

**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, 2025, 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 2024-2025, and/or any delinquent supplemental taxes levied prior to the fiscal year 2024-2025, 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, 2025, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2028.

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, 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 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, 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.

Property tax-defaulted on July 1, 2020, for taxes, assessments, and other charges for tax year 2019-2020:

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
006690061000	RIVERA ERICA 9653 RICHMOND WAY LIVE OAK	130.08
013380054000	JOHL FAM 11 TR ET 0 FRANKLIN RD	46,870.08
014321025000	DIONISIO JUSTIN/ASHLEE 1819 3RD AVE SUTTER	4,910.24
023061006000	BHATTI RIKKI S ETAL 1556 REED RD	8,870.11
028190019000	HEINDL JOHN H 21 TR ETAL 2556 CORNELIUS AVE RIO OSO	6,608.74
033151002000	DAVIDSON LIV 07 TR ET 2891 GARDEN HWY	2,742.67
033153014000	CONTENTE JERRY A (EST OF) 985 NICOLAUS AVE	4,414.19
034071007000	WARD DALE ET 21769 KNIGHTS RD	6,275.41
035351005000	BHEJ GARY 0 GARDEN HWY	6,026.23
035361008000	LONGE GREG 0 NONE	20,623.62
051094006000	JOLIFF EVA M 96 TR ETAL 760 DUKE CT	5,196.76
051141051000	JOHL FAM 11 TR ET 1159 CASITA DR 1	3,211.34
051244008000	HALL CARLTON (EST OF) 1098 BEECHWOOD ST YUBA CITY	16,269.25
051351019000	GENERA JR STEVEN S 466 AINSLEY AVE YUBA CITY	1,419.80
051432007000	STEVENSON RYAN A 1415 UPLAND DR YUBA CITY	8,609.61
052182028000	LUNA LOUIE P ET 863 COOPER AVE	3,784.04
052192002000	1-10-89-76C TR ET 576 CHURCH ST	8,142.29
053161005000	BASSI SUKHDEEP 770 FRANKLIN AVE	7,533.77
055180032000	SUAREZ HELLEN H 2318 MICHIGAN CT YUBA CITY	745.82
062172020000	ROSETTI ELIZABETH (EST OF) 1165 BRYN MAWR DR	24,810.61

Property tax-defaulted on July 1, 2019, for taxes, assessments, and other charges for tax year 2018-2019:

006070009000	TICA BEATRIZ M	10372 LARKIN RD		10,365.15
006143003000	STEWART WILLIAM HAL-L E ET	2635 PENNINGTON RD		640.70
006171002000	LOCKHART STORMY ETAL	9988 O ST	LIVE OAK	2,600.42
006370005000	PAMMA SUKHRAJ	0 LARKIN RD		20,554.44
006434002000	VRABLICK KRISTIN	2042 FIR ST	LIVE OAK	1,942.86
006740026000	OLSON KAITLYN M	9524 WATERMAN AVE	LIVE OAK	1,246.75
008090016000	PAMMA SUKHRAJ S	6188 LUCKEHE RD		243,941.19
009010043000	SOHAL JOGINDER K	11877 LARKIN RD		55,809.63
009211010000	PAMMA SUKHRAJ S	9746 SHELDON AVE		19,464.03
010230071000	JASPAL ORCHARDS	0 N TOWNSHIP RD		17,976.70
010230072000	JASPAL ORCHARDS	0 N TOWNSHIP RD		37,855.94
010230073000	JASPAL ORCHARDS	0 N TOWNSHIP RD		37,860.20
013031003000	AGUIRRE AUGUSTIN	1351 3RD ST		5,903.05
014083030000	MC CALL MATTHEW	2710 LOCUST ST	SUTTER	3,047.96
014243011000	DURFEE NORMA	7486 LYON ST	SUTTER	3,858.38
023260043000	SHOKER PARNEET K	7151 GEO WASH BLVD		36,895.80
023371010000	ALEXANDER BRUCE/RHONDA M	1114 SPECKERT LN		6,447.09
025010050000	SHOKER PARAMJIT S	0 EVERGLADE RD		48,293.22
028190034000	DALTON JOSEPH G/ANGELA D	1772 PACIFIC AVE		13,090.95
034170032000	WEST RIVERVIEW LLC	0 KARNAK RD		1,671.97
051075033000	GARGIS JAMES M RV TR ET	791 QUEENS AVE		14,503.08
051425030000	MORAN WENDY L	1471 PRINCESS ST	YUBA CITY	18,733.42
051650057000	SINGH HARVINDER ETAL	1010 HERITAGE WAY	YUBA CITY	1,918.30
052073007000	GILLESPIE KARRIE A	656 FIPPINS AVE	YUBA CITY	950.48
052075002000	LODDESOL SCOTT S (EST OF)	888 KIMBALL AVE	YUBA CITY	21,301.49
052164010000	CHURCH STREET PROPERTY LLC	517 CHURCH ST		12,305.96
052211021000	BALDWIN JOHN G	799 CLARK AVE 9	YUBA CITY	7,917.67
052461030000	COVINGTON FAM 96 TR ETAL	315 AYLLOR AVE	YUBA CITY	10,391.46
053130003000	CHITTENDEN MICHAEL	964 JESSIE AVE	YUBA CITY	1,405.70
053172013000	CIRCE ROBIN S	868 JEWELL AVE		9,723.16
053231011000	GRIESA JOSEPH	249 DEL MONTE AVE		25,634.54
054201077000	DE LA TORRE MARCO ET	750 LINCOLN RD 44		15,737.08
055210019000	GASTON KURT ETAL	422 MOSBURG LP	YUBA CITY	2,500.70
056090039000	RENTERIA RAMON V ETAL	1895 GERMAINE DR	YUBA CITY	2,293.84
057212009000	KIZER ERIN E	413 PELICAN PL	YUBA CITY	35,701.70
059350019000	OLMSTEAD-MASTERS CARLA R	1556 MEADOWLARK WAY	YUBA CITY	28,728.22
062051026000	TURGEON SHANNON ETAL	1741 HOOPER RD	YUBA CITY	3,328.02
062134002000	BLASING FAM TR ET	1573 CAROLEIGH WAY	YUBA CITY	23,366.65

Property tax-defaulted on July 1, 2018, for taxes, assessments, and other charges for tax year 2017-2018:

014063026000	COX SAMUEL	0 CYPRESS ST		3,083.28
019022004000	LEWIS ANNABELLE ETAL	3932 MARSHALL WAY	YUBA CITY	436.24
035381001000	SHOWMAN DUDLEY (EST OF)	9817 RIO RAMAZA DR	SACRAMENTO	6,087.93

051093022000	HOHMAN REV LIV 06 TR ET	1445 STAFFORD WAY	YUBA CITY	11,867.20
052152008000	VANG MICHAEL N/KASIA L	954 COOPER AVE		23,520.38
053413013000	PALM SUZETTE	131 DEL MONTE AVE		9,702.01
057110009000	ALEXANDER BRUCE V/THONDA M	1867 ALLEN CT		30,162.76
059400036000	MY PHILANTHROPIES	1634 PORTOFINO DR		49,540.03

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

006461033000	LEPE BRENDA S	2229 LESLIE CT		20,914.53
033171002000	PRITCHETT RICHARD L(EST OF)	0 YUBA ST		5,207.30

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

010020016000	BOONE JEFFREY K	7762 LARKIN RD		67,278.12
013240091000	GILL REV I-V 21 TR ETAL	0 NUESTRO RD		56,774.74
014251015000	ALLEN MITCHELL (EST OF)	2175 CALIFORNIA ST		13,420.80
023080004000	FARR NELL F(EST OF)	3561 FRANKS WAY		23,593.98
055040087000	VILLANUEVA LIZANDRA ET	100 EDGEWATER WAY	YUBA CITY	66,353.25

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

062071001000	GOLDEN ACRES HOME CARE II GP	2962 JEFFERSON AVE	YUBA CITY	159,760.85
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Property tax-defaulted on July 1, 2014, for taxes, assessments, and other charges for tax year 2013-2014:

006264007000	ALONZO MANUEL C (EST OF)	9590 L ST		7,443.80
006264008000	ALONZO MANUEL C(EST OF)	2427 ASH ST		15,628.66
013053006000	COUNTY OF SUTTER	16239 D ST	MERIDIAN	3,047.48
017313004000	JEFFERS MERLE K (EST OF)	2041 ROMERO ST	YUBA CITY	20,426.40
029173009000	PIRKEY HAZEL K (EST OF)	4574 SANTA ROSA AVE		22,383.18
062180036000	BOND LORETTA B	3328 LEXINGTON CT	YUBA CITY	59,290.74

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

053433022000	HUTCHINSON FREDERICK G(EST O	345 GARDEN HWY		909.60
053433024000	HUTCHINSON FREDERICK G(EST O	335 GARDEN HWY		24,122.78

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

052520011000	DAVIS REV '23 TR ETAL	347 B ST A B C		58,398.36
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053264001000 AMATO THEODORE R (EST OF) 0 MAIN ST

23,798.16

Property tax-defaulted on July 1, 2001, for taxes, assessments, and other charges for tax year 2000-2001:

006630017000 PENDERGRASS MARK T/IMA(EST O

0 NONE

8,030.06

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 May 22, 2025

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