

**COUNTY OF SAN BENITO  
NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT**  
(Rev. & Tax. Code §3351, §3352)

I, Melinda L. Casillas, San Benito County Tax Collector, State of California, certify as follows: That at the close of business on June 30, 2023, 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 2022-2023, and/or any delinquent supplemental taxes levied prior to fiscal year 2022-2023, 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 at the close of business on June 30, 2023, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2026. That information concerning redemption or the initiation of an installment plan of redemption of tax defaulted property will be furnished, upon request, by Melinda L. Casillas, San Benito County Tax Collector, 440 Fifth Street, Room 107, Hollister, CA 95023, (831) 636-4034.

**NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY**  
(Rev. & Tax. Code §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 nonresidential commercial property for which property taxes and assessments have been in default for three or more years. 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. 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.

**Note:** The power to sell schedule for nonresidential commercial property is three or more years of tax default status, unless the county adopts, by ordinance or resolution, the five-year tax default schedule. 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, 2023, 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 day 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 Melinda L. Casillas, San Benito County Tax Collector, 440 Fifth Street, Room 107, Hollister, CA 95023, (831) 636-4034. **The amount to redeem, including all penalties and fees, as of June 2023, is shown next to the name and address 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.

<b>ASSESOR'S PARCEL NO.</b>	<b>NAME AND PROPERTY ADDRESS</b>	<b>AMOUNT TO REDEEM</b>
<b>Property tax-defaulted on July 1, 2015 for the taxes, assessments and other charges for fiscal year 2014-2015:</b>		
011-240-043-000	Scribner Amber 1195 Merrill Rd San Juan Bautista CA 95045	\$31,207.01
<b>Property tax-defaulted on July 1, 2016 for the taxes, assessments and other charges for fiscal year 2015-2016:</b>		
016-020-004-000	Pensco Trust Co Et Al 0 Barnheisel Rd. Hollister CA 95023	\$15,950.14
016-050-049-000	Bourdet Jeffrey 1871 Los Viboras Rd. Hollister CA 95023	\$92,016.30
<b>Property tax-defaulted on July 1, 2017 for the taxes, assessments and other charges for fiscal year 2016-2017:</b>		
015-030-030-000	Mendez Jorge A & Luevano Janette A 7980 Lovers Ln Hollister CA 95023	\$63,044.47
026-260-035-000	Huntington Monty R 0 Willow Springs Ranch Paicines CA 95043	\$10,232.80
054-110-015-000	Barragan Andrew 334 Fifth St Hollister CA 95023	\$22,502.22
055-070-028-000	Pauneto Edwin 991 Suiter St Hollister CA 95023	\$13,658.29
052-123-014-000**	Rodriguez Marbin J Garcia 300 Carnoble Dr Hollister CA 95023	\$ 7,324.68
<b>Property tax-defaulted on July 1, 2018 for the taxes, assessments and other charges for fiscal year 2017-2018:</b>		
012-150-016-000	George Liv Trust 0 San Juan-Salinas Rd San Juan Bautista CA 95045	\$20,275.30
017-060-034-000	Brians Grant Stuart 6580 Fairview Rd Hollister CA 95023	\$36,012.13
020-860-010-000	Fernandez Jose A – Betsy A 145 Dan Dr Hollister CA 95023	\$8,365.93
025-520-001-000	Urquhart Donald H A – Kerry D 908 Foxhill Cir Hollister CA 95023	\$12,093.15
026-260-003-000	Stone William O 0 Panoche Rd Paicines CA 95043	\$2,820.30
027-150-018-000	Stone William O 19000 Panoche Rd Paicines CA 95043	\$14,526.15
027-200-001-000	Stone William O Antelope Area	\$1,430.16
054-120-021-000	Rowe Albert G III 222 Fifth St Hollister CA 95023	\$4,067.00
057-314-002-000	Rocha V & M 2009 Survivors Trust 1431 Gabilan Dr Hollister CA 95023	\$57,503.12
054-530-049-000**	Bisceglia Peter E JR – Jaqueline C 740 Las Palmas Dr Hollister CA 95023	\$1,973.20
025-550-014-000**	Contreras Jesus & Gonzalez Dorian 1616 Foftail Ct Hollister CA 95023	\$10,579.81
054-590-076-000**	Del Real Jesus & Sabrina J 272 Blenheim Ct Hollister CA 95023	\$5,252.24

\*\* Unpaid Supplemental Bill(s)

I hereby certify or (declare), under penalty of perjury, that the foregoing is true and correct. /s/Melinda L. Casillas, San Benito County Tax Collector  
Executed at Hollister, San Benito County California, on May 12, 2023, Published in the Hollister Free Lance on May 19 & 26, 2023 and June 2, 2023