

# 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 JULY 12016 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016			
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 SHARREN 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
3 094-341-015-000 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 29	MADERA CA 93638	564.65
5 050-250-003-000 SIERRA MODESTO PROPERTIES LLC	SEC 32 T8S R22E 31726 AC		23,271.07
6 094-341-015-000 MC QUIRE JAMES & CAROL A ETAL	30558 HOGAN'S MOUNTAIN RD	COARSEGOLD CA 93614	1,948.53
7 060-352-044-000 LEVVAS YOLANDA A	SEC 31 T8S R23E 11/73-B		1,796.37
8 000-441-020-000 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 GOLLU KARJAN 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 MARIQUEZ JACOB & FAHAD MICHELE	1816 PIERCE LN	MADERA CA 93638	11,982.21
5 005-540-046-000 AMANDA	2630 MARIE DR	MADERA CA 93637	33,053.07
6 007-032-009-000 SANTANGO 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 EDWARD	1709 W 4TH ST	MADERA CA 93637	11,133.30
9 011-082-001-000 MONTES 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
11 012-350-063-000 VILLAGOMEZ ISIDRO E & GRACIELA ROJAS	478 CHESTNUT AVE	MADERA CA 93637	6,561.71
12 027-054-019-000 MARLOW CHARLIE D & CHRISTINE M	25663 FAIRMead BLVD	CHOWCHILLA CA 93610	2,370.61
13 027-134-017-000 BUCKNER LAWRENCE & CLORA M	19437 AVENUE 22 1/2	CHOWCHILLA CA 93610	44,435.48
14 029-270-063-000 MILLER CAROLYN	22550 AVENUE 18 3/4	MADERA CA 93637	147,007.95
15 030-282-028-000 DUENAS RAUL CO TRUSTEE & ALEJANDRA CO TRS ETAL	23733 STOLLEY LN	CHOWCHILLA CA 93610	6,729.78
16 031-571-019-000 TREJO JESUS	22029 SHARI LN	MADERA CA 93638	4,093.03
17 032-450-017-000 STAGNARO ANTHONY T	SMITHWOOD DR	MADERA CA	5,414.44
18 032-602-019-000 VELARDE JOHN MOSES	17663 BALDIWIN ST	MADERA CA 93638	17,141.95
19 032-623-005-000 ZARASOSA ANDREW	24979 MELBA DR	MADERA CA 93638	5,318.27
20 032-624-016-000 CONTRERAS CESAR SANCHEZ	24926 MELBA DR	MADERA CA 93638	5,218.43
21 034-170-016-000 GALVAN DAVID	13182 ROAD 28 1/2	MADERA CA 93638	11,365.85
22 034-410-041-000 GONZALEZ JOSE GUADALUPE MERINO & CORTES ELOINA ELI	28558 AVENUE 18 3/4	MADERA CA 93638	9,419.31
23 035-290-035-000 CERVELLI ELIZABETH LUCIA ETAL	13527 ROAD 23	MADERA CA 93638	7,873.36
24 035-290-035-000 MARTINEZ CARMEN A	BONADELLE AVE	MADERA CA 93638	6,580.06
25 037-133-021-000 BACON AMY	15760 RAYMOND RD	MADERA CA 93638	1,503.00
26 038-070-009-000 JONES RYAN M	29455 ELLIS ST	MADERA CA 93638	3,163.18
27 041-222-002-000 ECHESVITE BIANCA	SEC 21 T12S R15E 80.35 AC		46,687.26
28 042-030-016-000 SANCHEZ JOHN & PATRICIA	5755 PAMONA RD	FIREBAUGH CA 93622	12,020.62
29 042-040-013-000 SAMPALESI ROBERT TRUSTEE	5857 COLUMBIA RD	FIREBAUGH CA 93622	3,768.76
30 047-022-006-000 RIVERA JESUS M ETAL	27230 AVENUE 13	MADERA CA 93637	12,832.71
31 048-050-005-000 CORONADO JORGE	9466 YATES ST	MADERA CA 93637	20,061.82
32 051-084-004-000 WILSON ALEX	SEC 11 T10S R21E #2309 30/54-1		998.77
33 051-361-005-000 RATZLAFF DARRYL JAMES & DAWN MARIE	HIDDEN LAKE ESTATES LOT 16	MADERA CA 93636	3,283.78
34 051-362-006-000 PASQUALI LUISA L TR ETAL	14758 SKYVIEW RD	MADERA CA	6,062.14
35 054-132-022-000 ROGERS CLARENCE W	BROOKHILL RD	COARSEGOLD CA 93614	3,253.58
36 054-132-053-000 NIEVES RAFAEL NARES & ROSA VIRGINIA	30825 ROAD 200E PM# 37/92-1		63,393.96
37 054-152-002-000 CARTER ZACHARY J	POR SEC 32 T8S R20E & POR SEC 37/92-1		5,529.90
38 054-292-019-000 TORO SAVADOR	POR SEC 18 T8S R21E & POR SEC 7 T8S R21E		3,829.25
39 054-361-011-000 TINSMAN WILLIAM E & KAREN A TR	33633 HAPPY HOLLOW RD	COARSEGOLD CA 93614	39,912.32
40 054-510-003-000 ALLISON JAMES G	INDIAN LAKES ESTATES LOT 488		3,919.89
41 054-510-009-000 SLUSHER JEFFREY L & KARIN C	32207 BIG SANDY DR	COARSEGOLD CA 93614	3,052.12
42 055-053-032-000 GARZA RACHEL CATHELINE ETAL	31386 ROAD 400	COARSEGOLD CA 93614	11,489.77
43 055-130-050-000 TAVIS JAKE EDWARD	SEC 30 T6S R21E		4,672.55
44 055-380-034-000 HITCHCOCK ANITA ARLENE	41424 LIGHT CREEK RD	AHWAHNEE CA 93601	27,786.17
45 055-380-034-000 AYELO DENNIS C & JANET L	45651 HIGHLWAY 49	AHWAHNEE CA 93601	6,902.85
46 059-280-039-000 DORFMEIER ERICA	51023 HILLSIDE DR	OAKHURST CA 93644	7,894.81
47 060-030-049-000 MITTAN THOMAS R & SCHULTE MARY TERESE	50824 SMOKE TREE TR	BASS LAKE CA 93604	27,169.40
48 060-130-017-000 SIMMONS REBECCA RENEE	56018 ROAD 226	NORTH FORK CA 93643	10,728.06
49 060-130-034-000 SCHMIDT KIMBERLEY RENAY	33069 WILLOW CREEK DR	NORTH FORK CA 93643	11,714.21
50 060-352-043-000 LEVVAS YOLANDA A ETAL	33072 WILLOW CREEK DR	NORTH FORK CA 93643	7,765.57
51 060-530-063-000 NICKEL J	30232 ROAD 222	NORTH FORK CA 93643	2,844.82
52 061-330-012-000/ SLENDERS ANTHONY J & SUSAN TRUSTEE	POR SEC 26 T8S R22E PM 3071 39/144-1		10,469.55
53 061-331-019-000 SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 36 T4S R24E		5,183.29
54 061-331-006-000 SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 T4S R24E		12,417.33
55 061-331-007-000 SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 T4S R24E		4,554.28
56 061-331-011-000 SLENDERS ANTHONY J & SUSAN TR	JACKASS MINING DIST SEC 25 & 26 T4S R24E		18,935.28
57 061-380-025-000 MOORE HAROLD C & LOIS	36132 CEDAR LN	WISHON CA 93669	5,316.42
58 061-390-010-000 MOORE HAROLD C & LOIS J	36035 CEDAR LN	WISHON CA 93669	4,767.07
59 061-430-014-000 CHAVARRIA MIGUEL L	38800 TEAFORD POYAH	NORTH FORK CA 93643	9,810.19
60 064-100-036-000 CLARK LOUISE M	39900 HIGHWAY 41	OAKHURST CA 93644	303,536.45
61 065-220-009-000 RKAF LLL	51940 PETTIT RD	OAKHURST CA 93644	6,778.90
62 070-310-034-000 ROBERTSON KIMMY	3926 CEDAR	BASS LAKE CA 93604	2,162.31
63 082-160-005-000 ROMO WALDO ESTATE OF	NORTH DOME DR	COARSEGOLD CA	3,903.87
64 083-070-011-000 WELLINGTON MARY L JR	CRYSTAL CAVE CIR	COARSEGOLD CA	2,370.12
65 083-110-020-000 ADOMS DONALD J JR & DULCE MARIA	43010 GLACIER LN	COARSEGOLD CA 93614	21,984.47
66 083-480-038-000 BAKER TREVOR LAWSON	NORTH DOME DR	COARSEGOLD CA	52,042.39
67 086-280-006-000 NOMBRANO PAUL & MELISSA	1019 CENTRAL PL	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

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

Ref. No. 7193 - June 5, 12, 19, 2024