

**NOTICE OF PUBLIC AUCTION ON MARCH 21, 2018  
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES**  
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 November 14, 2017 to conduct a public auction sale of tax-defaulted properties subject to the Tax-Collector's power of sale. The sale will be conducted on Wednesday, March 21, 2018 at 1:00 p.m. in the Board of Supervisors Hearing Room at 333 W. Santa Ana Blvd., Bldg 10, Santa Ana, CA. The right to redeem (pay in full) the defaulted properties is 5:00 p.m. on Tuesday, March 20, 2018 and all properties not redeemed (paid in full) will be offered for sale.

The sale will be conducted as a public auction to the highest bidder for cash in lawful money of the United States or cashier's check made payable to the County of Orange, 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 the end of the auction at a lower price appropriate to stimulate competitive bidding or 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 tax auction.

If the properties are sold, 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. Excess proceeds are the amount of the highest bid in excess of the liens and costs of the sale, which are paid from the sale proceeds.

The properties listed below are subject to the Tax-Collector's power of sale and have been approved by resolution of the Orange County Board of Supervisors dated November 14, 2017. The tax auction is a "buyer beware" sale and all properties are sold as is. Bidders should conduct thorough research before bidding on a property.

Information concerning redemption (payment in full) of tax-defaulted property is available on our website at [ocgov.com/taxauction](http://ocgov.com/taxauction), at the Office of the Treasurer - Tax Collector, 625 North Ross St., Building 11, Room G-58, Santa Ana, CA, or by calling our office at (714) 834-3411. Sign up to receive information on the tax auction by text (NEW) or email at [ocgov.com/taxauctionreminder](mailto:ocgov.com/taxauctionreminder).

**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 at (714) 834-2727. The properties subject to 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:
0002	008-232-32	Navarro, Leticia	400 S Bristol St, Santa Ana	\$17,800
0003	008-232-36	Navarro, Veronica	421 S Bristol St, Santa Ana	\$27,200
0006	037-081-18	Tukhi Business Group LLC	825 S Claudina St, Anaheim	\$48,300
0007	048-062-04	Daroczi, Justin Grant	111 Edgewater Ave, Newport Beach	\$169,400
0012	066-131-05	Ruiz, Eve Marie Estate c/o Edward Thomas Ruiz III	5621 Kingman Ave, Buena Park	\$9,400
0019	104-143-04	Benbrahim, Hachim	Situs NA, Lake Forest	\$2,300
0022	108-562-22	Bustamante, Julie C	728 S Maxine St, Santa Ana	\$23,900
0035	253-282-09	Vogel, Richard E	564 S Sunkist St, Anaheim	\$21,800
0041	357-071-03	July, Marvel L	20120 Channing Ln, Yorba Linda	\$102,200
0042	383-082-72 (Formerly 383-082-72.9901)	Tukhi, Faheem Tr Sentinal Investment Tr	18862 E Vine St, Orange	\$55,000
0044	392-012-16	Dantas, Armando R V Tr	693 S Esplanade St, Orange	\$55,100
0048	503-721-24	10251 Sunrise Lane LLC c/o Frandzel Robins Bloom & Csato, L.C.	10251 Sunrise Ln, Santa Ana	\$81,600
0049	503-721-30	10251 Sunrise Lane LLC c/o Frandzel Robins Bloom & Csato, L.C.	Situs NA, Santa Ana	\$5,800
0050	503-721-31	10251 Sunrise Lane LLC c/o Frandzel Robins Bloom & Csato, L.C.	Situs NA, Santa Ana	\$4,600
0054	644-453-17	Zal, Touraj	Situs NA, Laguna Beach	\$16,300
0055	644-453-18	Zal, Touraj	Situs NA, Laguna Beach	\$6,800
0060	842-011-23	Brooks, Thomas J	31011 Hamilton Trl, Trabuco Canyon	\$151,900
0062	876-034-20	Pham, Candie T	Situs NA, Silverado	\$7,100
0605	930-845-34	Nielson, Carolyn A Tr	28076 Hastings 75, Mission Viejo	\$18,400
0608	934-243-76	Bastida, Antonio	23121 La Cadena Dr 5, Laguna Hills	\$23,900
0609	934-243-88	Bastida, Antonio	23141 La Cadena Dr 17, Laguna Hills	\$26,100
0610	934-243-89	Herren, Diana Estate	23141 La Cadena Dr 18, Laguna Hills	\$32,200
0611	936-402-42	Omar, Burt A	1501 Brea Blvd 45, Fullerton	\$6,500

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 February 5, 2018.  
Published in the Orange County Register on February 22, March 1 and March 8, 2018.