

**SUTTER COUNTY ACTING TREASURER-TAX COLLECTOR
NICHOLAS F. VALENCIA**

**NOTICE OF PROPERTY TAX DELINQUENCY
AND IMPENDING DEFAULT
(§3351, and §3352)**

I, Nicholas F. Valencia, Sutter County Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 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 as of July 1, 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 for redemption of tax-defaulted property will be furnished, upon request, by Nicholas F. Valencia, Sutter County Treasurer-Tax Collector, 1160 Civic Center Blvd., Ste E, Yuba City, CA 95993, (530) 822-7117.

**NOTICE OF IMPENDING POWER TO SELL
TAX-DEFAULTED PROPERTY
(§3361, §3362)**

Pursuant to Revenue and Taxation Code §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 one or more of the conditions 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 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 Nicholas F. Valencia, Sutter County Treasurer-Tax Collector, 1160 Civic Center Blvd, Ste E, Yuba City, CA 95993, (530) 822-7117.

The amount to redeem, including all penalties and fees, as of June 30, 2023, is shown opposite the parcel number and next to the name of the assessee.

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, 2018, for taxes, assessments, and other charges for tax year 2017-2018:

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
014044018000	Claspill Naomi (Est of) 2850 California St, Sutter	\$3,359.10
014063026000	Cox Samuel Cypress St, Sutter	\$2,291.23
019022004000	Lewis Annabelle ETAL 3932 Marshall Way, Yuba City	\$373.52
023051042000	Allen Larry D Tr 2016 Etal 1500 Stewart Rd, Yuba City	\$47,937.94
023080002000	Patterson Levi 1404 Barry Rd, Yuba City	\$17,498.92
0231940050A0	Bullet Express Inc. 3988 Railroad Ave, Yuba City	\$35,882.76
033080050000	Walters Norma D 2441 Cornelius Ave, Rio Oso	\$8,547.94
035381001000	Showman Dudley (Est of) 9817 Rio Ramaza Dr, Sacramento	\$4,349.48
051093022000	Hohman Rev Liv 06 Tr Et 1445 Stafford Way, Yuba City	\$8,470.16
052063003000	Assembles of God 800 Spiva Ave, Yuba City	\$3,559.91
052152008000	Vang Michael N/Kasia L 954 Cooper Ave, Yuba City	\$12,405.17
053070001000	Whittenbury Liv 11 Tr Etal 511 Trinity Ave, Yuba City	\$10,796.91
053172014000	Peacock-Lofgren Susan 864 Jewell Ave, Yuba City	\$1,822.05
053211012000	Griesa Robert D Tr Etal 12 Clinton St, Yuba City	\$17,865.46
053413013000	Palm Suzette 131 Del Monte Ave, Yuba City	\$6,797.88
053433020000	Griesa Joseph P 363 Garden Hwy, Yuba City	\$12,732.78
057110009000	Alexander Bruce V/Thonda M1867 Allen Ct, Yuba City	\$24,913.38
057220020000	Mann Ranjit S/ Etal 1746 Michelle Dr, Yuba City	\$24,672.72
059400036000	My Philanthropies 1634 Portofino Dr, Yuba City	\$34,490.94
059470048000	Castaneda Victor 1817 Stabler Park Dr, Yuba City	\$575.40
062280078000	Joshi Rai/Santosh 1256 Tulio St, Yuba City	\$326.98

Property tax-defaulted on July 1, 2017, for taxes, assessments, and other charges for tax year 2016-2017:

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
006461033000	Lepe, Brenda S 2229 Leslie Ct, Live Oak	\$16,203.86
013101011000	Owen, Glenda 15961 Bridge St, Meridian	\$3,337.15
023330014000	Sanders, Stacy 3075 Muir Rd, Yuba City	\$8,852.63
023330047000	Stahlecker, John 1145 Larry Way, Yuba City	\$3,165.12
033171002000	Pritchett, Richard/Deborah Yuba St, E Nicolaus	\$3,499.08
051094006000	Joliff, Eva M '96 Tr Etal 760 Duke Ct, Yuba City	\$5,867.53

Property tax-defaulted on July 1, 2016, for taxes, assessments, and other charges for tax year 2015-2016:

006461002000	Limon, Josefina 2250 Archer Ave, Live Oak	\$3,328.69
013240091000	Gill, Gurmukh S Etal Nuestro Rd, Yuba City	\$23,708.64
014251015000	Allen, Mitchell 2175 California St, Sutter	\$8,852.94
023080004000	Farr, Nell F 3561 Frakes Way, Yuba City	\$10,320.91
059062012000	Thornton, Coy L 1511 Queens Ave, Yuba City	\$1,861.58

Property tax-defaulted on July 1, 2015, for taxes, assessments, and other charges for tax year 2014-2015:

052052014000	Scott, Jason J 720 Sloss Ave, Yuba City	\$22,723.77
062380020000	Powar, Jagjit 3950 Butte House Rd, Yuba City	\$21,428.81

Property tax-defaulted on July 1, 2014, for taxes, assessments, and other charges for tax year 2013-2014:

006264007000	Alonzo, Cardenas Manuel 9590 L St, Live Oak	\$5,417.20
006264008000	Alonzo, Cardenas Manuel 2427 Ash St, Live Oak	\$11,582.06
017313004000	Jeffers, Merle K 2041 Romero St, Yuba City	\$15,298.55
029173009000	Pirkey, Hazel K (Est of) 4574 Santa Rosa Ave, Robbins	\$16,398.46
052130007000	Grewal, Baldev S 612 Gray Ave, Yuba City	\$56,697.47
062180036000	Bond, Edward/Loretta Etal 3328 Lexington Ct, Yuba City	\$43,649.65

Property tax-defaulted on July 1, 2008, for taxes, assessments, and other charges for tax year 2007-2008:

052520011000	Davis Paul D/Betty L 347 B St #A #B #C, Yuba City	\$14,786.44
053264001000	Amato, Theodore/Jacquelyn Main St, Yuba City	\$21,579.94

I certify or (declare), under penalty of perjury, that the foregoing is true and correct.

Nicholas F. Valencia
Sutter County Treasurer-Tax Collector

Executed at Yuba City, Sutter County, California, on June 01, 2023
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