCES	BALDWIN ST	MADERA CA	6,615.56
26	032-780-014-000	LOPEZ MICHAEL ANTHONY & RACHEL CONTRERAS	25577 TAMARISK DR	MADERA CA 93638	2,053.52
27	037-040-006-000	CAZARES JOHN G & NORMA	27277 ELLIS ST	MADERA CA 93638	2,645.00
28	037-100-023-000	FOMBONA JOSE H ETAL	MILLER & LUX POR LOT 203		1,481.85
29	047-310-024-000	ANDAVERDE OFELIA	9586 GOLDEN STATE BLVD	MADERA CA 93637	3,676.80
30	050-095-006-000	CANNFARM INC	SEC 17 T8S R22E PATENT		11,680.69
31	050-095-009-000	CANNFARM INC	SEC 17 T8S R22E PATENT		3,568,799.68
32	050-250-003-000	SIERRA MODESTO PROPERTIES LLC	SEC 32 T8S R22E 317.76 AC		25,646.21
33	050-280-048-000	NORMAN RANDAL & LUSINDA	40604 ROAD 406	MADERA CA 93636	28,293.55
34	051-055-014-000	ALEMAN ADJIMIR & DIANA	47540 ROAD 210	FRIANT CA 93626	13,307.33
35	051-111-005-000	EP11 LLC	HIDDEN LAKE BLVD	FRIANT CA	1,131.31
36	051-243-008-000	BEAL ELGI G TRUSTEE	BALBOA CT	FRIANT CA	1,239.36
37	051-571-008-000	ETNER SCOTT	37066 HIGHWAY 145	MADERA CA 93636	9,957.94
38	054-022-066-000	ESPE WILLIAM THEODORE	SEC 28 7/12		3,589.41
39	054-123-023-000	MATTHEWS ROBIN D & MANUELA P	33404 ROBINHOOD DR	COARSEGOLD CA 93614	6,077.35
40	054-132-079-000	RUIZ VICTOR STEVE	SEC 28 7/21		1,933.93
41	054-330-012-000	GOULD CHAD ETAL	31994 HIGHWAY 41	COARSEGOLD CA 93614	6,585.05
42	055-102-006-000	THOMAS TAMARA ANN	45304 ROAD 621	AHWAHNEE CA 93601	3,276.88
43	055-200-062-000	THOMAS TAMARA ANN	38699 ROAD 600	RAYMOND CA 93653	2,016.90
44	055-340-019-000	WINKLER RODERIC ALBERT TRUSTEE	46949 BISSETT STATION RD	AHWAHNEE CA 93601	6,069.88
45	056-110-006-000	HERNANDEZ ALEX & FRANCES	PAR 31 SEC 34 T9S R19E		16,872.20
46	057-360-008-000	BOUEY ROBB	42608 BUCKEYER DR	OAKHURST CA 93644	19,121.99
47	057-370-004-000	HOGHTHALING KAREN S	50566 DEER RUN TR	OAKHURST CA 93644	3,031.90
48	057-370-015-000	CRIDER LUEANNA M ETAL	DEER RUN TR	OAKHURST CA	1,488.77
49	059-191-017-000	GOERLICH SCOTT DAVID	37589 MARINA VIEW DR	BASS LAKE CA 93604	11,861.83
50	060-310-038-000	HEING JOHN R	31929 ELLIS WAY	NORTH FORK CA 93643	5,749.70
51	060-352-044-000	LEYVAS YOLANDA A	SEC 31 T8S R23E 11/73-B		2,178.19
52	060-441-013-000	SALEEM UMAR & MAYLENE ETAL	60127 HAPPY OAK LN	NORTH FORK CA 93643	24,836.87
53	060-441-020-000	TURNER MARTIN TRUSTEE	SEC 3 9/23		4,940.51
54	065-182-009-000	PIASENTIN BILLIE L	51577 ROAD 426	OAKHURST CA 93644	14,606.63
55	065-270-031-000	WOODWORTH STEVEN G & JUANITA D	4318 SCOTT DR	OAKHURST CA 93644	1,660.12
56	066-430-012-000	REED TANIA MONIQUE	38656 GOLDEN BALL DR	OAKHURST CA 93644	7,061.51
57	070-061-037-000	HAYNES DAVID TRUSTEE	53713 ROAD 432	BASS LAKE CA 93604	12,766.93
58	092-150-023-000	CORDLE LORNA SUSANNE	43476 RANGER CIRCLE DR	COARSEGOLD CA 93614	15,581.46
59	093-080-024-000	TAYLOR VICTOR MAX & PATRICIA ANN	CRYSTAL SPRINGS WAY	COARSEGOLD CA	2,964.58
60	093-250-024-000	GONG NORA ETAL	DEEP FOREST DR	COARSEGOLD CA	2,466.05
61	027-153-029-000	DJW INTERNATIONAL LLC	TOWN OF FAIRMEAD BLK 27 LOT 23		2,066.36
62	027-153-028-000	DJW INTERNATIONAL LLC	TOWN OF FAIRMEAD BLK 27 LOT 22		2,679.56
63	032-480-005-000	RANGEL RODRIGO	18635 RIDGEDALE DR	MADERA CA 93638	706.06
64	006-133-001-000	MARTINEZ JUAN JR	164 N PARK DR	MADERA CA 93637	2,726.19
65	006-580-063-000	AVILA RAMON MORENO & CLAUDIA J	1428 STEVEN LN	MADERA CA 93637	4,212.04

I certify, under penalty of perjury, that the foregoing is true and correct.

TRACY KENNEDY  
MADERA COUNTY TAX COLLECTOR  
STATE OF CALIFORNIA

Executed at Madera, Madera, California, on May 26, 2023

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No. 6066 - May 31, June 7, 14, 2023