

PROPERTY TAX DEFAULT (DELINQUENT) LIST
(Rev. & Tax. Code, §§ 3371, 3372)

I, Nicholas F. Valencia, Sutter County Tax Collector, State of California, certify that:

The real properties listed below were declared to be in tax default at 12:01 a.m. on July 1, 2022, by operation of law pursuant to Revenue and Taxation Code Section §3436. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in the fiscal year 2021-2022 that were a lien on the listed real property.

Tax-defaulted real property may be redeemed by payment of all unpaid taxes and assessments, together with the additional penalties and fees, as prescribed by law, or it may be redeemed under an installment plan of redemption.

The amount to redeem, including all penalties and fees, as of September 2025, is shown opposite the parcel number and next to the name of the assessee.

All information concerning redemption of tax-defaulted property will be furnished, upon request, by Nicholas F. Valencia, P.O. Box 546, Yuba City, CA 95992 or 1160 Civic Center Blvd., Ste E, Yuba City, CA 95993, (530) 822-7117.

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 county assessor's office.

Property tax defaulted on July 1, 2022, for the taxes, assessments and other charges for the fiscal year 2021-2022.

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME	AMOUNT TO REDEEM
051071022000	SALCEDO KAZ L	3,679.00
051093011000	HUERTA CARLOS	1,952.12
051111004000	SEVERN FAM 03 TR ET	2,755.11
051121014000	RAMOS FERNANDO	1,766.54
051164003000	DE LA TORRE REV I-V '23 TR ETAL	2,843.80
051243019000	CASTRO MELONIE J/ADAM A	727.86
051264012000	MORENO NIKKOLAS D	2,431.88
051280063000	GALLOWAY GROUP LLC	6,531.14
051280065000	GALLOWAY GROUP LLC	11,207.19
051321018000	JOHNSON SELENIA	7,052.02
051412013000	POWAR JAGJIT	18,915.91
051424015000	CONCHAS VIRGINIA F ETAL	3,042.81
051461001000	POWAR JAGJIT	10,876.26
051470021000	GONZALEZ MARIA S ETAL	416.35
051470024000	HILL FAM REV 19 TR ETAL	6,763.81
051480002000	ADONIS INVESTMENTS LLC	43,495.97
051540001000	BEHM RAYMOND J/JENELLE	734.00
051540067000	LANGTREE PLAZA	320.40
052172014000	CHIMA JAGJIT S	5,472.40
052172015000	NAVARRO MELISSA	3,738.86
052254011000	GRIESA JOSEPH P	15,775.01
052292005000	POWAR JAGJIT ET	3,788.17
052295005000	TORRES ALFREDO R ETAL	17,017.59
052302031000	WILLIAMS ELSA F	923.78
052302032000	WILLIAMS ELSA F	2,478.78
052303014000	RODRIGUEZ FELIPE	1,123.98
052312014000	MENDOZA KARLA A ET	8,243.17

052351017000	GUZMAN CARLOS F S ETAL	9,446.55
052353007000	CHIMA JAGJIT	4,590.37
052362026000	NUNES GREGORY	2,300.98
052413003000	ARTEAGA OCTAVIO ETAL	1,353.20
053040001000	ROMAN CATHOLIC BISHOP OF SAC	6,148.44
053040002000	ROMAN CATHOLIC BISHOP OF SAC	694.15
053040004000	ROMAN CATHOLIC BISHOP OF SAC	1,297.88
053040005000	ROMAN CATHOLIC BISHOP OF SAC	1,820.04
053162014000	CONEJO RAMON	2,310.02
053191012000	SAQIB QURA	1,697.06
053211022000	RUIZ ROSA G	1,292.08
053261009000	ABELLA DARLENE	4,027.21
053292008000	WRIGHT MARK/HOPE	418.60
053417009000	GUZMAN IRENE	4,254.67
053421020000	CHIMA JAGJIT S	6,173.26
053421030000	WILSON LYLE ET	1,093.89
053422005000	POWAR JAGJIT ET	6,456.35
053422007000	WILSON LYLE L/MONA L	3,401.10
053422013000	REYES JUAN C/ERICA L	3,952.25
053424006000	MENDOZA KARLA A ET	4,837.26
053442007000	GRIESA JOSEPH	2,219.64
053442033000	GRIESA JOSEPH P	1,254.42
053483012000	MUNOZ JAZIEL U B ETAL	1,762.90
058104029000	VAN DOORN BUCHANNON AARON E	1,837.10
053293008000	DEWAR MICHELLE G ETAL	8,491.63
053293012000	GONZALEZ JUAN	2,810.40
053301013000	ROBLES SERGIO/MARISOL	862.96
053363018000	LEE AUTUMN	224.74
054201101000	NAGLEE FAM REV LIV 20 TR ET	842.81
052102012000	1166 B STREET LP	9,966.74
059320006000	NOBLE CLIFFORD J/ ET	3,394.83
051405008000	POWAR JAGJIT ETA	6,279.34
052013008000	WU JEFF KC/ ETAL	26,025.82
052164017000	YUBA CO SUTTER CO REGIONAL A	1,828.88
052221009000	POWAR JAGJIT	7,526.26
052222001000	CHIMA JAGJIT ET	4,547.45
052226004000	RAI KASHMIR S ETAL	6,762.14
052231021000	EIGHT TWENTY-FOUR LLC	1,179.74
052501007000	GILL REV I-V 21 TR ETAL	12,165.80
052515008000	LOZANO ANTONIO	668.84
052515014000	LOZANO ANTONIO	609.17
053442034000	RAQUEL SUSAN	13,092.40
053500025000	MARTINEZ FRANCISCO J/NINA F	5,051.36
053130020000	LAMMERT LARRY	1,718.83
051462003000	HERNANDEZ RIGOBERTO/JANIE	10,121.31
053400060000	VARGAS REYNOLDO/PATRICIA ETA	334.06
053400065000	FLORES RICHARD J	9,587.50
054160041000	KAUR ETAL RUPINDER	4,921.29
059400018000	BRUNSON ERIKA/ANTHONY	1,745.80
054050067000	ANDERSON ROGER/ANNAMARIA	1,178.28

055020028000	GARCIA ANGELO R	11,660.08
055030045000	GREENWOOD KEVIN R (EST OF)	8,663.54
055070038000	MILLER REV LIV 11 TR ET	1,971.03
055090014000	MONCHER JEREMY A	346.14
055110020000	SINGH GURPREET ETAL	2,378.56
055140062000	HARRIS DAVID S L/KIRSTYNA L	3,093.98
055160037000	KAUR AVNEET ETAL	2,208.52
055160064000	GINDA AMARDEEP K ETAL	1,732.24
055160066000	GINDA ARUN/HARDEEP ETAL	1,510.80
055180108000	COUNTS BRANDY	1,437.78
058110135000	DAVIS WILLIAM H	15,054.66
056030060000	SINGH HARJIT ETAL	602.76
057090021000	BERRY E&E REV 97 TR ETA	3,243.96
057161043000	KHERA CHAIN S	10,861.86
057240059000	LENZER EDWARD J	16,176.18
057150079000	NORTH STATE SOLAR CLEANING I	30,379.92
057380061000	MATTU JAGDEV S ETAL	949.17
056070038000	ROJAS FELIPE	558.18
056130075000	BHANGAL TARA S	13,581.29
056140012000	THORNTON RONALD W	10,583.51
056150028000	KAUR KULWINDER ET	2,408.72
056250012000	SINGH KALBIR ETAL	1,537.14
056250069000	SORENSEN MARVIN W/JENNIFER E	1,492.28
056310042000	SINGH BALJIT	2,635.90
051512002000	SAWAYA PAUL N (EST OF)	1,911.44
061080020000	UMAN RYAN J/ALEXANDRA G	1,857.39
062101006000	LATIF KHALID	3,248.62
062112008000	NELSON REV 21 TR ETAL	1,648.35
051650041000	KOONER DALBIR S ET	3,130.98
051650075000	TAHIR SUHAIB B A ETAL	53,364.64
051650083000	HAYER HARPREET ETAL	5,277.17
063020077000	BLASE ERIC	25,203.33
063010079000	NELSON REV LIV 09 TR ET	26,924.25
051280036000	LULE SANDRA M	796.96
051280041000	WILLIAMS BRETT P	692.82
051280047000	RAMIREZ FRANCISCO J	1,607.44
059520032000	KOCH DONALD B/KAREN M	2,449.76
059520041000	ARDALAN AREZOO ETAL	848.72
059470059000	GREWAL SWARN	3,133.48
062320058000	KALOTI ETAL MANJIT S	3,095.41
062330014000	CHAHAL BALBIR/BALJINDER	104.30
058050087000	LARSON MICHAEL D ETAL	6,005.50
058050088000	LARSON MICHAEL D ETAL	634.10
006080024000	ALI ZESHAN ETAL	2,090.31
006540062000	WISE LELAND R	1,494.35
006550030000	ROJAS MARIA O	1,479.58
006650006000	SHORT ROBERT C/LORETTA A	1,247.34
006720088000	CARDENAS SALVADOR T/JOANA C	3,396.98
006570004000	ALVAREZ CONEJO JOHNNY ETAL	4,102.12
006570013000	THIARA MOHINDERJIT K 14 TR	1,301.52

006770006000	MENTH JOSEPH K	5,284.41
006670035000	ROBLES JUAN/JENNIFER	1,540.25
006680041000	MORENO FRANCISCO J ETAL	818.84
006176001000	HEREDIA RUDOLFO R/LORENA	12,424.64
006177013000	KULAR JASPAL S/GURPREET K	5,987.74
006201012000	VANBEUZEKOM-DEHOFF MICHAEL	1,591.70
006201024000	POWAR JAGIT S	10,944.21
006214001000	BIBI SIRAJ	5,716.46
006216001000	MUNDH HARDEP	800.04
006091004000	GORSI SHAMAILA B	662.52
023065020000	VALENTINO ALEC/SHYANNE	863.28
023320005000	KING MICHAEL	158.46
023330012000	WARNER-TROST DEBORAH	3,774.77
021180009000	FISH & WILDLIFE SERVICE	8,611.16
021180012000	FISH & WILDLIFE SERVICE	2,285.68
023260012000	R&N KHAN FAM 13 TR ET	21,651.31
025040017000	CAPITAL FARM & MANAGEMENT CO	2,145.48
025040018000	CAPITAL FARM & MANAGEMENT CO	7,617.07
025050032000	PRICE RYAN M	705.98
025090042000	SCHEIDEL BRETT/SHERRI K	4,036.69
025090052000	BLASE ERICK W	4,239.26
023260078000	GUZMAN GILBERTO	2,457.52
023300083000	BASRA FARMS INC	8,651.77
023300105000	BASRA FARMS INC	2,097.11
023300107000	BASRA FARMS INC	4,621.13
023300135000	BASRA FARMS	11,578.00
022060042000	BAPTIST-GRACE CHURCH OF YC	31,706.67
022161007000	LEWIS MATTHEW/CRYSTAL	6,236.67
022172002000	ASHLEY JOHNSON ETAL	1,096.52
017115014000	HERNANDEZ GUADALUPE	10,176.92
022241011000	KISSEL JAMIE	1,400.92
026041013000	MORENO CARLOS/	1,132.26
022272011000	CONRAD JENNIFER	2,302.42
022251001000	JENKINS ROBERT L	19,866.28
026200034000	HUNN MEADOWS HOMEOWNERS ASSO	150.33
710250010010	SINGH SATNAM	558.39
020181002000	PARKS NICHOLAS M	15,502.40
023363005000	STILL JACOB	10,927.61
023392010000	HARRISON TAZ	1,718.10
022172025000	AVELAR MARIA	386.08
014063007000	COX SAMUEL	767.28
014113015000	PEARSON H M 20 TR ETAL	684.08
014223016000	EPPERSON JOSHUA	17,366.35
014251017000	ALLEN MITCHELL (EST OF)	2,871.55
014274006000	WICKUM HUNTER	1,394.27
014304022000	OSGOOD RONALD K (EST OF)	3,557.73
713270101010	POMMERENCK KEVIN/LORI	1,768.59
013253052000	HANSON JOAN M TR ET	3,745.86
028190007000	GARCIA CANCHOLA OLGA M	4,897.00
028210022000	GALLAGHER REV 16 TR ETAL	82.68

013290013000	FRY DAVID	1,616.39
013402010000	AHLERS FAM '24 TR ETAL	4,911.82
019010059000	POTTS ETAL RANDY	16,403.26
020030092000	BELMONTE SARAH/FRANCISCO	3,177.96
034071007000	WARD DALE ET	4,519.49
009060006000	BAINS SUKHVIR/PARVEEN KAUR	62,788.88
009010068000	BAINS SUKHVIR/PARVEEN KAUR	15,695.37
009060019000	BAINS SUKHVIR/PARVEEN KAUR	5,126.20
008230011000	EPPERSON D&E REV '24 TR ETAL	1,195.68
008063001000	CURT DONALD F/CHERRY L K(EST OF)	1,823.04
708150014010	LANZA DAVID W TR ET	1,117.54
009100034000	KHAN MOHSAN Z	2,107.22
009110039000	LIU ETAL BAO Z	36,940.57
709110039010	HE QIANYI	2,728.65
009211028000	LUND ALMA L REV LIV 21 TR E	4,023.12
009212002000	ENRIQUEZ CARMEN E(EST OF)	9,508.75
009212005000	ENRIQUEZ CARMEN E(EST OF)	25,389.96
009304004000	REEVES FAM REV 02 TR ET	247.33
034200008000	BRENNAN EVELYN	2,230.60
735381001010	SHOWMAN DUDLEY	1,333.91
033101041000	CATLIN DEBRA REV 16 TR ETAL	596.60
033220004000	S & B FARMS INC	20,191.30
733101032010	DERR DAVID/KATHLEEN	3,668.64
733180034010	KHANG NENG	814.47
013043021000	AGUIRRE ROBERT/LINDA	12,216.74
013150046000	MERIDIAN WALNUT HULLING ASSO	533.82
010180018000	DECK (EST OF) MARJORIE	10,119.08
013240015000	SORENSEN ROBERT/LINDA	21,995.87
735090016010	DARLING DALE	3,423.15
735160032010	RANDHAWA VENTURES LLC	2,296.59
021080001000	CHEN NELSON	194.66
021290015000	HORN M.D. NEAL L	1,732.06
021290023000	HORN M.D. NEAL L	33,025.56
021290024000	HORN M.D. NEAL L	3,519.96
029133010000	CANNAN REV 07 TR ET	5,402.69
029173009000	PIRKEY HAZEL K (EST OF)	24,169.11

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

Nicholas F. Valencia
Sutter County Tax Collector

Executed at Yuba City, Sutter County, California, on August 27, 2025.
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