

Classifieds

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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, Elizabeth Buenrostro Ginsberg, 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, 2024, 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 2023-24 that were a lien on the listed real property. Non-residential 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 2023-24 taxes remain defaulted after June 30, 2027, the property will become subject to the Tax Collector's Power to Sell and eligible for sale at the County's online auction in 2028.

All other property that has defaulted taxes after June 30, 2029, will become subject to the Tax Collector's Power to sell and eligible for sale at the County's online auction in 2030. The list contains the name of the assessee and the total tax, which was due on June 30, 2024, for tax year 2023-24, 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 be paid under an installment plan of redemption if initiated prior to the property becoming subject to the Tax Collector's Power to Sell.

The Treasurer and Tax Collector's (TTC) Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit TTC's website at ttr.lacounty.gov or contact TTC at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on July 23, 2026.


**ELIZABETH BUENROSTRO
GINSBERG
TREASURER AND TAX
COLLECTOR
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA**

Assesseees/taxpayers, who have disposed of real property after January 1, 2023, 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, 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 at the Office of the Assessor.

The following property tax defaulted on July 1, 2024, for the taxes, assessments, and other charges for the Tax Year 2023-24:

LISTED BELOW ARE
PROPERTIES THAT DEFAULTED
IN 2024 FOR TAXES,
ASSESSMENTS AND OTHER
CHARGES FOR THE FISCAL
YEAR 2023-2024.
AMOUNT OF DELINQUENCY AS
OF THIS PUBLICATION IS LISTED
BELOW.
AMOROSO,JOHN SR DECD EST
OF AND AMOROSO,JAMES T
SITUS 118 SUMNER AVE
AVALON CA 90704-3090
7480-016-007 \$6,083.29
LAHAGE,CHRISTOPHER A AND
MICHELE T SITUS 93 PLAYA
AZUL AVALON CA 90704-2870
7480-048-018/S2022-010 \$9,460.37
MOROSCO,TIMOTHY C TR
TIMOTHY C MOROSCO TRUST
SITUS 305 CATALINA AVE
AVALON CA 90704-2830
7480-034-002 \$25,790.35
PETRE,CHARLES E CO TR
CHARLES E PETRE TRUST SITUS
216 CLARESSA AVE AVALON CA
90704-2833 7480-011-026
\$20,795.04
RAC METROPOLE INC SITUS
229 METROPOLE AVE REAR
AVALON CA 90704-2862
7480-018-014/S2021-010/S2022-010
\$78,110.98
CN130002 507 Aug 28, Sep 4, 2026

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