

**STANISLAUS COUNTY TAX COLLECTOR, MODESTO, CA 95354**

**NOTICE OF IMPENDING POWER TO SELL**

(Revenue & Taxation Code No.3361 & 3362)

Pursuant to Revenue and Taxation Code Sections 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 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.
- 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.
- Any property that a request has been made by a person or entity that has recorded a nuisance abatement lien on that property and for which the property taxes and assessments have been in default for three or more years.

The parcels listed herein meet the one or more of the criteria listed above and thus, will become subject to the tax collector's power to sell on July 1, 2019, 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 (June 28, 2019)**. The right to an installment plan terminates on the last business day in June, and after that date the entire balance 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 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 Donna Riley, 1010 10th St., Suite 2500, Modesto, CA 95354 (Phone No. 209 525 6388).

\*\* Please note: Properties under active bankruptcy protection will not be auctioned, information regarding these properties is provided for information purposes only.

**The amount to redeem, including all penalties and fees, for the month of June 2019, 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, 2006 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2005-2006

| Asmt            | Assessee Name             | Property Address    | Amount to Redeem |
|-----------------|---------------------------|---------------------|------------------|
| 080-030-053-000 | WATERFORD ESTATES VENTURE | WELCH RD, WATERFORD | 2,326.60         |

PROPERTY TAX DEFAULTED ON JULY 1, 2008 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2007-2008

| Asmt            | Assessee Name      | Property Address           | Amount to Redeem |
|-----------------|--------------------|----------------------------|------------------|
| 075-056-031-000 | LILIENTHAL STEVE A | 0 BRIARCLIFF DR, RIVERBANK | 4,513.70         |

PROPERTY TAX DEFAULTED ON JULY 1, 2009 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2008-2009

| Asmt            | Assessee Name           | Property Address             | Amount to Redeem |
|-----------------|-------------------------|------------------------------|------------------|
| 071-046-024-000 | DIAZ PEDRO & PATRICIA   | 4241 SUMMERFIELD DR, TURLOCK | 9,033.05         |
| 075-093-001-000 | TORRES ANTONIO          | CLARIBEL RD, MODESTO         | 1,650.94         |
| 106-007-013-000 | MATTHEWS JOHHNY & TAMMY | 724 15TH ST, MODESTO         | 7,218.41         |
| 106-014-008-000 | MATTHEWS JOHHNY & TAMMY | 1407 G ST, MODESTO           | 3,262.29         |
| 008-016-034-000 | CALIFORNIA STATE OF     | 0 YOSEMITE BLVD, LA GRANGE   | 664.01           |
| 018-003-006-000 | CALIFORNIA STATE OF     | GEER RD, HUGHSON             | 198.45           |

PROPERTY TAX DEFAULTED ON JULY 1, 2010 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2009-2010

| Asmt            | Assessee Name              | Property Address             | Amount to Redeem |
|-----------------|----------------------------|------------------------------|------------------|
| 067-029-025-000 | KEESLAR HOMER J TR         | 2306 NYSTROM AVE, MODESTO    | 1,231.56         |
| 057-025-011-000 | CALIFORNIA STATE OF        | CENTRAL AVE, CROWS LANDING   | 348.81           |
| 062-023-031-000 | BALAAM CLAENCE RICHARD     | 4841 CALIFORNIA AVE, OAKDALE | 7,509.55         |
| 132-037-059-000 | LUNA MANUEL H & LUNA DELIA | 6118 ROBIRDS CT, RIVERBANK   | 2,107.99         |

PROPERTY TAX DEFAULTED ON JULY 1, 2011 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2010-2011

| Asmt            | Assessee Name         | Property Address             | Amount to Redeem |
|-----------------|-----------------------|------------------------------|------------------|
| 056-019-043-000 | HUERTA CARRIE L ET AL | 1755 SPOKANE ST, MODESTO     | 901.12           |
| 132-022-039-000 | ALBERTO PEDRO ET AL   | 2951 PATTERSON RD, RIVERBANK | 3,489.12         |

PROPERTY TAX DEFAULTED ON JULY 1, 2012 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2011-2012

| Asmt            | Assessee Name               | Property Address             | Amount to Redeem |
|-----------------|-----------------------------|------------------------------|------------------|
| 056-019-012-000 | DELABRA EMILIO              | 1745 EUREKA ST, MODESTO      | 1,394.73         |
| 063-012-047-000 | HILTON THEODORE             | CRANE RD, OAKDALE            | 292.61           |
| 078-057-037-000 | MEJIA MANUEL ET AL          | 4113 MAYFIELD DR, MODESTO    | 9,395.57         |
| 132-012-047-000 | ALBERTO PETE                | 3309 SIERRA AVE, RIVERBANK   | 4,565.00         |
| 052-074-054-000 | RAVEN GAIL LINDA            | 1904 BRIDGEWOOD WAY, MODESTO | 128.52           |
| 075-020-007-000 | BONZI MARY A HEIRS OF ET AL | 5601 TERMINAL AVE, RIVERBANK | 74,180.92        |
| 075-020-008-000 | BONZI MARY A HEIRS OF ET AL | 5631 TERMINAL AVE, RIVERBANK | 102,543.37       |
| 081-052-043-000 | AMIN SEAN A                 | 1133 CARPENTER RD, MODESTO   | 19,238.49        |

PROPERTY TAX DEFAULTED ON JULY 1, 2013 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2012-2013

| Asmt            | Assessee Name                       | Property Address                  | Amount to Redeem |
|-----------------|-------------------------------------|-----------------------------------|------------------|
| 008-027-015-000 | LODGE LAFAYETTE I O O F NO 65       | 30018 YOSEMITE BLVD, LA GRANGE    | 5,339.75         |
| 027-012-014-000 | ABONI JOSEPH A                      | 22001 HWY 33, CROWS LANDING       | 1,452.97         |
| 030-025-039-000 | BYE JUSTIN STEVEN BRAZIL            | 1217 FRANKETTE AVE, MODESTO       | 4,139.78         |
| 033-031-009-000 | CATON SARAH A                       | 2415 GLENDALE AVE, MODESTO        | 5,540.09         |
| 034-021-057-000 | ASSAD PAUL                          | 1932 YELLOW OAK DR, MODESTO       | 6,603.19         |
| 037-002-023-000 | FISCALINI STEPHEN JOHN              | 1332 VERNON AVE, MODESTO          | 1,036.87         |
| 037-021-087-000 | JOHNSON SPRINGFIELD HEIRS OF        | 2035 DONALD ST, MODESTO           | 4,134.41         |
| 039-025-018-000 | CORDOVA GERARDO JOSE SANCHEZ        | 1817 E HATCH RD, MODESTO          | 7,147.22         |
| 045-026-039-000 | CILION INC                          | 4209 JESSUP RD, KEYES             | 3,217,269.97     |
| 061-007-026-000 | TATUM LAWRENCE M & SUZANNE M        | 800 N BROADWAY, TURLOCK           | 1,138.87         |
| 069-020-009-000 | GOMES JOSEPH                        | 3737 ROEDING RD, CERES            | 4,688.04         |
| 072-053-010-000 | MOTA JOSE & ZENaida                 | 3477 N BERKELEY AVE, TURLOCK      | 45,926.81        |
| 075-002-011-000 | MYERS THEODORE G & DONNA M HEIRS OF | 6837 ZERILLO DR, RIVERBANK        | 30,979.53        |
| 075-025-010-000 | MILLEN TAMZEN C ET AL               | 5054 ROSELLE AVE, MODESTO         | 5,209.81         |
| 075-032-011-000 | GARCIA SIGIFREDO TR ET AL           | 5907 MAN O WAR CT, RIVERBANK      | 9,400.23         |
| 082-013-005-000 | NICHOLS MICHELLE N                  | 4016 MASTERPIECE DR, MODESTO      | 9,834.41         |
| 086-001-005-000 | ESPINOZA GEORGE B                   | 1537 MORGAN RD, MODESTO           | 1,457.01         |
| 118-011-004-000 | VASQUEZ MARY                        | 1412 TULLY RD, MODESTO            | 5,393.93         |
| 128-002-001-000 | CASTRO FELIX & CHRISTINA            | 1325 T ST, NEWMAN                 | 3,469.75         |
| 136-020-026-000 | MUND CARLY ANN                      | 5001 DURLEY DR, SALIDA            | 9,657.42         |
| 021-025-025-000 | ARAMBEL JEFFERY E                   | 0 DEL PUERTO CANYON RD, PATTERSON | 8,800.99         |
| 025-023-003-000 | OAK VALLEY COMMUNITY BANK           | 0 PERRETT RD, PATTERSON           | 6,809.94         |
| 025-023-005-000 | OAK VALLEY COMMUNITY BANK           | 0 PERRETT RD, PATTERSON           | 6,809.94         |
| 025-023-006-000 | OAK VALLEY COMMUNITY BANK           | 0 PERRETT RD, PATTERSON           | 6,809.94         |
| 025-023-007-000 | OAK VALLEY COMMUNITY BANK           | 0 PERRETT RD, PATTERSON           | 6,809.94         |
| 033-093-091-000 | WILLIAMS ENNIE                      | 584 PIRINEN LN #A, MODESTO        | 6,278.22         |
| 049-033-001-000 | ROCHA EDWARD DANIEL TR ET AL        | 1401 LUNDY RD, NEWMAN             | 24,589.52        |
| 050-004-057-000 | VERMONT PLACE HOMEOWNERS ASSN       | VERMONT ST, TURLOCK               | 2,986.04         |

PROPERTY TAX DEFAULTED ON JULY 1, 2014 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014

| Asmt            | Assessee Name                             | Property Address                       | Amount to Redeem |
|-----------------|---|--|------------------|
| 002-025-003-000 | USA                                       | ORANGE BLOSSOM RD, OAKDALE             | 155.20           |
| 002-035-028-000 | U S A                                     | 18020 COVERED BRIDGE RD, KNIGHTS FERRY | 5,806.64         |
| 002-040-023-000 | U S A                                     | SONORA RD, KNIGHTS FERRY               | 178.16           |
| 005-042-039-000 | JORDAN NADINE R                           | 2512 MC ADOO AVE, MODESTO              | 875.64           |
| 008-034-003-000 | HARDEN WM K HEIRS OF & HARDEN VIOLET L    | YOSEMITE N OF BLVD, WATERFORD          | 571.61           |
| 008-035-002-000 | LARSON MARVIS S & MERLE D                 | YOSEMITE N OF BLVD, WATERFORD          | 571.61           |
| 010-022-012-000 | ARAMBEL JEFFREY E ET AL                   | 101 S STEARNS RD, OAKDALE              | 17,845.00        |
| 010-022-013-000 | ARAMBEL JEFFREY E ET AL                   | 10160 HWY 120, OAKDALE                 | 16,728.13        |
| 010-069-016-000 | BARNETT MICHAEL H ET AL                   | FOX BOROUGH DR, OAKDALE                | 16,667.89        |
| 016-022-002-000 | OJEDA LORENZO M & MEZA GUADALUPE MEDINA   | 8805 HWY 33, WESTLEY                   | 8,255.52         |
| 017-023-038-000 | MENDOZA FELIPE G & GALLARDO-MENDOZA LYDIA | 1415 AVONDALE ST, MODESTO              | 2,407.08         |
| 024-024-040-000 | CONSOLIDATED RELIANCE INC                 | 3911 STORY RD, DENAIR                  | 6,621.61         |
| 024-030-002-000 | TACHIUIN JAVIER ET AL                     | 3841 MERCED AVE, DENAIR                | 6,266.48         |
| 030-005-023-000 | GOLDSON MARGARET A TR                     | 330 SPENCER AVE, MODESTO               | 3,132.43         |
| 030-019-007-000 | SCHREYER JEFFREY F                        | 920 BRIGGS AVE, MODESTO                | 3,751.16         |
| 030-023-014-000 | PONGNORSING SUWONNEE                      | 629 PARADISE RD, MODESTO               | 6,040.36         |

|                 |                                      |                                 |           |
|-----------------|--------------------------------------|---------------------------------|-----------|
| 030-024-015-000 | PIERCE DOUG HEIRS OF                 | 716 TURNER ST, MODESTO          | 20,039.54 |
| 030-045-021-000 | FIELDS DEETRA B TR                   | 1009 MERTON AVE, MODESTO        | 5,148.35  |
| 035-040-033-000 | GRIFFIN JOE D ET AL                  | 403 S CONEJO AVE, MODESTO       | 4,139.58  |
| 035-044-084-000 | EATON LEON                           | 743 KERR AVE, MODESTO           | 459.21    |
| 037-001-040-000 | SIGALA STEVE                         | 1405 VICTORIA DR, MODESTO       | 8,435.84  |
| 037-002-011-000 | ANDRE EVETTE M                       | 1421 PICARDY DR, MODESTO        | 2,723.58  |
| 037-004-014-000 | SIGALA STEVE                         | 1045 BEVERLY DR, MODESTO        | 4,102.24  |
| 037-033-042-000 | SIGALA STEVE                         | 1408 PELTON AVE, MODESTO        | 8,249.45  |
| 037-054-008-000 | DURAN RAFAEL                         | 813 CRIPPEN AVE, MODESTO        | 5,316.28  |
| 037-058-023-000 | SIGALA STEVE                         | 1012 MARLOW ST, MODESTO         | 9,731.07  |
| 038-009-012-000 | SIGALA STEVE                         | 843 RIVER RD, MODESTO           | 6,278.63  |
| 038-015-044-000 | GLORIA RICHARD HEIRS OF ET AL        | 612 BYSTRUM RD, MODESTO         | 5,564.19  |
| 038-032-027-000 | SIGALA STEVE                         | 913 SANTA FE AVE, MODESTO       | 6,654.98  |
| 038-036-013-000 | SIGALA STEVE                         | 1113 ALAMO AVE, MODESTO         | 5,627.87  |
| 038-038-004-000 | TURNER REBECCA                       | 1325 MAIN ST, MODESTO           | 1,249.53  |
| 038-038-005-000 | TURNER REBECCA                       | 1321 MAIN ST, MODESTO           | 36,282.57 |
| 038-041-025-000 | CH FULL GOSPEL TRUTH THE             | 1112 VITO AVE, MODESTO          | 232.29    |
| 039-019-027-000 | BARRICK JOSHUA                       | 2224 DAVIS WAY, MODESTO         | 11,370.47 |
| 039-058-038-000 | GARCIA ANTHONY R HEIRS OF            | 812 FERNRIDGE CT, CERES         | 12,693.56 |
| 040-061-023-000 | MOORE SANDRA J                       | 1728 WALLACE AVE, CERES         | 9,319.87  |
| 041-055-018-000 | MARTINEZ VERONICA M ET AL            | 5331 AVENUE B, MODESTO          | 7,746.91  |
| 043-010-013-000 | GREEN ESTHER W HEIRS OF              | 841 5TH ST, TURLOCK             | 5,801.80  |
| 043-014-003-000 | MILLER MELODY A HEIRS OF             | 229 H ST, TURLOCK               | 12,782.69 |
| 043-040-021-000 | JESTER JIM & JESTER VICKIE           | 2207 E LINWOOD AVE, TURLOCK     | 15,218.44 |
| 049-049-007-000 | BILAN JACQUELINE & FRANK             | 1284 DUCK BLIND CIR, NEWMAN     | 16,787.81 |
| 050-001-027-000 | 1957 PARKSIDE LLC                    | 1400 W MAIN ST, TURLOCK         | 87,069.08 |
| 050-021-020-000 | CHASE DARRELL                        | 490 WEST MAIN ST, TURLOCK       | 4,321.66  |
| 051-027-022-000 | MURPHY ESTHER TR ET AL               | 2480 EL CAPITAN DR, TURLOCK     | 20,007.27 |
| 051-035-047-000 | JACKSON BARBARA JEAN TR              | 2700 MARLEE DR, TURLOCK         | 9,296.31  |
| 056-036-033-000 | SIGALA STEVE                         | 1537 INYO AVE, MODESTO          | 7,234.21  |
| 056-040-022-000 | ADKINS BILLIE JOE ET AL              | 1223 LASSEN AVE, MODESTO        | 5,057.48  |
| 056-043-029-000 | SIGALA STEVE                         | 1113 INYO AVE, MODESTO          | 6,051.50  |
| 056-049-038-000 | SILVA KEITH                          | ALGEN AVE, MODESTO              | 1,323.07  |
| 056-081-024-000 | HERNANDEZ JUAN MANUEL                | 1300 CRATER AVE, MODESTO        | 5,473.74  |
| 019-046-023-000 | YEARY DEBRA LEIGH                    | 930 MONTPELIER RD, HICKMAN      | 10,821.14 |
| 056-096-067-000 | ACHAIGUA JOHN P & CAROLINE T         | 1900 EL SERENO ST, MODESTO      | 20,553.54 |
| 060-032-016-000 | MONKS WALLACE L & SHIRLEY A HEIRS OF | 1509 HAZEL LN, MODESTO          | 4,202.69  |
| 061-010-014-000 | LEDESMA BERTHA HEIRS OF              | 480 JULIAN ST, TURLOCK          | 11,661.62 |
| 067-032-014-000 | TEJEDA FRANCISCO V & ROSA            | 2536 STONERIDGE DR, MODESTO     | 7,242.53  |
| 072-041-007-000 | MILLER AGNES E TR HEIRS OF           | 1029 HAWKEYE AVE, TURLOCK       | 5,291.22  |
| 074-016-009-000 | MERRITHEW NONA E TR                  | 206 CHOW CHOW LN, MODESTO       | 1,576.94  |
| 076-018-061-000 | SALEH MONA                           | 3917 SPARROW CT, MODESTO        | 1,859.11  |
| 079-018-025-000 | PLAUGHER PRESTON SCOTT ET AL         | 3620 ASHEBORO LN, MODESTO       | 13,990.18 |
| 080-017-002-000 | MORA THOMAS & HEIDE                  | 12351 QUICKSILVER ST, WATERFORD | 9,573.04  |
| 082-021-024-000 | WILLIAMS VERDIE M TR                 | 4208 DRAKESHIRE CT, MODESTO     | 29,434.49 |
| 086-006-032-000 | BOYZO RICARDO SAVINO                 | 708 WATSON AVE, MODESTO         | 4,073.84  |
| 101-006-069-000 | PONGNORSING SUWONNEE                 | 122 PINE ST, MODESTO            | 3,150.62  |
| 104-021-002-000 | FOGEL JULES TR ET AL                 | 1113 5TH ST, MODESTO            | 14,233.04 |
| 104-024-015-000 | PONGNORSING SUWONNEE                 | 314 I ST, MODESTO               | 14,699.15 |
| 106-018-006-000 | STARKEY VERLON                       | 401 14TH ST, MODESTO            | 6,657.23  |
| 111-009-013-000 | SAVALA JOHNNY RAY TR ET AL           | 253 BODEM ST, MODESTO           | 22,440.77 |
| 112-001-044-000 | CHAVEZ DANIEL G & ROSIE TRS          | E ROSEBURG AVE, MODESTO         | 2,599.89  |
| 116-091-014-000 | REYNOLDS KELLY                       | 316 OAKSHIRE AVE, MODESTO       | 5,244.97  |

|                 |                                    |                              |           |
|-----------------|------------------------------------|------------------------------|-----------|
| 120-021-031-000 | GRIJALVA GREGORY & LINDA           | 2008 RESEDA LN, MODESTO      | 886.09    |
| 128-009-040-000 | MARIN HECTOR ET AL                 | 1451 MAIN ST, NEWMAN         | 21,599.48 |
| 130-004-019-000 | PACKARD SANDRA LEE                 | 138 3RD AVE, OAKDALE         | 1,871.13  |
| 130-014-001-000 | BOWER LYNN ET AL                   | 245 WEST A ST, OAKDALE       | 16,451.28 |
| 132-007-005-000 | ALBERTO MONICA                     | 3738 ATCHISON ST, RIVERBANK  | 7,173.40  |
| 132-009-007-000 | RAMIREZ GENEVIEVE ABILINE ET AL    | 3412 ATCHISON ST, RIVERBANK  | 9,564.11  |
| 132-046-027-000 | WALKER CHARLES E & ET UX           | 6218 8TH ST, RIVERBANK       | 5,979.14  |
| 132-057-023-000 | EVANS ALBERT L ET AL               | 3761 ARIZONA AVE, RIVERBANK  | 4,433.27  |
| 133-008-027-000 | AVILA RAFAEL S & AVILA ANGELICA    | E ST, EMPIRE                 | 1,722.60  |
| 136-012-018-000 | PERRETT ELSIE L                    | 5513 BIANCO WAY, SALIDA      | 5,446.24  |
| 069-019-035-000 | PARTIDA JESUS O & ERIKA GASSO      | 3142 MOORE RD, CERES         | 446.75    |
| 075-079-023-000 | MORALES VERONICA                   | 5839 ENGSTROM DR, RIVERBANK  | 445.00    |
| 081-037-006-000 | CAMACHO EDGAR QUIRARTE             | 928 DEER PARK DR, MODESTO    | 1,032.43  |
| 068-001-022-000 | VARGAS ALEJO I                     | 1424 BELLA TERRA DR, MODESTO | 1,788.07  |
| 031-048-063-000 | BERMUDEZ SERGIO M                  | 1105 GORHAM AVE, MODESTO     | 194.79    |
| 132-064-074-000 | VIGIL JUAN ET AL                   | 6018 PREAKNESS DR, RIVERBANK | 569.92    |
| 127-021-028-000 | JOHNSON MELVIN & JOHNSON KATHERINE | 2617 ROEDING RD, CERES       | 12,410.01 |

PROPERTY TAX DEFAULTED ON JULY 1, 2015 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015

| Asmt            | Assessee Name         | Property Address       | Amount to Redeem |
|-----------------|-----------------------|------------------------|------------------|
| 056-039-028-000 | BUANTELLIO JOHN ET AL | 1313 INYO AVE, MODESTO | 20,736.35        |

I declare, under penalty of perjury, that the foregoing is true and correct.

Donna Riley  
Stanislaus County Tax Collector  
State of California

Executed at Modesto, California, on May 20, 2019  
Published in The Modesto Bee on June 3, June 9 & June 16, 2019