

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.

APN	Property Description	City/County	Assessed Value
038-010-008-000	JIMENEZ MANUEL R	MADERA CA 93638	1,866.50
008-630-008-000	ANDERSON JARREN J & KAREN C	MADERA CA 93637	12,899.78
008-062-019-000	RODRIGUEZ LIDA M	MADERA CA 93638	772.82
094-344-015-000	MACKAY PAMELA TRUSTEE ETAL	COARSEGOLD CA 93614	9,095.30
059-054-024-000	MACKAY PAMELA TRUSTEE ETAL	MADERA CA 93637	6,379.75
006-580-049-000	RODRIGUEZ JOSEPH & VALERIE Y	MADERA CA 93637	4,727.77
001-230-001-000	LOPEZ HELADIO CARLOS ETAL	MADERA CA 93638	32,500.41
011-082-018-000	SAHOTA BALDIP SINGH & JASVIR K	MADERA CA 93638	3,172.13
014-080-030-000	HUGHES BILLYE ELISA	CHOWCHILLA CA 93610	20,675.96
035-162-018-000	JIMENEZ ENRIQUE	MADERA CA 93638	564.65
050-250-003-000	SIERRA MODesto PROPERTIES LLC	COARSEGOLD CA 93614	23,271.07
054-344-016-000	MC QUIRE JAMES & CAROL A ETAL	MADERA CA 93638	1,948.53
060-352-044-000	LEVIAS YOLANDA A	MADERA CA 93638	1,796.37
000-441-020-000	TURNER MARTIN TRUSTEE	MADERA CA 93638	272,119.01
001-102-004-000	GOLLU KARISHA H TRUSTEE	CHOWCHILLA CA 93610	6,826.71
002-113-012-000	JENKINS VIVIAN A	CHOWCHILLA CA 93610	3,712.29
003-280-006-000	JETTENDEN HELEN ETAL	MADERA CA 93638	2,275.46
005-504-046-000	MANRIQUEZ JACOB & FAJAD MICHELE	MADERA CA 93638	11,982.21
005-540-025-000	AUIVAREZ MANDA	MADERA CA 93637	33,053.07
007-032-009-000	SANTINGO MARTINEZ MANUEL & PACHECO CARMEN HERNANDE	MADERA CA 93638	15,623.91
008-061-012-000	BRUNER DOROTHY J ETAL	MADERA CA 93638	4,149.67
009-062-006-000	KEEL JAY EDWARD	MADERA CA 93637	11,133.30
011-082-001-000	MONTEZ JORGE HERRERA ETAL	MADERA CA 93638	7,686.79
012-100-036-000	GARCIA PABLO	MADERA CA 93637	9,890.98
012-350-053-000	VILLAGOMEZ ISIDRO E & GRACIELA ROJAS	MADERA CA 93637	6,561.71
027-054-019-000	MARLOW CHARLIE D & CHRISTINE M	CHOWCHILLA CA 93610	2,370.61
027-134-017-000	BUCKNER LAWRENCE & CLORA M	CHOWCHILLA CA 93610	44,435.48
029-270-053-000	MILLER CAROLYN	MADERA CA 93637	147,007.95
030-282-023-000	DUENAS RAUL CO TRUSTEE & ALEJANDRA CO TRS ETAL	CHOWCHILLA CA 93610	6,729.78
031-571-019-000	TREJO JESUS	MADERA CA 93638	4,093.03
032-450-017-000	STAGNARO ANTHONY T	MADERA CA	2,510.44
032-602-019-000	ZELARDE JOHN MOSES	MADERA CA 93638	17,241.95
032-623-006-000	ZARASOSA ANDREW	MADERA CA 93638	5,318.27
032-624-011-000	CONTRERAS CESAR SANCHEZ	MADERA CA 93638	5,218.43
034-171-016-000	BOUNDS DAVID	MADERA CA 93638	11,365.85
034-410-041-000	GALVAN JUDY	MADERA CA 93638	9,419.31
035-290-035-000	GONZALEZ JOSE GUADALUPE MERINO & CORTES ELOINA ELI	MADERA CA 93638	7,873.36
037-133-021-000	MARTINEZ CARMEN A	MADERA CA	6,580.06
038-070-009-000	BACON AMY	MADERA CA 93638	1,303.00
041-222-002-000	JONES RYAN M	MADERA CA 93638	3,163.18
042-030-016-000	ECHAVESTE BIANCA	FIREBAUGH CA 93622	46,687.26
042-040-013-000	SANCHEZ JOHN & PATRICIA	FIREBAUGH CA 93622	12,020.62
047-022-006-000	SAMPAULESI ROBERT TRUSTEE	MADERA CA 93637	3,768.76
048-050-005-000	RIVERA JESUS M ETAL	MADERA CA 93637	12,832.71
051-086-004-000	WILSON ALEX	MADERA CA 93637	20,061.82
051-361-005-000	RATZLAFF DARRYL JAMES & DAWN MARIE	MADERA CA 93636	3,283.78
051-362-006-000	PASCUAL LUISA L TR ETAL	MADERA CA	6,062.14
054-132-022-000	ROGERS CLARENCE W	COARSEGOLD CA 93614	3,253.58
054-152-053-000	NIEVES RAFAEL NARES & ROSA VIRGINIA	COARSEGOLD CA 93614	63,935.96
054-152-002-000	CARTER ZACHARY J	MADERA CA	5,529.90
054-292-019-000	SORCI SAUADOR	COARSEGOLD CA 93614	3,829.25
054-361-011-000	TINKMAN WILLIAM E & KAREN A TR	COARSEGOLD CA 93614	397,912.32
054-450-013-000	ALLISON JAMES G	COARSEGOLD CA 93614	3,919.89
054-510-009-000	SLUSHER JEFFREY L & KARIN C	COARSEGOLD CA 93614	3,052.12
055-053-032-000	GARZA RACHEL CATHELINE ETAL	COARSEGOLD CA 93614	11,489.77
055-130-050-000	TAVIS JAKE EDWARD	COARSEGOLD CA 93614	4,672.55
055-380-034-000	HITCHCOCK ANITA ARLENE	AHWAHNEE CA 93601	27,786.17
057-271-001-000	AYELLO DENNIS C & JANET L	AHWAHNEE CA 93601	6,902.85
059-280-039-000	DORFMEIER ERICA	OKAHURST CA 93644	7,884.81
060-030-049-000	MITTAN THOMAS R & SCHULTE MARY TERESE	BASS LAKE CA 93604	27,169.40
060-130-017-000	SIMMONS REBECCA RENEE	NORTH FORK CA 93643	10,726.06
060-130-034-000	SCHMIDT KIMBERLEY RENAY	NORTH FORK CA 93643	11,714.21
060-352-043-000	LEVIAS YOLANDA A ETAL	NORTH FORK CA 93643	77,655.77
060-550-063-000	NICKEL L	NORTH FORK CA 93643	2,844.82
061-330-012-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 36 14S R24E	10,469.55
061-331-019-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 14S R24E	5,183.29
061-331-006-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 14S R24E	12,417.33
061-331-007-000	SLENDERS ANTHONY J & SUSAN TRUSTEE	JACKASS MINING DIST SEC 25 & 26 14S R24E	4,554.28
061-331-011-000	SLENDERS ANTHONY J & SUSAN TR	JACKASS MINING DIST SEC 25 & 26 14S R24E	18,935.28
061-380-025-000	MOORE HAROLD C & LOIS	WISHON CA 93669	5,316.42
061-390-010-000	MOORE HAROLD C & LOIS J	WISHON CA 93669	8,767.07
061-430-014-000	CHAVARRIA MIGUEL L	NORTH FORK CA 93643	8,810.19
064-100-036-000	CLARK LLD	OKAHURST CA 93644	303,536.45
065-220-009-000	AKAF LLD	OKAHURST CA 93644	6,778.90
070-310-034-000	ROBERTSON KIMMY	BASS LAKE CA 93604	2,370.21
082-160-005-000	ROMO WALDO ESTATE OF	COARSEGOLD CA	2,903.87
083-070-011-000	WELLINGTON MARJ L TR	COARSEGOLD CA	2,370.12
083-110-020-000	ADAMS DONALD J JR & DULCE MARIA	COARSEGOLD CA 93614	21,984.47
083-480-038-000	BAKER TREVOR LAWSON	COARSEGOLD CA	52,042.39
006-280-006-000	NOMBRANO PAUL & MELISSA	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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