

LEGAL NOTICES

(408) 287-4866

FAX (408) 287-2544



NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT

I, Margaret Olaiya, Director, Department of Tax and Collections, County of Santa Clara, 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 the 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, 2021.

That information concerning redemption or the initiation of an installment plan for redemption of tax defaulted property will be furnished, upon request, by Linda Kinney, at 70 West Hedding Street, Sixth Floor, East Wing, San Jose, CA 95110-1767. Telephone number: (408) 808-7919.

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

Margaret Olaiya 5/30/2019

Margaret Olaiya
Director, Department of Tax and Collections
County of Santa Clara, State of California

Executed at San Jose, County of Santa Clara, California on May 30, 2019. Published in the San Jose Post-Record on June 3rd, June 10th, and June 17th, 2019.

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Pursuant to Revenue and Taxation Code sections 3691 and 3692.4, the following conditions will, by operation of law, subject real property to the Department of Tax and Collections' 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 Department of Tax and Collections 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 Department of Tax and Collections' power to sell on July 1, 2019, at 12:01 a.m., by operation of law. The Department of Tax and Collections' 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 the 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 Department of Tax and Collections. All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Linda Kinney, at 70 West Hedding Street, Sixth Floor, East Wing, San Jose, CA 95110-1767. Telephone number: (408) 808-7919.

The amount to redeem, including all penalties and fees, as 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 TAXES DEFAULTED IN THE YEAR 2011 FOR THE TAXES, ASSESSMENTS, AND OTHER CHARGES FOR FISCAL YEAR 2010-11

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
692-27-019	MEJIA, JOSE SERRANO, LILIA 411 LYONCROSS WAY SAN JOSE 95123	\$6,517.85

PROPERTY TAXES DEFAULTED IN THE YEAR 2012 FOR THE TAXES, ASSESSMENTS, AND OTHER CHARGES FOR FISCAL YEAR 2011-12

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
026-11-113	CARRASCO, LUPE M 355 HAZEN ST MILPITAS 95035	\$918.71
213-31-018	DERAS, RYAN E 1109 ORCHID DR SUNNYVALE 94086	\$17,859.37

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
676-13-043	TOMBO, JAIME P ET AL 2170 LADDIE CT SAN JOSE 95121	\$3,772.20

PROPERTY TAXES DEFAULTED IN THE YEAR 2013 FOR THE TAXES, ASSESSMENTS, AND OTHER CHARGES FOR FISCAL YEAR 2012-13

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
088-01-040	LOUGHBOROUGH, GEORGE H TRUSTEE 275 DEMPSEY RD, UNIT 413 MILPITAS 95035	\$86.27
237-04-059	GAHRAMANI, YOOSHIEH D 675 E GISH RD SAN JOSE 95112	\$84,154.24
261-33-011	CAMPBELL, MICHAEL 52 SUNOL ST SAN JOSE 95126	\$12,304.19
467-48-016	SPIELBAUER, DENNIS S 486 S 5TH ST SAN JOSE 95112	\$8,291.94
486-22-054	GUTIRREZ, ROSARIO B ET AL 2141 SULLIVAN AVE SAN JOSE 95122	\$28,057.10
684-04-017	ECOS DE INSPIRACION DE LAS ASABLEAS DE DIOS 294 SENTER RD SAN JOSE 95111	\$2,059.92
726-36-004	MAGINCALDA, LEROY J ET AL 19080 MONTEREY RD MORGAN HILL 95037	\$5,828.91
726-36-007	MAGINCALDA, LEROY J ET AL ROSE AVE MORGAN HILL 95037	\$12,885.93
726-36-008	MAGINCALDA, ERNEST TTEE & EST OF 19080 MONTEREY RD MORGAN HILL 95037	\$43,568.57

PROPERTY TAXES DEFAULTED IN THE YEAR 2014 FOR THE TAXES, ASSESSMENTS, AND OTHER CHARGES FOR FISCAL YEAR 2013-14

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
015-25-020	VINCENT, FLORENCE M COTTAGE GROVE AVE ALVISO 95002	\$1,433.76
022-40-013	ANDERSON, JOHN H ET AL ANDERSON, SANDRA A 170 MARYLINN DR MILPITAS 95035	\$11,496.89
070-15-007	RUFENER, STANLEY E TRUSTEE (LAND ONLY) SAN JOSE 95140	\$1,145.06
088-05-038	ZIB, SANDRA J TRUSTEE & ET AL 272 PERRY ST MILPITAS 95035	\$1,793.49
101-26-009	ERVIN, WILLIE ERVIN, MAUDRY A 411 HEMLOCK CT SANTA CLARA 95054	\$4,330.53
104-21-012	ESPINOSA, RICHARD D 940 BLAZINGWOOD DR SUNNYVALE 94089	\$10,826.82
124-18-003 NOW	NEOPLEX LLC 140 TENNYSON AVE PALO ALTO 94301	\$61,862.32
124-18-112 & 124-18-113	HOWE, NANCY 1094 MOFFETT CIR PALO ALTO 94303	\$6,853.77
137-24-045	LUTZ & BEAUNE PARTNERSHIP MAYBELL AVE PALO ALTO 94306	\$79,177.22
167-31-017	KASHANI, BEHZAD 265 MT HAMILTON AVE LOS ALTOS 94022	\$33,986.91
189-19-003	ANDRIJASVICH, ANNE J TRUSTEE 718 RONALD CT LOS ALTOS 94024	\$155,672.91
216-16-007	SPASARO, ROBIN L TRUSTEE 2475 PAINTED ROCK DR SANTA CLARA 95051	\$6,302.16
220-05-078	JOHNSON, KORIN S 3498 SAN MARCOS WAY SANTA CLARA 95051	\$12,150.87
249-59-046	VALDEZ, VENTURA L VALDEZ, JENNIE F 466 N 18TH ST SAN JOSE 95112	\$3,541.22
259-01-067	PACHECO, RUBEN R 851 COLEMAN AVE SAN JOSE 95110	\$8,555.48
261-42-036	TEMPLO ELIM INC 224 MERIDIAN AVE SAN JOSE 95128	\$51,848.42

ASSESSOR'S PARCEL NUMBER	ASSESSEE NAME & PROPERTY ADDRESS	AMOUNT TO REDEEM
264-10-060 NOW	JJJJ PARTNERS LLC SERIES A 770 LINCOLN AVE SAN JOSE 95126	\$31,542.80
264-10-070 & 264-10-071	REED & GRAHAM INC 550 SUNOL ST SAN JOSE 95126	\$8,025.60
274-31-015	MILLER, GEORGE A 1219 BROADLEAF LN SAN JOSE 95128	\$58,353.56
274-40-068	STODDARD, STEVEN G ET AL WOLFF, MARCIA K 2094 EMORY ST SAN JOSE 95128	\$53,114.61
277-03-044	BAUMAN, GREGORY 455 PATTON AVE SAN JOSE 95128	\$50,340.60
288-09-030	ROGOTZKE, THOMAS 1160 FEWRELL DR CAMPBELL 95008	\$42,893.25
288-25-001	NEIDL, VICTORIA C TRUSTEE 1830 PHANTOM AVE CAMPBELL 95008	\$15,408.90
293-14-020	WISE, LINDA D 634 HICKORY PL SANTA CLARA 95051	\$7,354.78
309-20-025	ISAACS, THERESA 125 CONNEMARA WAY, UNIT 129 SUNNYVALE 94087	\$210.06
309-30-030	KAHARE, AMIT KAHARE, APARNA 1592 MALLARD WAY SUNNYVALE 94087	\$89,943.26
316-30-102	TANG, GEORGE TSAO, JUNG WEI 10531 N PORTAL AVE CUPERTINO 95014	\$90,074.98
336-40-076	WILSON, ANN C TRUSTEE HOOPER LN LOS ALTOS HILLS 94024	\$1,923.66
372-07-025	EPPERSON, RUTH M TRUSTEE 7102 GOLDEN GATE DR SAN JOSE 95129	\$23,774.72
381-23-042	BETTS, ROBERT F TRUSTEE BETTS, PATRICIA M TRUSTEE 1349 HAPPY VALLEY AVE SAN JOSE 95129	\$17,011.94
403-53-027	BARR, DONALD J BARR, JEANNE A 617 WESTON DR CAMPBELL 95008	\$12,551.98
412-42-106	R HIGGINS GP 2655 PESCARA CT SAN JOSE 95124	\$39,607.95
419-21-001	CARBONEL, NANDO CARBONEL, ELLEEFLOL 14794 HOLDEN WAY SAN JOSE 95124	\$73,831.50
421-13-032 NOW	LG NATIONAL LLC 15344 NATIONAL AVE LOS GATOS 95032	\$7,010.18
421-27-043 421-27-044 421-27-045 421-27-046 421-27-047 421-27-048 & 421-27-049	DEL REAL LOPEZ, RODOLFO DEL REAL SANCHEZ, GABRIELA (LAND ONLY) SAN JOSE 95110	\$10,764.32
439-17-006	RENFRO, JONATHAN B RENFRO, TERRI L 875 FRANQUETTE AVE SAN JOSE 95125	\$14,885.56
439-18-016	MIYABARA-MCCASKEY, MICHAEL D MIYABARA-MCCASKEY, SHARISE B 2087 COASTLAND AVE SAN JOSE 95125	\$595.05
439-27-049	PADIA, GARY J PADIA, MARCIA A 1640 MINARDI AVE SAN JOSE 95125	\$17,170.74
446-29-043 NOW	SETHI, SIDDHARTH 2054 BOOKSIN AVE SAN JOSE 95125	\$12,271.38
446-29-061 & 446-29-062	PRESSLER, MICHAEL P 506 SANGER WAY SAN JOSE 95125	\$1,819.52
455-38-041 NOW	SMITH, ZULEYHA 3179 HEATHER RIDGE DR SAN JOSE 95136	\$46,549.38
455-43-019	BUSSEY, MAGGIE B 4311 CLEARPARK PL SAN JOSE 95136	\$15,328.64

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Table with 12 columns: ASSESSOR'S PARCEL NUMBER, ASSESSEE NAME & PROPERTY ADDRESS, AMOUNT TO REDEEM, ASSESSOR'S PARCEL NUMBER, ASSESSEE NAME & PROPERTY ADDRESS, AMOUNT TO REDEEM, ASSESSOR'S PARCEL NUMBER, ASSESSEE NAME & PROPERTY ADDRESS, AMOUNT TO REDEEM. Includes entries for parcels 472-04-078, 472-21-052, 477-03-114, etc.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct. Margaret Olajia 5/30/2019 Margaret Olajia Director, Department of Tax and Collections County of Santa Clara, State of California Executed at San Jose, County of Santa Clara, California on May 30, 2019. Published in the San Jose Post-Record on June 3rd, June 10th, and June 17th, 2019. SJP-3260251#

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) ESCROW NO: 25481-PD DATE: June 12, 2019

Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Mathew Abraham Aloor and Mercy Mathew Aloor 4767 Lafayette St, Ste 106, Santa Clara, CA 95054

Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before 7/3/2019. The last date to file claims is 7/2/2019, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Mandeep Singh Gill Kiranpreet Saini 6/17/19 SJ-3264490#

NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) ESCROW NO: 25802-PD DATE: June 12, 2019

Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Tejinder Kahlon and Parminder Pal Singh 5837 Camden Ave Unit B, San Jose, CA 95124

Liquors AND ARE LOCATED AT: 5837 Camden Ave Unit B, San Jose, CA 95124. (a) The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before 7/3/2019. (b) The last date to file claims is 7/2/2019, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Kamaljit 6/17/19 SJ-3264483#

CIVIL

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 18CV324148

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): PRAPTI P DHAKAL YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Wells Fargo Bank, N.A. NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper

legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene

que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es:

SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN CLARA, 191 North First Street, San Jose, CA 95113 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): REESE LAW GROUP, Harlan M. Reese, 118226, 3168 Lionshead Avenue, Carlsbad, CA 92010; 760/842-5850 (File No. 554178) DATE (Fecha): 2/28/2018 9:38 AM Clerk of the Clerk (Secretario), by V. Taylor, Deputy (Adjunto) (SEAL) NOTICE TO THE PERSON SERVED: You are served 1. as an individual defendant 4. by personal delivery on (date) 6/17, 6/24, 7/1, 7/8/19 SJ-3264141#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. 19CV348684 Superior Court of California, County of Santa Clara Petition of: Brian Dupre John, Alondra Pinedo for Change of Name TO ALL INTERESTED PERSONS: Petitioner filed a petition with this court for a decree changing names as follows: Isaac Lucas Pinedo-John to Isaac Lucas Pinedo John The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written