

# 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 12:01 a.m. on July 1, 2024, 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 2023-2024, and/or any delinquent supplemental taxes levied prior to the fiscal year 2023-2024, 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 as of July 1, 2024, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2027.

That information concerning redemption or the initiation of an installment plan for 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  
STATE OF CALIFORNIA

Executed at Madera, Madera, California, on May 31, 2024

Published in Madera Tribune on June 5th, June 12th, and June 19th, 2024.

# 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 conditions listed above and thus, will become subject to the tax collector's power to sell on July 1, 2024, 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 the tax 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 2024, is shown opposite the parcel number and next to the name of the assesses.

## 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 THE FISCAL YEAR 2015-2016	ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016	APN	ADDRESS	CITY	STATE	AMOUNT
1	038-010-008-000	JIMENEZ MANUEL R	26341 MARTIN ST	MADERA CA	93638	1,866.50
PROPERTY TAX DEFAULTED ON JULY 12017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017	1	006-630-008-000	ANDERSON BARREN J & KAREN C	112 GABLE WAY	MADERA CA 93637	12,899.78
2	008-062-019-000	RODRIGUEZ LIDA M	318 ELM AVE	MADERA CA 93638	772.82	
3	094-344-015-000	MACKKEY PAMELA TRUSTEE ETAL	30564 HOGAN'S MOUNTAIN RD	COARSEGOLD CA 93614	9,095.30	
4	059-054-024-000	MACKKEY PAMELA TRUSTEE ETAL	SEC 5 2/3 & SEC 32 5/23		6,379.75	
5	006-580-049-000	RODRIGUEZ JOSEPH & VALERIE Y	1432 DE ANN COVE	MADERA CA 93637	4,727.77	
PROPERTY TAX DEFAULTED ON JULY 12018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018	1	001-230-001-000	LOPEZ HELADIO CARLOS ETAL	DAIRYLAND FARMS 1 BLK 5		32,500.41
2	011-082-018-000	SAHOTA BALDIP SINGH & JASVIR K	615 S C ST	MADERA CA 93638		3,172.13
3	014-080-030-000	HUGHES BILLYE ELISA	7140 EMERALD ST	CHOWCHILLA CA 93610		20,675.96
4	035-162-018-000	JIMENEZ ENRIQUE	15342 ROAD 23	MADERA CA 93638		564.65
5	050-250-003-000	SIERRA MODESTO PROPERTIES LLC	SEC 32 T8S R22E 31726 AC			23,271.07
6	094-344-015-000	MC QUIRE JAMES & CAROL A ETAL	30558 HOGAN'S MOUNTAIN RD	COARSEGOLD CA 93614		1,948.53
7	080-352-044-000	LEVVAS YOLANDA A	SEC 31 T8S R23E 11/73-B			1,796.37
8	080-444-020-000	TURNER MARTIN TRUSTEE	SEC 3 9/23			272,119.01
PROPERTY TAX DEFAULTED ON JULY 12019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019	1	001-102-004-000	GOLLID KARIAN H TRUSTEE	1405 KINGS AVE	CHOWCHILLA CA 93610	6,826.71
2	002-113-012-000	JENKINS VIVIAN A	121 ORANGE AVE	CHOWCHILLA CA 93610		3,712.29
3	003-280-006-000	JETTENDEN HELEN ETAL	1692 CARDWELL ST	MADERA CA 93638		2,275.46
4	005-540-046-000	MANRIQUEZ JACOB & FAJAD MICHELE	1816 PIERCE LN	MADERA CA 93638		11,982.21
5	005-540-025-000	AMARIZ AMANDA	2630 MARIE DR	MADERA CA 93637		33,053.07
6	007-032-009-000	SANTINGO MARTINEZ MANUEL & PACHECO CARMEN HERNANDE	517 E CENTRAL AVE	MADERA CA 93638		15,623.91
7	008-061-012-000	BRUNER DOROTHY J ETAL	1023 CLINTON AVE	MADERA CA 93638		4,149.67
8	009-062-006-000	KEEL JAY WEL	1709 W 4TH ST	MADERA CA 93637		11,133.30
9	011-082-001-000	MONTEZ JORGE HERRERA ETAL	324 E 10TH ST	MADERA CA 93638		7,686.79
10	012-100-036-000	GARCIA PABLO	108 EL DORADO DR	MADERA CA 93637		9,990.98
11	012-350-053-000	VILLAGOMEZ ISIDRO E & GRACIELA ROJAS	478 CHESTNUT AVE	MADERA CA 93637		6,561.71
12	027-054-019-000	MARLOW CHARLIE D & CHRISTINE M	25863 FAIRMead BLVD	CHOWCHILLA CA 93610		2,370.61
13	027-134-017-000	BUCKNER L LAWRENCE & CLORA M	19437 AVENUE 22 1/2	CHOWCHILLA CA 93610		44,435.48
14	029-270-035-000	MILLER CAROLYN	22550 AVENUE 18 3/4	MADERA CA 93637		147,007.95
15	030-282-023-000	DUENAS RAUL CO TRUSTEE & ALEJANDRA CO TRS ETAL	23733 STOLLEY LN	CHOWCHILLA CA 93610		4,729.78
16	031-571-019-000	TREJO JESUS	22029 SHARI LN	MADERA CA 93638		6,097.03
17	032-450-017-000	STAGNARO ANTHONY T	SMITHWOOD DR	MADERA CA		5,414.44
18	032-602-019-000	VELARDE JOHN MOSES	17463 BALDIWIN ST	MADERA CA 93638		17,141.95
19	032-623-005-000	ZARASOSA ANDREW	24979 MELBA DR	MADERA CA 93638		5,318.27
20	032-624-011-000	CONTRERAS CESAR SANCHEZ	24926 MELBA DR	MADERA CA 93638		5,218.43
21	034-170-016-000	BOUNDS DAVID	13182 ROAD 28 1/2	MADERA CA 93638		11,365.85
22	034-181-006-000	GALVAN JUAN	28558 AVENUE 18 3/4	MADERA CA 93638		9,419.31
23	034-410-041-000	GONZALEZ JOSE GUADALUPE MERINO & CORTES ELOINA ELI	13527 ROAD 23	MADERA CA 93638		7,873.36
24	035-290-035-000	CERVELLI ELIZABETH LUCIA ETAL	BONADELLE AVE	MADERA CA 93638		6,580.06
25	037-133-021-000	MARTINEZ CARMEN A	19780 RAYMOND RD	MADERA CA 93638		1,503.00
26	038-070-009-000	BACON AMY	29455 ELLIS ST	MADERA CA 93638		3,183.18
27	041-222-002-000	JONES RYAN M	SEC 21 T12S R15E 80.35 AC			46,687.26
28	042-030-016-000	ECHESTE BIANCA	5755 PAMONA RD	FIREBAUGH CA 93622		12,020.62
29	042-040-013-000	SANCHEZ JOHN & PATRICIA	5857 COLUMBIA RD	FIREBAUGH CA 93622		3,768.76
30	047-022-006-000	SAMPAULESI ROBERT TRUSTEE	27230 AVENUE 13	MADERA CA 93637		12,832.77
31	048-050-005-000	RIVERA JESUS M ETAL	9466 YATES ST	MADERA CA 93637		20,061.82
32	051-084-004-000	CORONADO JORGE	SEC 11 T10S R21E *2309 30/54-1			998.77
33	051-084-004-000	WILSON ALEX	HIDDEN LAKE ESTATES LOT 16			3,283.78
34	051-361-003-000	RATZLAFF DARRYL JAMES & DAWN MARIE	14758 SKYVIEW RD	MADERA CA 93636		6,062.14
35	051-362-006-000	PASCUAL LUIS L TR ETAL	BROOKHILL RD	MADERA CA		3,253.58
36	054-132-022-000	ROGERS CLARENCE W	30825 HAPPY HOLLOW RD	COARSEGOLD CA 93614		63,393.96
37	054-132-053-000	NIEVES RAFAEL NARES & ROSA VIRGINIA	POR SEC 23 T8S R20E PM# 37/92-1			5,529.90
38	054-152-002-000	CARTER ZACHARY J	POR SEC 18 T8S R21E & POR SEC 7 T8S R21E			3,829.25
39	054-292-019-000	TORCO SAVADOR	33633 HAPPY HOLLOW RD	COARSEGOLD CA 93614		397,912.32
40	054-361-011-000	SIMS MAN WILLIAM E & KAREN A TR	INDIAN LAKES ESTATES LOT 488			3,919.89
41	054-510-013-000	ALLISON JAMES G	32207 BIG SANDY DR	COARSEGOLD CA 93614		3,052.12
42	054-510-009-000	SLUSHER JEFFREY L & KARIN C	31386 ROAD 400	COARSEGOLD CA 93614		11,489.77
43	055-053-032-000	GARZA RACHEL CATHELINE ETAL	SEC 30 T6S R21E			4,672.55
44	055-130-034-000	TAVIS JAKE EDWARD	41424 LITTLE CREEK RD	AHWAHNEE CA 93601		27,786.17
45	055-380-034-000	HITCHCOCK ANITA ARLENE	45651 HIGHWAY 49	AHWAHNEE CA 93601		6,902.85
46	057-271-001-000	AYELLO DENNIS C & JANET L	51023 HILLSIDE DR	OKAHURST CA 93644		7,894.81
47	059-280-039-000	DORFMEIER ERICA	50824 SMOKE TREE TR	BASS LAKE CA 93604		27,169.40
48	060-030-049-000	MITTAN THOMAS R & SCHULTE MARY TERESE	56018 ROAD 226	NORTH FORK CA 93643		10,728.06
49	060-130-017-000	SIMMONS REBECCA RENEE	33069 WILLOW CREEK DR	NORTH FORK CA 93643		17,744.21
50	060-130-034-000	SCHMIDT KIMBERLEY RENAY	33072 WILLOW CREEK DR	NORTH FORK CA 93643		77,655.77
51	060-352-043-000	LEVVAS YOLANDA A ETAL	30232 ROAD 222	NORTH FORK CA 93643		2,844.82
52	060-530-063-000	NICKEL J	POR SEC 26 T8S R22E PM 3071 39/144-1			10,469.55
53	061-330-012-000/	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 36 T4S R24E			5,183.29
54	061-331-019-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 T4S R24E			12,417.33
55	061-331-006-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 T4S R24E			4,554.28
56	061-331-007-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 T4S R24E			18,935.28
57	061-331-011-000	SLENDERS ANTHONY J & SUSAN TR	JACKASS MINING DIST SEC 25 & 36 T4S R24E			5,316.42
58	061-380-025-000	MOORE HAROLD C & LOIS	36132 CEDAR LN	WISHON CA 93669		5,167.07
59	061-390-010-000	MOORE HAROLD C & LOIS J	36035 CEDAR LN	WISHON CA 93669		4,767.07
60	061-430-014-000	CHAVARRIA MIGUEL L	38800 TEAFORD POYAH	NORTH FORK CA 93643		8,810.19
61	064-100-036-000	CLARK LOUISE M	39900 HIGHWAY 41	OKAHURST CA 93644		303,536.45
62	065-220-009-000	RFKAF LLL	51940 PETTITT RD	OKAHURST CA 93644		6,778.90
63	070-310-034-000	ROBERTSON KIMMY	3926 CEDAR	BASS LAKE CA 93604		2,903.87
64	082-160-005-000	ROMO WALDO ESTATE OF	NORTH DOME DR	COARSEGOLD CA		3,163.21
65	083-070-011-000	WELLINGTON MARY L TR	CRYSTAL CAVE CIR	COARSEGOLD CA		2,370.12
66	083-101-020-000	ADAMS DONALD J JR & DULCE MARIA	43010 GLACIER LN	COARSEGOLD CA 93614		21,984.47
67	083-480-038-000	BAKER TREVOR LAWSON	NORTH DOME DR	COARSEGOLD CA		52,042.39
68	034-441-028-000	ALCALA HUGO	TRACT 204 LOT 79 SELF HELP SUB 61/148-151			1,348.32
69	006-280-006-000	NOMBRANO PAUL & MELISSA	1019 CENTRAL Pk	MADERA CA 93637		1,139.19

I certify or (declare), 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 31, 2024

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