

**SUTTER COUNTY ACTING TREASURER-TAX COLLECTOR  
CHRISTINA N. HERNANDEZ**

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

I, Christina N. Hernandez, Sutter County Acting Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 2022, 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 2021-2022, and/or any delinquent supplemental taxes levied prior to the fiscal year 2021-2022, 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, 2022, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2025.

That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by Christina N. Hernandez, Sutter County Acting Treasurer-Tax Collector, 463 Second St, Rm 112, Yuba City, CA 95991, (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, 2022, 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 Christina N. Hernandez, Sutter County Acting Treasurer-Tax Collector, 463 Second St, Rm 112, Yuba City, CA 95991, (530) 822-7117.

**The amount to redeem, including all penalties and fees, as of June 30, 2022, 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, 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	\$17,158.75
013101011000	Owen, Glenda 15961 Bridge St, Meridian	\$5,399.94
023330014000	Sanders, Stacy 3075 Muir Rd, Yuba City	\$14,324.66
023330047000	Stahlecker, John 1145 Larry Way, Yuba City	\$2,906.66
033171002000	Pritchett, Richard/Deborah Yuba St, E Nicolaus	\$2,749.10
033250024000	Darrach-Harbert, Ann Marie Striplin Rd, Pleasant Grove	\$4,319.36
051094006000	Joliff, Eva M '96 Tr Etal 760 Duke Ct, Yuba City	\$4,994.67
053213008000	Ramirez, Jesse A/Adam Jr 362 Moore Ave, Yuba City	\$9,166.37
053363013000	Kaiser, Darla/Steven 746 Main St, Yuba City	\$8,149.29
053400074000	Ramirez, Adam 675 Lincoln Rd, Yuba City	\$14,630.46

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

006261022000	Booker, Steven A 9596 Broadway, Live Oak	\$3,336.20
006461002000	Limon, Josefina 2250 Archer Ave, Live Oak	\$3,099.57
013240091000	Gill, Gurmukh S Etal Nuestro Rd, Yuba City	\$42,041.21
014251015000	Allen, Mitchell 2175 California St, Sutter	\$6,857.20
023080004000	Farr, Nell F 3561 Frakes Way, Yuba City	\$6,091.72
053232004000	Sorensen Inc Profit Sharing 262 Del Monte Ave, Yuba City	\$7,019.40

059062012000 Thornton, Coy L 1511 Queens Ave, Yuba City \$1,722.26

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 \$18,750.94  
054030007000 Robinson, Darnell N 1633 South Park Dr, Yuba City \$32,748.52  
062380020000 Powar, Jagjit 3950 Butte House Rd, Yuba City \$22,700.01

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 \$4,758.84  
006264008000 Alonzo, Cardenas Manuel 2427 Ash St, Live Oak \$10,266.44  
017313004000 Jeffers, Merle K 2041 Romero St, Yuba City \$13,053.83  
029173009000 Pirkey, Hazel K (Est of) 4574 Santa Rosa Ave, Robbins \$13,761.58  
052130007000 Grewal, Baldev S 612 Gray Ave, Yuba City \$48,777.19  
062180036000 Bond, Edward/Loretta Etal 3328 Lexington Ct, Yuba City \$36,787.63

Property tax-defaulted on July 1, 2013, for taxes, assessments, and other charges for tax year 2012-2013:

006223002000 Ochoa, Clemente T/Elvira C 2483 Elm St, Live Oak \$10,517.61

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 \$43,683.08  
053264001000 Amato, Theodore/Jacquelyn Main St, Yuba City \$17,339.44

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

Christina N. Hernandez  
Sutter County Acting Treasurer-Tax Collector

Executed at Yuba City, Sutter County, California, on June 01, 2022  
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