

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

(Rev. & Tax. Code, §§ 3361, 3362)

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 years or more.
- 2) All property that has a nuisance abatement lien recorded against it and for which property taxes and assessments have been in default for three or more years.
- 3) 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 criteria listed above and thus, will become subject to the tax collector's power to sell on July 1, 2024, 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 public auction.

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 sale by the tax collector.

All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Daniel A Charter, 547 Market Street Suite 111, Colusa, CA 95932, (530) 458-0440.

The amount to redeem, including all penalties and fees, as of June 2024, 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 1,2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019:

001-133-009-000	MITCHELL ANNIE DANYEL 439 SEVENTH (7TH),COLUSA	10,950.32	030-380-022-000	RODRIGUEZ ANTHONY M .49 AC CEN RCH UNIT B 2 LOT 304	176.60
002-205-018-000	HERNANDEZ JUAN & CONSUELO 279 ALLEN CIRCLE, COLUSA	3408.03	030-400-014-000	SAMPAYO ENRIQUE & CONCEPCION JT ET EL .27 AC CEN RCH UNTI B 4 LOT 877	298.25
005-122-001-000	ARMOS PANFILO JESUS 21 AC WMS ZUMWALTS ADD POR BLK 2 LOTS 12, 13 &14	3,046.27	030-420-013-000	BRANDES SEAN .25 AC CEN RCH UNIT B 1 LOT 14	262.77
010-050-053-000	BEITER RONALD & MERICA 5056 LODOGA STONYFORD RD, STONYFORD	3,349.01	030-440-028-000	THOMPSON LINDA IRENE .32 AC CEN RCH UNIT B 4 LOT 863	190.84
013-126-042-000	MONDRAGON-LANDEROS HERIBERTO 20 AC POR HARDENS ADD TO MAXWELL	5,502.39	030-500-012-000	WESTHPAL RONALD & LAVERNE DYE C/P .27 AC CEN RCH UNIT B 1 LOT 75	555.45
016-243-006-000	T SCHNEIDER DONALD A .28 AC FORGEUS ADD POR BLK 4 LOTS 9 & 10	1,213.96	030-500-013-000	WESTHPAL RONALD & LAVERNE DYE C/P 2615 LODOGA STONYFORD RD, STONYFORD	4,994.00
020-061-026-000	RODRIQUEZ RICHARDO & JOSEFINA JT 114 LAUREL ST, ARBUCKLE	1,466.50	030-500-014-000	WESTHPAL RONALD & LAVERNE DYE C/P .27 AC CEN RCH UNIT B 4 LOT 900	349.75
030-090-034-000	FUGLER JANICE LYNN .35 AC CEN RCH UNIT B 2 LOT 484	298.25	030-510-005-000	MADRID HERMAN & INEZ C JT .28 AC CEN RCH UNIT B 4 LOT 955	173.81
030-200-030-000	LEMKE DAVID & MARYBETH FAMILY TR .32 AC CEN RCH UNIT B 4 LOT 758	760.30	030-520-004-000	UGARTE VIOLETA .24 AC CEN RCH UNIT B 4 LOT 943	1,810.07
030-320-008-000	FOMIN FREDERICK & L J JT 441 LAKE PARK DR, STONYFORD	851.52	035-220-003-000	RDM CONSULTANTS LLC THOUSAND ACRE RANCH 1-6	1,155.25
030-320-011-000	OLNADER KATHLEEN R .22 AC CEN RCH UNIT B 1 LOT 56	201.35	118-010-002-501	MCDANIEL LUCILLE SURVIVING TRUSTEE FAMILY TR UND ½ INT IN 160 AC SEC 11 T14N R6W	2,922.87
030-340-002-000	ATUGHONU MILES .30 AC CEN RCH UNIT B 4 LOT 831	209.13			

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

Daniel A Charter, Colusa County Tax Collector

Executed at Colusa, County of Colusa, California, on 04/29/24

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