

**SUTTER COUNTY TREASURER-TAX COLLECTOR  
STEVEN L. HARRAH, CPA**

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

I, Steven L. Harrah, Sutter County Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 2020, 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 2019-2020, and/or any delinquent supplemental taxes levied prior to the fiscal year 2019-2020, 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, 2020, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2023.

That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by Steven L. Harrah, Sutter County 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, 2020, 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 Steven L. Harrah, Sutter County 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, 2020, 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, 2015, for taxes, assessments, and other charges for tax year 2014-2015:

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
06-214-004	Ramos, Enrique 9735 N St, Live Oak	\$2,108.99
33-164-004	Tibbetts, Richard/Toni Palm St, Nicolaus	\$857.23
33-164-006	Tibbetts, Richard/Toni 2583 Palm St, Nicolaus	\$1,776.77
34-200-008	Brennan, Evelyn 6741 Garden Hwy, Nicolaus	\$1,980.37
52-052-014	Scott, Jason J 720 Sloss Ave, Yuba City	\$11,768.05
52-153-012	Chavez, Jaime/Berta 711 Wilkie Way, Yuba City	\$5,007.63
52-153-017	Chavez, Jaime 725 Wilkie Way, Yuba City	\$6,832.12
52-181-008	Chavez, Jaime/Berta 902 Cooper Ave, Yuba City	\$7,535.98
52-501-030	Choate, Patricia 542 Yolo St, Yuba City	\$11,624.15
53-212-012	Chavez, Jaime/Berta 81 Main St, Yuba City	\$7,295.21
53-213-005	Chavez, Jaime/Berta 359 Moore Ave, Yuba City	\$5,622.28
53-213-023	Hasegawa, Steven 84 Main St, Yuba City	\$8,768.65
53-231-014	Chavez, Jaime R/Berta 227 Del Monte Ave, Yuba City	\$8,597.51
53-232-010	Chavez, Jaime R/Berta V 226 Del Monte Ave, Yuba City	\$4,646.93
53-433-006	Chavez, Jaime/Berta 340 Dorman Ave, Yuba City	\$4,733.44
54-030-007	Robinson, Darnell N 1633 South Park Dr, Yuba City	\$22,962.84
56-250-067	Singh, Savinder Etal 1117 Marina Dr, Yuba City	\$1,322.35
56-292-014	Ford, Walter C/Wanda L Etal 1559 Rushing St, Yuba City	\$6,219.32
62-380-020	Powar, Jagjit 3950 Butte House Rd, Yuba City	\$14,228.15

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

06-264-007	Alonzo, Cardenas Manuel	9590 L St, Live Oak	\$3,074.50
06-264-008	Alonzo, Cardenas Manuel	2427 Ash St, Live Oak	\$7,037.76
14-243-012	Hogue, Russell D	Maple St, Sutter	\$1,169.47
20-202-011	Wilkinson, Reyna L	589 Camino Cortez, Yuba City	\$30,141.50
23-260-012	R&N Khan Fam '13 TR	2596 Hutchinson Rd, Yuba City	\$29,686.20
25-070-011	R&N Khan Fam '13 TR Etal	8689 Graffis Rd, Yuba City	\$13,386.54
29-173-006	Pirkey, Hazel K (Est of)	4574 Santa Rosa Ave, Robbins	\$9,181.47
52-130-007	Grewal, Baldev S Etal	612 Gray Ave, Yuba City	\$23,737.37
62-180-036	Bond Edward N/Loretta B Etal	3328 Lexington Ct, Yuba City	\$15,122.06

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

06-223-002	Ochoa, Clemente T/Elvira C	2483 Elm St, Live Oak	\$9,601.24
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I certify or (declare), under penalty of perjury, that the foregoing is true and correct.

Steven L. Harrah, CPA  
Sutter County Tax Collector

Executed at Yuba City, Sutter County, California, on May 29, 2020  
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