

NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT									
I, Phonxay Keokham, San Joaquin County Treasurer-Tax Collector, State of California, certify as follows:									
That at 12:01 a.m. on July 1, 2025, 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 2024-2025, and/or any delinquent supplemental taxes levied prior to the fiscal year 2024-2025, 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 subject to Treasurer-Tax Collector's power to sell 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, 2025, and not redeemed prior to being submitted for publication, shall be published on or before September 3, 2028.									
That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by Phonxay Keokham, San Joaquin County Treasurer-Tax Collector, at our office located at 44 N. San Joaquin Street, Suite 150, Stockton, California, 95202 or by calling (209) 468-2133.									
I certify or (declare), under penalty of perjury, that the foregoing is true and correct.									
Phonxay Keokham, San Joaquin County Treasurer-Tax Collector Executed at Stockton, San Joaquin County, California on 5/20/25 Published in the Record on 5/25/25, 6/1/25, & 6/8/25									
NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY									
Pursuant to Revenue & Taxation Code Sections 3691 and 3692.4, the following conditions will, by operation of law, subject real property to the Treasurer-Tax Collector's power to sell:									
1.	All property for which property taxes and assessments have been in default for five or more years.								
2.	Any property the Treasurer-Tax Collector 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.								
3.	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.								
The parcels listed herein meet one or more of the conditions listed above and thus, will become subject to the Treasurer-Tax Collector's power to sell on July 1, 2025, at 12:01 a.m., by operation of law. The Treasurer-Tax Collector's 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 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 sale by the Treasurer-Tax Collector. All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Phonxay Keokham, San Joaquin County Treasurer-Tax Collector, at our office located at 44 N. San Joaquin Street, Suite 150, Stockton, California, 95202 or by calling (209) 468-2133.									
The amount to redeem, including all penalties and fees, as of June 2025, 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.									
Item Number	Assessor's Parcel Number	Property Address	Assessee Name	Amount to Redeem					
PROPERTY TAX DEFAULTED ON JULY 1, 2016 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016									
1	157-121-120-000	1022 BURKETT AV	WARE, O & G ETAL	\$ 845.10					
PROPERTY TAX DEFAULTED ON JULY 1, 2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017									
2	045-270-160-000	1108 S SACRAMENTO ST	GARCIA, RAFAEL & FLORA	\$ 3,540.25					
3	110-130-080-000	2027 GRAND CANAL BL	KENDRICK, PERRY D & SALLIE J TR	\$ 9,131.47					
4	167-103-060-000	2019 S SAN JOAQUIN ST	BUCKINGHAM, DANA	\$ 35,544.89					
5	167-103-070-000	2027 S SAN JOAQUIN ST	BUCKINGHAM, DANA	\$ 20,284.99					
PROPERTY TAX DEFAULTED ON JULY 1, 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018									
6	059-180-130-000	11191 N PEARSON RD	DESAILLY PROPERTIES LLC	\$ 4,193.72					
7	090-020-360-000	1929 VALMORA DR	ZERMAT PROPERITES LLC	\$ 3,755.32					
8	090-100-160-000	2515 COURTNEY WY	ZERMAT PROPERTIES LLC	\$ 3,929.53					
9	143-320-520-000	651 N GERTRUDE AV	BELTRAMA, MILDRED J	\$ 12,449.49					
10	198-120-050-000	17200 MURPHY PA	SAN JOAQUIN COGEN LLC ETAL	\$ 266,596.22					
11	232-231-070-000	915 W EATON AV	PAPAS, VASSILIKE	\$ 2,695.13					
12	247-270-340-000	2133 ASHWOOD DR	RANGEL, RAY & JENNIFER	\$ 2,288.50					
PROPERTY TAX DEFAULTED ON JULY 1, 2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019									
13	045-320-090-000	18 E TOKAY ST	CARR ROBERT	\$ 9,525.15					
14	045-320-100-000	10 E TOKAY ST	CARR ROBERT	\$ 6,820.27					
15	045-320-110-000	608 S SACRAMENTO ST	CARR ROBERT	\$ 7,400.12					
16	072-270-250-000	9553 DUCHESS LN	GALLINDO, DAVID JR & MARIA	\$ 15,007.71					
17	078-250-100-000	2715 STANFIELD DR	RANDELL, ERMA J	\$ 6,619.63					
18	079-152-230-000	735 SAN MIGUEL AV	LEGACY HOMES LLC	\$ 5,670.04					
19	081-490-370-000	809 MERRYWOOD LN	LEGACY HOMES LLC	\$ 4,333.24					
20	086-700-020-000	4953 E TUDOR ROSE GL	AZTLAN LTD LIABILITY CO	\$ 113,116.75					
51	097-300-100-000	6020 N PERSHING AV	HAYTER PAUL A	\$ 1,420.15					
21	111-440-290-000	1646 OLD BRIDGE WY	EQUITY TRUST COMPANY CUST	\$ 29,724.44					
22	112-170-660-000	4052 ROUND VALLEY CI	BROWN KEVIN TR	\$ 18,243.97					
23	117-290-130-000	1221 WATERLOO RD	BYERS, DENNIS JR	\$ 6,388.86					
24	123-090-260-000	2219 FRANKLIN AV	COTTRELL, EDWARD R	\$ 4,530.22					
25	126-060-750-000	8817 LAUGHTON AV	NGUYEN, KENNY H & TINA T	\$ 24,894.71					
26	145-062-220-000	346 S VENTURA AV	LEGACY HOMES LLC	\$ 7,247.94					
27	145-260-100-000	404 S STOCKTON ST	KAUR RAJIVR ETAL	\$ 109,749.90					
28	153-102-060-000	2060 E WASHINGTON ST	DIXON, NATHANIEL & LARCENE ETAL	\$ 17,482.39					
29	155-230-200-000	1955 E LAFAYETTE ST	CASTELLANOS-RUELOS MICHELLE ETAL	\$ 3,413.97					
30	155-440-050-000	2498 E MAIN ST	MONTIJO, RODE E & J	\$ 13,439.25					
31	155-440-340-000	2466 E MAIN ST	MONTIJO, RODE E & JOSEPHINE	\$ 12,649.66					
32	155-480-250-000	1001 BURKETT AV	STALLWORTH, RICHARD A & P	\$ 9,372.61					
33	157-123-090-000	1044 DAVID AV	RIO INVESTMENTS LLC	\$ 147,923.14					
34	163-270-240-000	843 SABRINA ST	AWALOS, ERICKA	\$ 8,359.47					
53	163-504-290-000	1765 SWENSON CT	GONZALEZ, JOSE	\$ 1,239.49					
35	165-305-090-000	2723 ODELL AV	LEGACY HOMES LLC	\$ 5,789.72					
36	167-021-020-000	48 E DR MARTIN LUTHER KING JR BL	MONTIJO, RODE E & JOSEFINA	\$ 27,066.85					
52	169-076-150-000	1220 E SEVENTH ST	MURPHY MARYSAN M	\$ 2,317.74					
37	169-080-620-000	2208 S SACRAMENTO ST	RIO INVESTMENTS LLC	\$ 4,569.36					
38	169-133-210-000	2529 PHELPS ST	LEGACY HOMES LLC	\$ 5,112.23					
39	169-224-020-000	2206 SCRIBNER ST	LEGACY HOMES LLC	\$ 8,499.99					
40	169-224-040-000	2214 SCRIBNER ST	RIO INVESTMENTS LLC	\$ 16,035.11					
42	171-163-100-000	1860 E CLOVER LN	LEGACY HOMES LLC	\$ 3,880.88					
43	171-240-480-000	2322 E EIGHTH ST	LEGACY HOMES LLC	\$ 6,737.79					
44	173-350-250-000	2087 MADRID DR	LEGACY HOMES LLC	\$ 14,235.26					
45	175-250-100-000	3910 S ODELL AV	MENDOZA, GUILLERMO & MARIA J	\$ 5,644.38					
46	177-152-180-000	3444 PHELPS ST	LEGACY HOMES LLC	\$ 6,181.53					
47	196-300-200-000	15996 JULIE LN	DUARTE, RICHARD A & C F	\$ 7,413.10					
48	223-370-190-000	502 ALPINE AV	TEUNISSEN, LAWRENCE JAMES	\$ 13,393.73					
49	234-081-280-000	708 PALM CI	PACHECO, JESUS & LAURA	\$ 734.14					
50	241-052-060-000	866 E WILLOW AV	MOYERS PRISCILLA	\$ 16,638.10					
PROPERTY TAX DEFAULTED ON JULY 1, 2020 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2019-2020									
264	001-040-020-000	14001 W WALNUT GROVE RD	WIMPYS CALIFORNIA DELTA RESORT LLC	\$ 23,535.33					
265	001-040-030-000	13955 W WALNUT GROVE RD	WIMPYS CALIFORNIA DELTA RESORT LLC	\$ 8,754.84					
54	001-210-350-000	28108 N THORNTON RD	SOLANO HOME SOLUTIONS	\$ 98,245.15					
260	019-040-100-000	13466 E CHURCH ST	WITHERS SHAUNA A	\$ 839.50					
55	019-070-050-000	13850 E MAIN ST	BRIDGEWATER, JACOB JAMES BURNETT	\$ 17,707.83					
56	021-150-390-000	NO SITUS	HENRY, PHILIP N TR ETAL	\$ 216.00					
57	021-150-400-000	NO SITUS	HENRY, PHILIP N TR ETAL	\$ 252.12					
58	027-134-130-000	2101 CABRILLO CI	LODUCY, SHANNON TR	\$ 22,771.11					
59	029-200-120-000	321 TIOGA DR	KIDD KODY MARK	\$ 30,499.75					
60	029-210-260-000	2340 KLAMATH CT	SCHROCK, KRISTYNA M	\$ 17,459.60					
61	035-253-020-000	1442 W LOCUST ST	LASSANSKE MARY	\$ 22,420.88					
62	039-260-090-000	1131 GREEN OAKS WY	NIMMO CAROL L	\$ 31,991.33					
63	041-030-030-000	328 W TURNER RD	DEWALT, HAL D & TERESA M TR	\$ 473.29					
64	041-350-260-000	220 COLUMBIA DR	SUESS, ROBIN L & KAREN N	\$ 11,417.41					
65	043-048-020-000	214 S SACRAMENTO ST	BENNETT CHRISTOPHER J	\$ 48,385.54					
66	045-150-460-000	1321 S SCHOOL ST	HERRERA RAMIRO	\$ 24,845.58					
67	047-312-210-000	413 E VINE ST	VERDOZA, JOSE	\$ 13,199.12					
68	049-190-350-000	89 S GUILD AV	FWS CONST PTP	\$ 19,992.77					
69	049-190-360-000	111 S GUILD AV	FWS CONST PTP	\$ 52,144.12					
70	051-050-110-000	17309 N BRUELLA RD	BOURGEOIS NICHOLAS & SMITH LELAND C	\$ 2,623.83					
71	051-050-130-000	17321 N BRUELLA RD	BOURGEOIS NICHOLAS & SMITH LELAND C	\$ 3,530.33					
72	051-050-140-000	17327 N BRUELLA RD	BOURGEOIS NICHOLAS & SMITH LELAND C	\$ 7,971.03					
73	059-030-220-000	11211 N LOWER SACRAMENTO RD	BATTH JAGPAL S	\$ 234,442.71					
74	060-051-090-000	1511 S FAIRMONT AV	SHAH, SAYED MAHBOOB & GULNAZ TR	\$ 9,243.79					
75	062-130-010-000	445 ALMOND DR #1	MONTVOYA LINDA	\$ 12,075.26					
287	062-480-300-000	2206 SEAHAWK LN	BHATTI ISHWAR SINGH	\$ 1,192.51					
76	062-630-120-000	1702 CHERRYWOOD WY	RAMAN RAGHWAN	\$ 14,062.88					
77	066-070-060-000	5423 PASADENA DR	PASCUA, GILBERT	\$ 68,534.69					
78	068-050-140-000	3929 VANCOUVER CI	MEIN, PETE	\$ 18,931.30					
79	070-100-010-000	10716 N DAVIS RD	DELONG ALICIA	\$ 50,125.43					
80	070-340-360-000	1253 GREEN RIDGE DR	FORD ANDRE	\$ 4,154.95					
81	070-550-560-000	10402 WINDMILL COVE DR	RAMAN RAGHWAN	\$ 11,678.23					
82	070-590-690-000	1106 WHISTLER WY	WINDMILL PARK OWNERS ASSN	\$ 3,753.26					
83	071-320-060-000	3637 LIGHTHOUSE CT	BEAUCHAMP, DOUGLAS TR ETAL	\$ 30,885.31					
84	072-130-350-000	1707 WAGNER HEIGHTS RD	PRASAD, JONAH K & U	\$ 8,785.53					
85	075-100-140-000	8439 N ALBERDA AV	SATO, EARL & CARMEN	\$ 20,986.03					
86	075-160-030-000	1319 ABERDEEN AV	PAGADUAN, EDDIE JR ETAL	\$ 2,884.30					
87	075-390-030-000	917 KATHERINE WY	PINEDA, FERNANDO	\$ 27,716.03					
88	077-160-110-000	7402 PARK WOODS DR	GUEBARA ANTHONY M & GUEBARA SHELLEY L	\$ 9,067.60					
279	079-204-010-000	228 E GLENCANNON ST	GLASER KARLA	\$ 2,058.88					
89	079-274-090-000	8102 LAN ARK DR	CLARK, NEHEMIAH	\$ 8,079.71					
90	080-140-090-000	2632 WAGNER HEIGHTS RD	JAURIGUE, TEDDY V & MARIA T G	\$ 12,809.72					
91	080-450-340-000	8807 THORNTON RD	CHAVEZ CARLOS & ELVIA	\$ 2,158.65					
92	080-450-390-000	8807 THORNTON RD #C	CHAVEZ CARLOS & ELVIA	\$ 3,529.51					
93	081-030-040-000	253 PRADO WY	BAY, ALYCE	\$ 9,423.38					
94	081-170-170-000	2 W LORETTA AV	WALKER, SIEGLINDE IRENE	\$ 16,612.08					
95	081-253-210-000	113 W BENJAMIN HOLT DR	WALKER, SIEGLINDE IRENE	\$ 6,232.28					
96	081-421-320-000	303 W LONGVIEW AV	MENDOZA SYLVIA LUPIAN	\$ 30,038.18					
97	081-510-200-000	202 MISSION PARK DR	NGO, SAKMNA RY	\$ 11,849.64					
258	082-050-190-000	3406 CHARLESTON CT	TURNER BRANDON J	\$ 5,964.52					
272	082-100-250-000	8437 NORFOLK WY	LUCERO FALLON ETAL	\$ 934.02					
98	084-030-210-000	NO SITUS	STOCKTON CITY OF	\$ 2,761.82					
99	084-120-160-000	NO SITUS	DESTINATIONS CONDOMINIUM LLC ETAL	\$ 289.04					
100	084-120-170-000	NO SITUS	DESTINATIONS CONDOMINIUM LLC ETAL	\$ 185.12					
101	088-214-030-000	8248 TAM O SHANTER DR	ATTALA, MENA RAMZY	\$ 4,063.81					
286	088-270-170-000	9131 FITZPATRICK CI	NGUYEN TIN THI NGOC ETAL	\$ 1,679.60					
102	088-320-330-000	8701 COTTONWOOD LN	CARIGO, RUFA T	\$ 18,805.51					
103	089-091-020-000	1902 N ALPINE RD	WHEATON SHIRLEY A TR	\$ 9,413.64					
104	090-460-440-000	1645 PENEWIT RD #58	STANICH, FRANK J	\$ 5,373.22					
105	093-030-320-000	401 N HEWITT RD	YESCAS, KAREN M TR	\$ 50,256.96					
106	094-230-180-000	7068 TRISTAN CI	MCBRIAN, SCOT C & CHRISTINA	\$ 9,291.15					
107	094-380-420-000	1896 CALEB CI	MONTAUBAN OWNERS ASSN INC	\$ 782.58					
108	094-380-440-000	1894 CALEB CI	MONTAUBAN OWNERS ASSN INC	\$ 526.72					
109	096-130-880-000	5380 WEST LN	ISAACS, DARRELL R & DONNA J	\$ 41,979.23					
110	097-190-350-000	2316 W SWAIN RD	GARCIA, JUDITH KAREN	\$ 15,996.93					
111	097-310-070-000	6102 MITCHLER AV	SCOTT, TANIA A ETAL	\$ 7,953.25					
112	097-462-190-000	911 W SWAIN RD	RAMAN, RAGHWAN	\$ 3,763.62					
113	098-130-190-000	6669 EMBARCADERO DR #19	ESCARAB KAREN HURLEY	\$ 28,208.86					
281	100-110-370-000	6818 HERNDON PL	FEDERIGHI PATRICK RYAN	\$ 4,152.05					
114	101-290-030-000	6786 E FAIRCHILD LN	BONADONNA DAVID M	\$ 18,603.25					
115	102-340-020-000	4332 PACIFIC AV #13	TIMBERLAKE, LAKIESHA	\$ 2,190.96					
116	104-270-190-000	4453 DORSET ST	TIMBERLAKE, LAKIESHA	\$ 3,068.38					
117	104-280-130-000	4429 DENBY LN	TERRA, FLORENTINA S	\$ 4,006.30					
118	104-320-090-000	4415 TOWNHOME DR	GARCIA, GABRIEL MADRIZ ETAL	\$ 1,913.28					
119									