



TREASURER/TAX COLLECTOR

JUSTIN BIRTWHISTLE

Tuolumne County Administration Center
2 South Green Street
Sonora, California 95370
Phone (209) 533-5544

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Pursuant to Revenue and Taxation Codes sections 3691 and 3692.4, the following conditions will, by operation of law, subject real property to the tax collector's power to sell.

- 1) All property for which property taxes and assessments have been in default for five or more years.
- 2) All nonresidential commercial property for which property taxes and assessments have been in default for three or more years.
- 3) 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.
- 4) 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.

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 sale by the tax collector. All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by JUSTIN BIRTWHISTLE, 2 S. GREEN STREET, SONORA, CA 95370 (209) 533-5544.

The amount to redeem, including all penalties and fees, as of June 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.

ASSESSOR'S PARCEL NUMBER	PROPERTY LOCATION	ASSESSEE NAME	AMOUNT TO REDEEM
PROPERTY TAX DEFAULTED ON JULY 1,2015 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015			
035-090-022-000	1230 STATE HWY 49	SELESIA, RANDALL S SR ETAL	\$ 7,147.84
048-475-014-000	19193 FALLEN LEAF LN	HOSACK DANIEL W & HOSACK EVELYN	\$ 3,382.35
086-260-006-000	16375 WHITE OAK DR	SIMS, DOUGLAS H TR	\$ 7,137.96
PROPERTY TAX DEFAULTED ON JULY 1,2016 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016			
040-164-029-000	23337 TANAGER DR	ESTRADA DIANE L TR	\$ 2,199.88
056-110-021-000	POR SE1/4 SEC 1 T1N R14E 3.32AC	LAWLER, MICHAEL K	\$ 3,561.33
066-190-005-000	POR NW1/4 SEC 30 T1S R16E 14.42AC	PETERS DANIEL J	\$ 2,214.79
076-150-014-000	LAKE DON PEDRO 3 L980 1.8AC	JONES, EARL JR TR ETAL	\$ 1,443.51
PROPERTY TAX DEFAULTED ON JULY 1,2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017			
009-189-009-000	CARTER SOUTH ADDITION LOT 4 & POR LOT	JAMES, MICHAEL	\$ 6,004.63
048-230-027-000	21625 SLOPE LN	GILES, BRANDON LESTER & WEISS, LAUREN	\$ 2,161.19
062-070-015-000	POR SEC 4 9 T1N R16E 44.606AC	REZEK, JOESPH	\$ 947.60
PROPERTY TAX DEFAULTED ON JULY 1,2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018			
003-140-010-000	18194 NINTH AVE	CROTSLEY, JIMMY F JR	\$ 545.64
003-140-014-000	10630 SEVENTH ST	HATLER, STEWART E	\$ 6,032.63
003-140-059-000	10640 TENTH AVE	HATLER, STEWART E	\$ 103.58
003-201-004-000	JAMESTOWN PEREIRA ADD L4 BLK63	KINDER, NAOMI A	\$ 101.23
003-300-020-000	17767 WOODS WAY	YOUNG, ROBERT C ETAL	\$ 746.95
023-160-019-520	POR SW1/4 SEC 5 T3N R17E 8.93AC	HODGES, WILLIAM A	\$ 139.55
027-112-026-000	LONG BARN LODGE 1 L92	CROW, EDWARD M ETAL	\$ 505.11
027-112-038-000	25686 UPPER SCENIC DR	CROW, EDWARD M ETAL	\$ 2,436.61
027-141-016-000	26191 SLIDE INN ST	NOWLIN, KAREN RUTH ETAL	\$ 2,824.50
032-340-016-000	POR SE1/4 SEC 14 T2N R14E .061AC	SHOAL CREEK ASSOCIATES LP	\$ 81.07
033-420-001-000	20556 FLORA LN	SWANSON, DIANE	\$ 3,118.01
034-151-004-000	20227 GIBBS DR	BURROUGHS, KEVIN	\$ 18,375.73
035-050-003-000	21197 JACK PAGE RD	HATLER, STEWART E	\$ 3,489.11
035-261-003-000	41 ELK DR	FREITAS RENEE	\$ 4,979.30
037-190-030-000	22495 PARROTTTS FERRY RD	CLINKENBEARD, GARY	\$ 3,869.95
038-310-055-000	21261 PHOENIX LAKE RD #A	ROOKS-AMARAL MELISSA F	\$ 30,797.29
039-330-011-000	9328 STATE HWY 49	LAREZ, JUAN C TR	\$ 8,981.76
039-400-009-000	POR NE1/4 SEC 32 T2N R14E .735AC	GULLANDER, GLORIA TR	\$ 256.47
043-200-017-000	19774 SERRANO RD	HATLER, STEWART E	\$ 15,353.68
043-200-021-000	19702 SERRANO RD	HATLER, STEWART E	\$ 8,915.27
043-200-022-000	19696 SERRANO RD	HATLER, STEWART E	\$ 8,340.56
043-200-025-000	19684 SERRANO RD	HATLER, STEWART E	\$ 8,485.04
043-200-027-000	19678 SERRANO RD	HATLER, STEWART E	\$ 3,886.47
043-200-030-000	19730 SERRANO RD	HATLER, STEWART E	\$ 12,542.96
043-200-031-000	19690 SERRANO RD	HATLER, STEWART E	\$ 6,202.57
043-200-032-000	19764 SERRANO RD	HATLER, STEWART E	\$ 5,806.54
043-200-033-000	POR SE1/4 SEC 34 T2N R15E 3.098AC	HATLER, STEWART E	\$ 10,544.98
043-260-063-000	WELL POR R/S 14-20 .01AC POR SW1/4 SEC 3	PERRY, RAY A	\$ 101.41
043-300-002-000	19600 SERRANO RD	HATLER, STEWART E	\$ 29,013.09
044-010-022-000	POR NW1/4 SEC 29 T2N R15E 18.7AC	PHELAN JAMES L & PHELAN PATRICIA L TR	\$ 1,079.28
044-040-022-000	20899 LYONS BALD MOUNTAIN RD	PHELAN, BETTY V ETAL	\$ 2,080.80
046-060-007-000	20612 CHIEF FULLER WAY	ROSS CHRISTOPHER R & ROSS CHRISTOPHER	\$ 15,877.58
049-161-002-000	23022 GOLF CLUB DR	MARCHETTI, BEATRICE A TR	\$ 7,104.90
056-590-015-000	POR SEC 1 2 T1N R14E 2.64AC	HATLER, STEWART	\$ 667.17
056-590-016-000	POR SEC 1 2 T1N R14E 3.01AC	HATLER, STEWART	\$ 651.34
059-550-011-000	POR PAR C-2 PM 18-38 .326AC POR SE1/4 SE	HATLER, STEWART	\$ 260.32
059-550-014-000	18988 GOLDEN DOVE LN	HATLER, STEWART	\$ 39,413.81
059-550-018-000	11387 SILVER PINE DR	CASWELL, JEREMY	\$ 7,212.88
059-550-021-000	19125 GOLDEN DOVE LN	CASWELL, JEREMY	\$ 3,377.82
059-550-022-000	18887 GOLDEN DOVE LN	HATLER, STEWART E	\$ 5,344.22
063-150-021-000	POR NW1/4 SEC 1 T1S R13E .171AC	SAN MARTIN ROSALINDA	\$ 78,310.44
064-030-036-000	14441 JACKSONVILLE RD	BISSETT DUNCAN GEORGE & REGINA MARIE	\$ 8,503.30
064-360-007-000	13947 PARK AVE	CARILLI, SALVATORE	\$ 4,588.34
065-220-025-000	13480 KANAKA DR	KANAKA DRIVE LLC	\$ 11,587.26
066-380-013-000	10900 MERRELL RD	BIRD, ALICIA	\$ 10,643.95
066-390-023-000	10819 SWEET BRIER LN	BARNES, MICHAEL	\$ 13,904.32
066-660-002-000	21880 FERRETTI RD	COOPER HOPE	\$ 9,307.09
066-710-013-000	20360 WHITES GULCH RD	HOLT PAUL & COLLINS VICKIE	\$ 7,199.98
071-010-074-000	10075 OLD DON PEDRO RD	KAMINSKI, JOSEPH W	\$ 19,054.53
075-050-025-000	2776 PEPITO CT	ALIPS, FRANCOIS	\$ 1,264.32
075-190-019-000	1735 ALAZAN WAY	WITTHOFT PATRICK & WITTHOFT ALISON	\$ 13,656.98
076-140-024-000	LAKE DON PEDRO 3 L1206 5.3AC	TANG, MICHAEL MINH	\$ 1,618.03
076-150-013-000	LAKE DON PEDRO 3 L979 1.9AC	GUTIERREZ MARTIN MURILLO	\$ 639,796.15
076-210-031-000	LAKE DON PEDRO 3 L819 1.5AC	BINNACLE LIGHT LLC	\$ 2,703.88
076-240-028-000	3650 CASTILLO WAY	JOHNSTON ROBERT A	\$ 18,490.03
080-240-014-000	23956 STABLE RD	OWENS, DAVID R	\$ 2,676.60
080-350-001-000	CEDAR RIDGE RANCH 12A L589	OWENS, DAVID R	\$ 2,497.50
084-080-035-000	22808 FOUR WHEEL RD	HATLER, STEWART E	\$ 4,310.20
084-130-027-000	13269 SHALE ROCK RD	BYERS AMANDA S & TERRY R	\$ 7,818.29
085-270-018-000	12641 GUNSIGHT RD WEST	HATLER, STEWART E	\$ 2,002.71
085-320-023-000	PAR B-2 PM 33-16 POR SEC 18 T2N R15E	HATLER, STEWART E	\$ 2,947.04
087-141-001-000	PONDEROSA HILLS 4 L125	MERRILL PATRICK	\$ 877.92
089-030-006-000	POR R/S 2-30 POR SE1/4 SEC 30 T2NR16E 35A	KENNING PROPERTIES INC	\$ 8,776.35
089-040-013-000	20765 LONGEWAY RD	WHIPPLE, MERRIE JOY	\$ 28,761.24
089-072-001-000	WILLOW SPRINGS RANCH 1 L52	PAPAS, BESSIE R	\$ 1,272.55
089-250-012-000	WILLOW SPRINGS RANCH 4A L457	BUCK, AMBER PATRICE	\$ 4,136.04
090-340-009-000	19080 DYER CT #9	HAMILTON JOLENNIA D	\$ 5,024.90
090-340-012-000	19032 DYER CT #12	HAMILTON JOLENNIA D	\$ 4,985.09
090-380-010-000	19061 FOUNTAIN CT	AVILA, ANGELIA A	\$ 30,055.28
091-130-010-000	19274 JAMES CIR	KCA DEVELOPMENT	\$ 412.45
091-220-016-000	19691 FERRETTI RD	MC KINLEY, TIMOTHY TR	\$ 1,172.04
091-300-012-000	13029 JACKSON MILL DR	LAND TITLE LLC	\$ 533.80
092-150-018-000	PINE MOUNTAIN LAKE 3 L143	GUITERREZ, ELIZABETH	\$ 1,117.18
094-200-037-000	PINE MOUNTAIN LAKE 13 L309	GUITERREZ, ELIZABETH	\$ 819.39
045-160-003-000	20045 PHOENIX LAKE RD	CLARK, BETTY LOU	\$ 16,880.46
094-270-015-000	PAR 264 PM 55-11 POR PINE MOUNTAIN	PINE MOUNTAIN LAKE ASSOCIATION	\$ 3,747.13
799-000-013-000	Unitary Personal Property 00000072250	Mother Lode Internet, LLC	\$ 2,111.73
092-270-002-000	PINE MOUNTAIN LAKE 4 L454	DARNALL CASSIE WILL	\$ 227.19
098-120-004-000	18730 WOODHAMS CARNE RD	LONG ERIN MOITOZA & SCOTT	\$ 88.71
087-072-003-000	20735 PONDEROSA WAY	RISHEBARGER TROY 1/2 ETAL	\$ 491.40
090-080-003-000	19560 CHAFFEE CIR	MADERA CARLOS & CANNEL SCOTT 1/2	\$ 2,442.01
086-180-019-000	21645 PHOENIX LAKE RD	MC DANIEL KAREN & MICHAEL	\$ 1,288.77
PROPERTY TAX DEFAULTED ON JULY 1,2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019			
003-080-031-000	10698 TENTH AVENUE	HATLER, STEWART E	\$ 3,975.03
003-080-032-000	10700 TENTH AVENUE	HATLER, STEWART E	\$ 5,913.12
003-080-033-000	JAMESTOWN PEREIRA ADD LOT 10 BLK34	HATLER, STEWART E	\$ 4,936.07
003-080-034-000	JAMESTOWN PEREIRA ADD LOT 9 BLK 34	HATLER, STEWART E	\$ 375.03
003-080-035-000	JAMESTOWN PEREIRA ADD LOT 7 BLK 34	HATLER, STEWART E	\$ 375.03
003-080-036-000	JAMESTOWN PEREIRA ADD LOT 8 BLK 34	HATLER, STEWART E	\$ 375.03
003-080-037-000	JAMESTOWN PEREIRA ADD LOT 10 BLK 35	HATLER, STEWART E	\$ 375.03
003-080-038-000	JAMESTOWN PEREIRA ADD LOT 9 BLK 35	HATLER, STEWART E	\$ 3,801.65
085-290-006-000	22486 UPPER QUAIL MINE ROAD	HATLER, STEWART E	\$ 5,346.50
084-140-008-000	POR PARCEL D R/S 5/35 SEC 8 T2N R15E	DEVLIN, EMDTHE	\$ 1,602.32

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

Justin Birtwhistle

Tuolumne County Tax Collector, State of California

Executed at Sonora, Tuolumne County, California, on May 31, 2023

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