



**NOTICE OF PUBLIC AUCTION ON AUGUST 18, 2021**  
**OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES (INTERNET)**  
 Pursuant to Section 3702 of the California Revenue and Taxation Code

I, Shari L. Freidenrich, Orange County Treasurer-Tax Collector, was directed by the Board of Supervisors of Orange County, California on May 25, 2021 to conduct a public auction sale of tax-defaulted properties subject to the Tax-Collector's power of sale. The sale will be conducted as a public internet auction at <https://octaxauction.mytaxsale.com> on August 18, 2021. The right to redeem (pay in full) the defaulted properties is 5:00 p.m. on Tuesday, August 17, 2021 and all properties not redeemed (paid in full) will be offered for sale at the public auction.

The properties will be auctioned off to the highest bidder for cash in lawful money of the United States, cashier's checks made payable to the County of Orange or wire transfer for not less than the minimum bid as shown on this notice. If no bids are received on a parcel, it may, at the Tax Collector's discretion, be re-offered at a future auction sale. If a parcel is not sold, the right to redeem the property (pay in full) will resume and continue up to the close of business on the last business day prior to the next scheduled public auction.

Pre-registration to participate in the internet auction is required. Online registration will be conducted at <https://octaxauction.mytaxsale.com> through August 10, 2021. Bidders must submit a refundable deposit of \$1,500 electronically by ACH at <https://octaxauction.mytaxsale.com>. The deposit will be applied to the successful bidder's purchase price. Full payment and deed information indicating how title should be vested is required within 5 business days from the auction close. A California documentary transfer tax will be added to and collected with the purchase price and is calculated at \$.55 per each \$500 or fraction portion thereof.

All properties are sold as is. Due diligence research is incumbent on the bidder, therefore bidders should conduct thorough research before entering a bid. The winning bidder is legally obligated to purchase the property. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

If the properties are auctioned off, parties of interest, as defined in California Revenue and Taxation Code section 4675, have a right to file a claim with the County for any excess proceeds from the sale of the timeshare interval at no cost to the claimant using an easy two-page claim form available on our website at [ocgov.com/octaxauction](http://ocgov.com/octaxauction). Excess proceeds are the amount of the final sale price in excess of the liens and costs of the sale, which are paid from the sale proceeds.

All information concerning redemption (payment in full) of tax-defaulted property is available at the Office of the Treasurer - Tax Collector located at the County Service at 601 North Ross St., Santa Ana, CA, by calling our office at (714) 834-3411 or by visiting our website at [ocgov.com/octaxauction](http://ocgov.com/octaxauction). Sign up to receive information on the tax auction at [ocgov.com/octaxauctionreminder](http://ocgov.com/octaxauctionreminder).

**PARCEL NUMBERING SYSTEM EXPLANATION**

The Assessor's Parcel Number, 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 from the Office of the Assessor. The time share intervals that are the subject of this notice are situated in Orange County, California, and are described as follows:

Item No.	Assessor's Parcel No:	Last Assessee Name:	Property Location:	Minimum Bid:
002	008-091-03	RODRIGUEZ, ROBERT Q	1240 W SANTA ANA BL, SANTA ANA	\$42,200.00
005	034-203-20	LORENZ, HENRY	509 N HARBOR BLVD, ANAHEIM	\$14,100.00
012	086-532-57	BROWN, JEFFREY K TR	3342 RUTH ELAINE DR, LOS ALAMITOS	\$10,800.00
013	094-444-23	ST LAURENT, BRIGITTE M TR	3541 DIXON AVE, ORANGE	\$15,200.00
014	096-305-09	TRAN, ANH HONG THI	7821 21ST ST, WESTMINSTER	\$27,100.00
017	105-101-10	BAKER, RONALD HOWARD	SITUS NA, SILVERADO	\$4,300.00
018	105-101-11	BAKER, RONALD HOWARD	SITUS NA, SILVERADO	\$3,000.00
019	105-152-16	STOUGHTON, SAMUEL C	29432 SILVERADO CANYON RD, SILVERADO	\$4,100.00
020	105-192-33	Q I ZHANG & JIAN LIANG PARTNERSHIP	SITUS NA, SILVERADO	\$3,500.00
022	123-282-17	LUNA CAPITAL LLC	34503 CALLE CARMELITA, DANA POINT	\$98,500.00
024	126-363-10	HAJNABI, MASSOUD	10471 MAGNOLIA AVE, STANTON	\$61,500.00
028	127-583-10	ROMERO, MARY T TR	10961 ENDRY ST, ANAHEIM	\$17,900.00
030	146-551-21	HOFFMAN, MICHAEL	5872 MEADOWBROOK DR, HUNTINGTON BEACH	\$88,400.00
034	272-011-08	BECKMAN, CONSTANCE A	1935 W BAYSHORE, ANAHEIM	\$35,500.00
037	312-041-05	CAUDILLO, DANIEL T	SITUS NA, BREA	\$6,500.00
039	351-046-01	FRANKLIN MOTEL LLC	5360 STONEHAVEN DR, YORBA LINDA	\$344,400.00
040	374-431-15	CHAN, HORACIO	1990 N SHAFFER ST, ORANGE	\$45,700.00
042	395-251-19	MC CULLOUGH, RAY H TR	SITUS NA, TUSTIN	\$1,900.00
046	451-012-07	TANG, YUN	15332 MONTPELLIER AVE, IRVINE	\$93,000.00
047	451-027-22	DUPUY, ROGER W	12 BENNINGTON, MISSION VIEJO	\$41,200.00
048	619-071-12	COOK, CHAN E	25321 PARTHENON AVE, MISSION VIEJO	\$13,100.00
049	621-172-08	ESCOBEDO, DEE ANNA TR	23512 LOS ADORNOS, ALISO VEJO	\$20,200.00
051	644-414-10	MC CULLOUGH, RAY H TR	1000 DEL MAR AVE, LAGUNA BEACH	\$7,400.00
052	644-415-01	SCHANTZ, ERIC MICHAEL	1000 ENSENADA AVE, LAGUNA BEACH	\$15,300.00
053	644-452-25	KASHIMI, SAEED	SITUS NA, LAGUNA BEACH	\$2,300.00
054	644-453-17	ZAL, TOURAJ	SITUS NA, LAGUNA BEACH	\$28,000.00
055	644-453-18	ZAL, TOURAJ	SITUS NA, LAGUNA BEACH	\$10,900.00
056	656-169-07	WOLFF, ALICIA C	SITUS NA, LAGUNA BEACH	\$8,200.00
057	672-381-18	MAKALLON MONARCH VILLAGES LLC	SITUS NA, DANA POINT	\$14,500.00
058	672-381-19	MAKALLON MONARCH VILLAGES LLC	SITUS NA, DANA POINT	\$2,700.00
059	679-073-45	COURTNEY, SHARON S	2213 VIA GAVILAN, SAN CLEMENTE	\$120,700.00
060	679-161-32	MARBLEHEAD	SITUS NA, SAN CLEMENTE	\$2,400.00
062	898-011-90	TOWLE, BRADLEY P TR	611 S COAST HWY, LAGUNA BEACH	\$2,900.00
063	898-012-18	HODGDEN, HEATHER N	611 S COAST HWY, LAGUNA BEACH	\$3,400.00
064	898-030-05	FINKENHAGEN, ROBERT A	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
070	898-032-51	OLSON, CLARENCE Y	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
075	898-034-56	COLEMAN, DOLORES J	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
080	898-041-20	SUNSHINE GROVES OF CENTRAL FLORIDA LLC	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
081	898-041-45	RASHKOW, HOWARD J	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
082	898-042-17	WILLIAMS, TRENISE	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
083	898-042-66	WILLIAMS, TRENISE	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
087	898-046-65	DEUEL, CARL L TR	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
088	898-046-69	SERATTE, CLIFTON	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00
089	898-047-77	PIZARRO, DIANE MARIE	34680 PACIFIC COAST HWY, DANA POINT	\$1,600.00

Item No.	Assessor's Parcel No:	Last Assessee Name:	Property Location:	Minimum Bid:
090	898-050-41	EDDY, CRYSTAL	326 ENCINO LN 1-23H, SAN CLEMENTE	\$1,600.00
091	898-050-46	SCHMIDT, HELEN R	326 ENCINO LN 1-28H, SAN CLEMENTE	\$1,600.00
251	898-079-10	COLLAZO, MARINA D	2600 AVENIDA DE PRESIDENTE BP-38, SAN CLEMENTE	\$1,600.00
332	898-086-18	KILKER, DONALD P	2600 AVE DE PRESIDENTE CH-016, SAN CLEMENTE	\$1,600.00
342	898-086-68	BREEN, ROBERT ALEXANDER TR	2600 AVE DE PRESIDENTE CH-066, SAN CLEMENTE	\$1,600.00
361	898-088-56	EDWARDS, RICHARD PARKER TR	2600 AVE DE PRESIDENTE CH-256, SAN CLEMENTE	\$1,600.00
362	898-088-57	EDWARDS, RICHARD PARKER TR	2600 AVE DE PRESIDENTE CH-257, SAN CLEMENTE	\$1,600.00
365	898-088-79	KEEFER, CHARLES J	2600 AVE DE PRESIDENTE CH-279, SAN CLEMENTE	\$1,600.00
367	898-089-23	HAMMATT, ROBERT W	2600 AVE DE PRESIDENTE CH-323, SAN CLEMENTE	\$1,600.00
370	898-089-41	HAMMATT, ROBERT W	2600 AVE DE PRESIDENTE CH-341, SAN CLEMENTE	\$1,600.00
382	898-090-24	MNH FAMILY LLC	2600 AVE DE PRESIDENTE CH-427, SAN CLEMENTE	\$1,600.00
411	898-093-04	SYMONS, JOHN J	2600 AVE DE PRESIDENTE CH-711, SAN CLEMENTE	\$1,600.00
415	898-093-23	MULDARRY, VIDA DLAKIC	2600 AVE DE PRESIDENTE CH-731, SAN CLEMENTE	\$1,600.00
417	898-093-27	MULDARRY, VIDA DLAKIC	2600 AVE DE PRESIDENTE CH-735, SAN CLEMENTE	\$1,600.00
498	898-097-08	ZAHRADKA, COLLEEN ANN	2600 AVE DE PRESIDENTE CH1119, SAN CLEMENTE	\$1,600.00
508	898-097-64	MALINOWSKI, NANCY J ESTATE OF	2600 AVE DE PRESIDENTE CH1175, SAN CLEMENTE	\$1,600.00
527	898-098-85	KARLSKIND, CHRISTOPHER B	2600 AVE DE PRESIDENTE CP-082, SAN CLEMENTE	\$1,600.00
528	898-098-86	KARLSKIND, CHRISTOPHER B	2600 AVE DE PRESIDENTE CP-083, SAN CLEMENTE	\$1,600.00
529	898-098-87	KARLSKIND, CHRISTOPHER B	2600 AVE DE PRESIDENTE CP-084, SAN CLEMENTE	\$1,600.00
576	898-110-56	HARRELL, GLORIA C	SITUS NA, DANA POINT	\$1,600.00
579	898-120-18	HUNT, JAMES C	SITUS NA, DANA POINT	\$1,600.00
581	898-124-56	WHITE, MONJHAY	SITUS NA, DANA POINT	\$2,000.00
583	898-138-23	RODERIGUES, JAMES R TR	SITUS NA, DANA POINT	\$1,600.00
584	898-138-65	YOSHIOKA, AKIRA	SITUS NA, DANA POINT	\$1,700.00
590	898-157-05	TURNER, JAMES E	SITUS NA, DANA POINT	\$1,600.00
594	898-171-47	HOUSTON, RANDY R	SITUS NA, DANA POINT	\$1,600.00
598	898-728-55	VANDERPOL, VERN L	SITUS NA, NEWPORT BEACH	\$2,800.00
599	898-748-15	GARCIA, ALVARO	SITUS NA, NEWPORT BEACH	\$2,400.00
600	898-790-24	MC NAMARA, GARY	SITUS NA, NEWPORT BEACH	\$2,800.00
601	898-810-32	ECKERT, MARK	SITUS NA, NEWPORT BEACH	\$3,300.00
602	898-864-36	LEVINE, CHARLES M	SITUS NA, NEWPORT BEACH	\$2,800.00
603	898-864-37	LEVINE, CHARLES M	SITUS NA, NEWPORT BEACH	\$2,800.00
604	898-870-17	ROE, RACHEL TR RSB TR	SITUS NA, NEWPORT BEACH	\$3,200.00
605	898-878-51	LU, LESLIE I-WEN	SITUS NA, NEWPORT BEACH	\$2,800.00
606	898-884-50	KIERNAN, TRACY	SITUS NA, NEWPORT BEACH	\$2,800.00
608	898-981-19	WEISSMAN, I DONALD	SITUS NA, NEWPORT BEACH	\$2,800.00
611	899-038-16	MOORE, GEORGE A	SITUS NA, NEWPORT BEACH	\$2,600.00
613	899-050-30	SHEILS, DAN	SITUS NA, NEWPORT BEACH	\$3,300.00
614	899-063-46	GONZALEZ, CLAUDIA ELENA PATRICIA MUNOZ DE	SITUS NA, NEWPORT BEACH	\$3,300.00
615	899-103-29	CROWN ROAD PARTNERS LP	SITUS NA, NEWPORT BEACH	\$3,200.00
616	899-120-36	ARMSTRONG, WILLIAM	SITUS NA, NEWPORT BEACH	\$3,000.00
619	899-223-26	TRILLO, ARTURO CARVAJAL	SITUS NA, NEWPORT BEACH	\$2,600.00
620	899-253-07	GALLARDO, JOSE SEBASTIAN CEBALLOS	SITUS NA, NEWPORT BEACH	\$2,700.00
625	916-091-70	JONES, LESLIE REI	SITUS NA, SAN CLEMENTE	\$2,100.00
626	916-093-01	MOFFETT, GEORGE E	SITUS NA, SAN CLEMENTE	\$2,200.00
627	916-093-05	KRONBECK, EVERETT L	SITUS NA, SAN CLEMENTE	\$2,200.00
628	916-093-15	CRISANTI, BETTY ANNE	SITUS NA, SAN CLEMENTE	\$2,000.00
631	916-096-40	PAYETTE, YVONNE I	SITUS NA, SAN CLEMENTE	\$2,200.00
633	916-097-00	KRONBECK, EVERETT L	SITUS NA, SAN CLEMENTE	\$2,200.00
634	916-097-11	ROBINSON, THOMAS C	SITUS NA, SAN CLEMENTE	\$2,300.00
635	916-097-54	CARRUTHERS, WILLIAM K	SITUS NA, SAN CLEMENTE	\$2,000.00
636	916-098-28	FINKENHAGEN, ROBERT A	SITUS NA, SAN CLEMENTE	\$2,200.00
637	916-098-29	AGCAOILI, ROSE C	SITUS NA, SAN CLEMENTE	\$2,000.00
638	916-100-24	BLACK, LOUIE RICHARD	SITUS NA, SAN CLEMENTE	\$2,400.00
639	916-100-38	YUTSIS, IGOR	SITUS NA, SAN CLEMENTE	\$2,200.00
640	916-100-50	CHAPMAN, MARY J	SITUS NA, SAN CLEMENTE	\$2,200.00
641	916-101-22	SANBORN, ROGER W	SITUS NA, SAN CLEMENTE	\$1,800.00
643	916-103-39	DANIELS, LEOLA J	SITUS NA, SAN CLEMENTE	\$2,300.00
644	916-103-56	DANIELS, LEOLA J	SITUS NA, SAN CLEMENTE	\$2,200.00
648	916-104-16	JAKELL, YLVA ESTATE	SITUS NA, SAN CLEMENTE	\$2,100.00
649	916-104-17	JAKELL, YLVA ESTATE	SITUS NA, SAN CLEMENTE	\$2,100.00
651	916-106-68	SUNSHINE GROVES CENTRAL FLORIDA LLC	SITUS NA, SAN CLEMENTE	23,000.00
653	931-710-29	FRASIER, CHARLES E	3007 VIA BUENA VISTA A, LAGUNA WOODS	\$24,900.00
655	932-120-17	RUSSELL, EDWARD E ESTATE OF	3079 VIA SERENA SOUTH A, LAGUNA WOODS	\$20,000.00
656	932-182-15	O'DONNELL, CRAIG ALAN	17333 BROOKHURST ST A-8, FOUNTAIN VALLEY	\$29,000.00
657	932-670-28	SCHMIDT, BRIAN W	3274 SAN AMADEO O, LAGUNA WOODS	\$13,900.00
658	933-733-81	CRUMP, DORIS G TR SURVIVOR'S TRUST CRUMP FAMILY PR	55 CORTE PINTURAS, SAN CLEMENTE	\$14,100.00
663	939-411-20	MARTIN, RAUL	34032 SELVA RD 95, DANA POINT	\$90,300.00
664	939-570-09	WIMBLEY, MARK	2900 BRISTOL ST 9, COSTA MESA	\$39,000.00

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

/s/ Shari L. Freidenrich

Orange County Treasurer-Tax Collector

Executed at Orange County, Santa Ana, California on July 20, 2021.

Published in the Orange County Register on July 27, August 3 and August 10, 2021.