

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, 2025, 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 2025, 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, 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018			
027-230-029-000	24366 TAMARACK AVE	TOSTI, PAUL	\$ 932.13
045-160-003-000	20045 PHOENIX LAKE RD	CLARK, BETTY LOU	\$ 11,820.20
075-080-038-000	LAKE DON PEDRO 2 L530 2.2AC	SERV-LIN LLC	\$ 274.73
089-072-001-000	WILLOW SPRINGS RANCH 1 L52	PAPAS, BESSIE R	\$ 864.85
PROPERTY TAX DEFAULTED ON JULY 1, 2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019			
003-101-011-000	18323 MAIN ST	PACHOLL STEVEN L	\$ 10,520.16
076-050-014-000	LAKE DON PEDRO 3 L1191 4.2AC	GOWIN, DALE V TR	\$ 3,573.63
085-130-009-000	15259 MCKAMEY CT	ERWAY ERIN	\$ 12,580.92
088-110-048-000	20489 EDEN LN	REEL, DAVID J	\$ 1,852.87
047-041-023-000	24295 LIVE OAK ST	PARRY DEBORAH ARDINE & JOHN	\$ 3,575.83
PROPERTY TAX DEFAULTED ON JULY 1, 2020 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2019-2020			
023-392-001-000	29650 KERNS DR	FREIBERGER, KIM	\$ 2,016.55
027-111-022-000	25785 LONG BARN SUGAR PINE RD	FAUCI EUGENE V & FAUCI RHONDA	\$ 5,781.36
028-510-003-000	JUPITER 1 L4	ARREDONDO CITLALLI ISABELLA	\$ 7,740.23
031-072-009-000	25331 ESTHER AVE	LEIGHTON CHANTELE BARBARA	\$ 3,970.77
032-440-004-000	23408 PINE LOG RD	BRUNGES KENNETH J	\$ 7,237.99

039-080-001-510	POR SEC 29 30 32 T2N R14E 15.	OBITZ, BARBARA J TR ETAL	\$ 1,052.77
039-420-003-000	9616 RIMROCK RD	VITTON ROBERT	\$ 28,749.71
043-133-012-000	15078 CAVALIERI RD	CLARK, BETTY LOU	\$ 2,427.63
043-151-028-000	POR SE1/4 SEC 34 T2N R15E .49AC	CLARK, BETTY LOU	\$ 2,046.25
043-151-029-000	POR SE1/4 SEC 34 T2N R15E 3.2AC	CLARK, BETTY LOU	\$ 1,408.58
043-152-005-000	15155 CAVALIERI RD	BEUTLER CURTIS A	\$ 1,942.93
043-290-013-000	POR N1/2 SEC 36 T2N R15E 76.91AC	ALLISON, ESTHER ESTATE	\$ 52.50
046-191-011-000	MI WUK VILLAGE 4 POR LOTS 601	ARRONA, JOSE	\$ 1,545.29
046-203-024-000	24295 KALANU PL	HEDGPETH CHERYL L TR	\$ 22,122.49
048-120-022-000	AREA Y PM 5-32 POR SEC 18 T2N	HAYES, JERILYN L	\$ 3,042.96
048-130-085-000	PAR C-1A PM 15-65 POR SEC 18 T2N	CASSIDY DANIELLE M & JOHN M	\$ 3,823.93
049-242-024-000	22633 TAMARACK DR	SULLIVAN, RICHARD W	\$ 18,123.38
050-022-016-000	22581 GOLF CLUB DR	GHIGLIERI WILLIAM L TR ESTATE	\$ 25,005.39
056-350-015-000	11914 CAMPO SECO RD	NIELSEN MISTY LYNN BERG	\$ 17,538.92
056-660-006-000	LOT 6 MOUNTAIN RIDGE ESTATES 2 2	MAT CAL LLC	\$ 8,069.30
056-660-007-000	LOT 7 MOUNTAIN RIDGE ESTATES 2 4	MAT CAL LLC	\$ 8,569.57
059-080-077-000	17255 JENI CT	BEEMAN, LEONARD W TR	\$ 28,820.10
066-181-016-000	20000 CHEROKEE TRL	DIETRICH, MARGARET K	\$ 6,809.53
066-181-046-000	19259 SECOND GARROTTE RIDGE RD	GARCIA ANTHONY M	\$ 5,690.53
066-300-030-000	9041 SMITH STATION RD	9041 SMITH STATION RD LLC	\$ 3,520.35
075-090-011-000	LAKE DON PEDRO 2 L543 1.5AC	MACHADO, JOHN TR	\$ 2,168.24
076-040-034-000	LAKE DON PEDRO 3 L1252 1.6AC	NUNEZ HERIBERTO ALCAZAR	\$ 178,002.24
076-220-009-000	LAKE DON PEDRO 3 L897 1.3AC	ORNELAS, LUIS	\$ 22,921.13
080-122-006-000	CEDAR RIDGE 4 L16 BLK A POR SE1	YIMAKI, RAY WILLIAM TR	\$ 606.91
080-330-009-000	24120 AWAHANEE RD	MC NAUL LORI	\$ 59,393.63
081-092-003-000	21883 CRYSTAL FALLS DR	MILLS, MICHAEL LEE	\$ 8,942.22
084-130-007-000	POR SW1/4 SEC 8 T2N R15E 3.05AC	TAKHAR, CAROLYN E TR ETAL	\$ 703.85
084-130-036-000	PAR C PM 1-45 POR SEC 8 T2N R15E	TAKHAR, CAROLYN E	\$ 420.10
085-370-012-000	POR PAR 386-A PM 17-53 POR SEC	GUTIERREZ ANTHONY & KARA	\$ 792.10
087-110-007-000	PONDEROSA HILLS 3 L90	OVERTURF CAROLYN & GEORGE	\$ 804.57
087-180-002-000	PONDEROSA HILLS 6 L282	LESLIE, BRADFORD R	\$ 616.70
087-180-015-000	20203 MOONBEAM CIR	SCHNECK CARL K & CLARA	\$ 8,208.55
091-080-043-000	19126 JIMMIE BELL ST	HUEY MATTHEW & CHAN, ROBERT R	\$ 68.20
091-200-023-000	PINE MOUNTAIN LAKE 6 L213	CHURCHFIELD RICHARD LUNDY	\$ 46.60
091-200-055-000	PINE MOUNTAIN LAKE 6 L33	REMOR VINICIUS AMORETTI	\$ 379.72
091-260-031-000	PINE MOUNTAIN LAKE 7 L108	TORIGIANI MARC	\$ 249.30
092-080-032-000	20465 PINE MOUNTAIN DR	PINE MOUNTAIN LAKE ASSN	\$ 661.98
092-170-017-000	PINE MOUNTAIN LAKE 3 L239	WILLIAMS, PEGGY TR	\$ 1,300.10
092-220-028-000	20625 ROCK CANYON WAY	ARMSTRONG ROGER R	\$ 3,807.67
094-100-034-000	12105 HILLHURST CIR	MENDEZ SCOTT TR	\$ 925.60
094-160-022-000	PINE MOUNTAIN LAKE 10 L8	PINE MOUNTAIN LAKE ASSOC	\$ 592.45
094-230-012-000	PINE MOUNTAIN LAKE 13 L66	ALBANEZ RAYMOND M	\$ 249.30
095-020-002-000	13300 BARACA WAY	ZAYANTE LLC	\$ 10,571.14
098-100-007-000	WOODHAMPTON ACRES POR L3 .479AC	YI KELLY	\$ 4,099.59

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 28, 2025

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