

PUBLIC NOTICE●PUBLIC NOTICE●PUBLIC NOTICE●PUBLIC NOTICE●PUBLIC NOTICE

NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT

Made pursuant to California Revenue and Taxation Code Section §3351 and §3352

I, James B. Hudak, Napa County Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 2019, 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 2018-2019, and/or any delinquent supplemental taxes levied prior to fiscal year 2018-2019, 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, 2019, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2022.

That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by James B. Hudak, Treasurer-Tax Collector, 1195 Third Street, Suite108, Napa, CA 94559-3050, (707) 253-4312.

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

JAMES B. HUDAK
NAPA COUNTY TAX COLLECTOR
STATE OF CALIFORNIA

Executed at Napa, Napa County, CA on May 30, 2019

Published in the Napa Valley Register on June 7, June 16 and June 23, 2019

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Pursuant to California 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 or more years;
- 2) All nonresidential commercial property for which property taxes and assessment have been in default for three or more years.
- 3) 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;
- 4) 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 conditions 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. 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 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 James B. Hudak, Napa County Tax Collector 1195 Third Street, Suite 108, Napa, CA 94559-3050, (707) 253-4312.

The amount to redeem, including all penalties and fees, as of June 30, 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.

Assessor's Parcel No.	Assessee Name & Property Address	Amount to Redeem by 6/30/19
PROPERTY TAX DEFAULTED ON JULY 1, 2011, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2010-2011		
043-224-009	WOODS DIANE BILLINGS ETAL 454 S MINAHEN ST NAPA CA	\$ 2,655.21
058-380-012	OAT HILL WINERIES LLC	\$ 11,028.37
PROPERTY TAX DEFAULTED ON JULY 1, 2012, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2011-2012		
001-301-032	CHASTAIN RALPH R & CHARLENE 1400 SUMNER AVE NAPA CA	\$ 2,394.97
PROPERTY TAX DEFAULTED ON JULY 1, 2013, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2012-2013		
032-110-044	HERNANDEZ JAMES RUDY & CYNTHIA MARIE ETAL	\$ 7,832.84
PROPERTY TAX DEFAULTED ON JULY 1, 2014, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014		
001-322-001	RAVER A NARDELE TR 1456 EL CAPITAN WAY NAPA CA	\$ 6,695.88
004-584-003	DUMLLER SUE ETAL 2105 LOCUST ST NAPA CA	\$ 3,037.36
007-361-018	OSHIRO SHIRLY L TR ETAL 2138 DEVONSHIRE DR NAPA CA	\$ 47,698.36
016-182-002	TAYLOR JOHN C & DEBRA	\$ 14,610.14
016-211-003	BERRIE DALE CORPORATION 2413 STAGE COACH CANYON RD POPE VALLEY CA	\$ 12,836.50
016-243-010	KING CLYDE & MARY ELLEN	\$ 14,779.87
016-253-010	KATHI HARI BABU	\$ 14,610.14
016-254-018	REID WALLACE J & BONNIE CO-TR	\$ 12,836.50
016-254-026	KING CLYDE & MARY ELLEN 105 SPUR CT POPE VALLEY CA	\$ 14,652.46
016-261-005	JONES CHARLES W JR & ALICE E TR	\$ 14,610.14
019-362-020	COLUMBIA ASSOCIATES INC	\$ 11,630.43
019-381-015	COLUMBIA ASSOCIATES INC	\$ 12,035.81
019-492-017	PURTILL MICHAEL C	\$ 13,820.13
019-570-014	VANDELA INC	\$ 1,723.63
019-570-021	VANDELA INC	\$ 1,516.80
021-280-022	VICENCIO MARTA A 609 SUNNYSIDE RD SAINT HELENA CA	\$ 3,858.20
032-060-029	SLC SODA CANYON LLC 2297 SODA CANYON RD NAPA CA	\$242,618.78
032-140-049	EVANS DAWN	\$ 17,042.87
032-140-057	EVANS ARCHIE L	\$ 24,743.19
032-140-058	EVANS DAWN A	\$ 24,341.50
032-310-016	LEUNG WINIFRED KAWAI	\$ 5,935.11
032-310-021	LEUNG WINIFRED KAWAI	\$ 6,303.62
032-330-022	NGUYEN LISA KIM-PHUONG	\$ 9,214.78
032-430-006	AIRWELD INC. 1035 CAPELL VALLEY RD NAPA CA	\$ 9,917.13
033-200-001	DAVIS CHARLES THEODORE ETAL	\$ 2,294.66
036-026-019	BOWERS AUDREY 2180 MADISON ST YOUNTVILLE CA	\$ 26,430.53
038-091-042	KELLEY MICHAEL D 1935 VALENCIA ST NAPA CA	\$ 24,882.62
058-201-007	DELFIORIENTINO PHYLLIS MARIE TR 210 ANDREW RD AMERICAN CANYON CA	\$ 4,725.51
401-007-067	BJORNSTAD FAMILY HOLDINGS LLC	\$ 24,445.70

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

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