



**DEPARTMENT OF THE  
TREASURER AND TAX  
COLLECTOR**

**Notice of Divided Publication**

**NOTICE OF DIVIDED  
PUBLICATION OF THE  
PROPERTY TAX  
DEFAULT LIST  
(DELINQUENT LIST)**

Made pursuant to Section 3371,  
Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Keith Knox, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2018, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2017-18 that were a lien on the listed real property. Nonresidential commercial property and property upon which there is a recorded nuisance abatement lien shall be Subject to the Tax Collector's Power to Sell after three years of defaulted taxes. Therefore, if the 2017-18 taxes remain defaulted after June 30, 2021, the property will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2022. All other property that has defaulted taxes after June 30, 2023, will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2024. The list contains the name of the assessee and the total tax, which was due on June 30, 2018, for tax year 2017-18, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or paid under an installment plan of redemption if initiated prior to the property becoming Subject to the Tax Collector's Power to Sell.

Please direct requests for information concerning redemption of tax-defaulted property to Keith Knox, Treasurer and Tax Collector. You may mail inquiries to 225 North Hill Street, Room 115, Los Angeles, California 90012, or call 1(888)

807-2111 or 1(213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 12, 2020.

**KEITH KNOX  
TREASURER AND TAX  
COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA**

Assessee/taxpayers, who have disposed of real property after January 1, 2017, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

**ASSESSOR'S  
IDENTIFICATION  
NUMBERING SYSTEM  
EXPLANATION**

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, 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 at the Office of the Assessor.

The following property tax defaulted on July 1, 2018, for the taxes, as-assessments, and other charges for the Tax Year 2017-18:

- LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2018 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018.
- AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.
- AHRABLUO, MEHRDAD SITUS 12721 GILMORE AVE LOS ANGELES CA 90066-6430 4223-017-019 \$30,025.24
- ALLENWOOD INVESTMENTS SITUS 10700 WASHINGTON BLVD CULVER CITY CA 90232-3314 4208-015-031 \$31,567.44
- BALLEW, FRANCES TR BALLEW TRUST SITUS 3953 TILDEN AVE NO A CULVER CITY CA 90232-3913 4213-006-044 \$13,629.70
- BERNSTEIN, MICHAEL AND MARION TRS BERNSTEIN TRUST SITUS 12967 PANAMA ST LOS ANGELES CA 90066-6551 4223-007-027 \$817.83
- BONILLA, CARLOS O SITUS 12121 WASHINGTON PL LOS ANGELES CA 90066-5209 4235-029-038 \$2,813.45
- CARDENAS, MICHAEL CO TR CARDENAS FAMILY TRUST 4205-008-014 \$9,957.86
- CENTINELA CAR WASH PROPERTIES LLC 4220-014-035 \$45,846.50
- 4220-014-036 \$47,461.16
- 4220-014-038 \$49,513.53
- 4220-014-039 \$42,995.08
- 4220-014-040 \$43,309.03
- 4220-014-041 \$43,062.92
- 4220-014-047 \$43,065.27

- SITUS 6900 S CENTINELA AVE LOS ANGELES CA 90230-6305 4220-014-055 \$58,703.37
- SITUS 6900 S CENTINELA AVE LOS ANGELES CA 90230-6305 4220-014-056 \$81,085.94
- CHEATHAM, EVELYN TR ABRENCIA FAMILY DECD TRUST SITUS 4029 EAST BLVD LOS ANGELES CA 90066-4607 4233-009-008 \$5,794.84
- DEARMAS, EMILIO AND MARIA SITUS 12516 CASWELL AVE LOS ANGELES CA 90066-4816 4235-008-018 \$4,189.35
- DEYOUNG FAMILY WALSH AVENUE LLC SITUS 12441 WALSH AVE LOS ANGELES CA 90066-6607 4223-030-007 \$4,306.47
- DHARIA, VIKAS SITUS 5625 SUMNER WAY CULVER CITY CA 90230-6863 4134-009-103 \$19,354.92
- DIZGALVIS, MAIRA CO TR DIZGALVIS DECD TRUST SITUS 5111 RANDALL ST LOS ANGELES CA 90230-5948 4221-022-029 \$28,001.60
- GARDNER, DICK AND MICHELLE G SITUS 12567 WOODGREEN ST LOS ANGELES CA 90066-2723 4246-005-001 \$13,001.78
- GONZALEZ, BERTHA A TR BERTHA A GONZALEZ TRUST AND ROMANO, FRANCHESCO SITUS 5041 PURDUE AVE LOS ANGELES CA 90230-5222 4215-026-003 \$19,797.26
- GOSS, MARTIN R SITUS 5032 COOLIDGE AVE LOS ANGELES CA 90230-5176 4217-023-010 \$14,033.46
- GREEN, ALTHEA L SITUS 6315 GREEN VALLEY CIR NO 100 CULVER CITY CA 90230-7060 4134-014-053 \$4,820.59
- GUTIERREZ, CARLOS R GUTIERREZ DECD TRUST SITUS 11160 ORVILLE ST CULVER CITY CA 90230-5381 4216-005-017 \$29,707.32
- GUZMAN, EDUARDO R SITUS 4102 EAST BLVD LOS ANGELES CA 90066-4610 4233-008-034 \$25,147.47
- HALL, ELEANORA TR ELEANORA HALL TRUST SITUS 12106 MITCHELL AVE LOS ANGELES CA 90066-4513 4235-029-027 \$2,533.28
- HANNON, MARTIN B SITUS 4180 LAFAYETTE PL CULVER CITY CA 90232-2818 4207-019-016 \$16,477.66
- HUBENTHAL, LARRY TR LARRY HUBENTHAL TRUST SITUS 4060 MADISON AVE CULVER CITY CA 90232-3220 4207-010-029 \$6,316.15
- KHANEFID, MADJID SITUS 8534 WASHINGTON BLVD CULVER CITY CA 90232-7444 4205-014-011 \$15,102.06
- KSS HOLDINGS LLC SITUS 6035 BRISTOL PKWY CULVER CITY CA 90230-6601 4134-004-008 \$107,657.76
- SITUS 6071 BRISTOL PKWY CULVER CITY CA 90230-6634 4134-004-016 \$101,606.82
- LEE, DARLENE K SITUS 12032 JUNIETTE ST LOS ANGELES CA 90230-6232 4220-008-039 \$4,440.47
- MESMER PROPERTIES LLC SITUS 5750 MESMER AVENUE LOS ANGELES CA 90230-6317 4220-015-038/

- 4220-010 \$73,205.14
- O'CONNOR, PAUL SITUS 3640 ROSEWOOD AVE LOS ANGELES CA 90066-3030 4245-010-002 \$3,285.99
- PLASENCIA, JUAN 4220-009-039 \$257.37
- RADCLIFF, MICHAEL TR KATHERINE ALSOP TRUST SITUS 10811 FARRAGUT DR CULVER CITY CA 90230-4106 4210-025-009 \$2013-010 \$83,397.04
- RODRIGUEZ, RANDOLPH E TR MARY L RODRIGUEZ TRUST SITUS 4139 WADE ST CULVER CITY CA 90066-5731 4231-026-007 \$1,491.17
- ROMERO, OLGA SITUS 11884 BRAY ST LOS ANGELES CA 90230-6008 4218-016-026 \$15,782.88
- SECRETARY OF VETERANS AFFAIRS SITUS 5650 SUMNER WAY NO 101 CULVER CITY CA 90230-6839 4134-007-127 \$44.88
- SHOHARA, NORI SITUS 3985 BEETHOVEN ST LOS ANGELES CA 90066-4144 4236-022-019 \$23,804.56
- SIMONS, MARILYN SITUS 5950 BUCKINGHAM PKWY NO 512 CULVER CITY CA 90230-6779 4134-010-069 \$4,504.15
- SMITH, MARGARET B 4207-032-015 \$600.72
- STONE, BARRY J DECD EST OF AND STONE, MARIA F SITUS 11260 OVERLAND AVE NO 10A CULVER CITY CA 90230-5533 4203-012-141 \$1,463.03
- TATRO, MARCIA M AND RICHARD B SITUS 5853 BOWCROFT ST NO 2 LOS ANGELES CA 90016-4959 4204-020-157 \$9,308.46
- VE SOTA, GENEVIEVE B TR GENEVIEVE B VE SOTA TRUST SITUS 12541 MITCHELL AVE LOS ANGELES CA 90066-4805 4235-008-008 \$29.48
- WADE, MITCHELL S SITUS 11351 MATTESON AVE CULVER CITY CA 90066-4030 4214-005-024 \$5,136.38
- WARNER, RUSSELL TR RUSSELL WARNER TRUST SITUS 3482 CABRILLO BLVD LOS ANGELES CA 90066-1504 4247-019-007 \$68.62
- WARREN, SIMONE E AND JONES, JEFFREY L SITUS 3646 KALSMAN DR NO 2 LOS ANGELES CA 90016-4411 4204-020-153 \$1,932.10
- YOUNG, GREGORY P SITUS 3739 MAY ST LOS ANGELES CA 90066-3607 4246-018-007 \$36,418.56
- ZARAGOZA, MARTA V TR MARTA V ZARAGOZA TRUST SITUS 3322 SHERBOURNE DR CULVER CITY CA 90232-7438 4205-018-018 \$9,349.96
- ZITO, ANDREW J AND HAMILTON, PAMELA SITUS 4900 OVERLAND AVE UNIT 216 CULVER CITY CA 90230-4275 4209-031-111 \$9,388.46
- ZUSSMAN, ANN CO TR ZUSSMAN TRUST AND ZUSSMAN, JANET W SITUS 5213 AGUSTIN LN CULVER CITY CA 90230-4972 4215-032-013 \$21,705.09
- SITUS 4705 MAYTIME LN CULVER CITY CA 90230-5000 4296-014-176 \$6,242.00
- CN971549 516 Aug 27, Sep 3, 10, 2020