

**NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT**

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

I, Robert G. Minahen, Napa County Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 2020, 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 2019-2020, and/or any delinquent supplemental taxes levied prior to fiscal year 2019-2020, 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, 2020, 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 Robert G. Minahen, Treasurer-Tax Collector, 1195 Third Street, Suite 108, Napa, CA 94559-3050, (707) 253-4312.

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

ROBERT G. MINAHEN  
NAPA COUNTY TAX COLLECTOR  
STATE OF CALIFORNIA

Executed at Napa, Napa County, CA on May 20, 2020  
Published in the Napa Valley Register on May 31, June 7 and June 14, 2020

**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 assessments 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, 2020, 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 Robert G. Minahen, 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, 2020, 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 6/30/20
<u>PROPERTY TAX DEFAULTED ON JULY 1, 2011, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2010-2011</u>		
016-241-007	HISCOX SAM& DEBORAH 221 LARIAT ST POPE VALLEY CA	\$ 7,591.91
 <u>PROPERTY TAX DEFAULTED ON JULY 1, 2014, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-2014</u>		
032-060-029	SLC SODA CANYON LLC 2297 SODA CANYON RD NAPA CA	\$222,258.68
058-201-007	DELFIORANTINO PHYLLIS MARIE TR 210 ANDREW RD AMCANYON CA	\$ 2,792.16
401-007-067	BJORNSTAD FAMILY HOLDINGS LLC	\$ 20,217.56
 <u>PROPERTY TAX DEFAULTED ON JULY 1, 2015, FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-2015</u>		
001-124-008	VALENCIA JERRIE L TR 2521 BUTTE ST NAPA CA	\$ 32,545.11
004-173-016	WARD JOHN & MATSON KELLY 2948 DEVITA DR NAPA CA	\$ 43,560.63
007-113-010	HARRIS RANDALL H & KATHLEEN L 4161 MAHER ST NAPA CA	\$ 31,336.16
007-232-011	FIESLER ANGELA M 2219 BERKS ST NAPA CA	\$ 42,124.65
011-360-040	ARBAB INVESTMENTS LLC	\$ 31,586.31
016-231-005	LIN KUO-REN ETAL	\$ 14,367.88
016-233-003	PINEDA ULISES & HERNANDEZ MARTHA D	\$ 12,289.82
016-242-002	FLETCHER KENNY SUC ETAL TR	\$ 11,511.53
019-150-003	KUNTZ LAWRENCE A & DEMAREE MELODY R ETAL	\$ 12,566.97
019-150-005	KUNTZ LAWRENCE A & DEMAREE MELODY R ETAL	\$ 12,566.97
019-382-002	NILAN NEAL	\$ 13,709.08
033-200-016	VANBUREN MICHAEL	\$ 4,294.97
033-200-026	VANBUREN MICHAEL	\$ 69,633.72
033-200-027	VANBUREN MICHAEL	\$ 77,035.18
038-262-007	HUNT JESSE D & LEA ETAL 1566 SHASTA AVE NAPA CA	\$ 31,827.13
060-160-011	632 COTTAGE DRIVE LLC 632 COTTAGE DR NAPA CA	\$ 22,229.41
059-180-022	GONZALEZ IGNACIO F 11 CONDOR CT AMCANYON CA	\$ 2,084.75
		<b>\$718,130.58</b>

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

ROBERT G. MINAHEN  
NAPA COUNTY TAX COLLECTOR  
STATE OF CALIFORNIA

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