

NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT

I, Phoxnay Keokham, San Joaquin County Treasurer-Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 1, 2026, 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 2025-2026, and/or any delinquent supplemental taxes levied prior to the fiscal year 2025-2026, 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 after five years of property taxes remaining in default 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, 2026, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2029.

That information concerning redemption or the initiation of an installment plan for redemption of tax-defaulted property will be furnished, upon request, by Phoxnay 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.

Phoxnay Keokham, San Joaquin County Treasurer-Tax Collector
Executed at Stockton, San Joaquin County, California on 5/18/26
Published in the Record on 5/24/26, 5/31/26, & 6/7/26

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:

- All property for which property taxes and assessments have been in default for five or more years.
- 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.
- 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, 2026, 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 Phoxnay 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 2026, 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
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PROPERTY TAX DEFAULTED ON JULY 1, 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018

1	122-040-130-000	10217 N ST RT 99 W FRONTAGE RD	KHAN, MUSHTAQUE	\$ 26,422.58
2	155-220-540-000	227 S A ST	MAYFIELD, MICHAEL M	\$ 2,945.30

PROPERTY TAX DEFAULTED ON JULY 1, 2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019

3	147-017-070-000	1023 S SAN JOAQUIN ST	BUSTOS, LAURO & HERMELINDA	\$ 7,128.08
4	159-053-230-000	440 S CARROLL AV	SOUS, SHELIA ALLEN	\$ 4,524.68
5	234-040-510-000	950 CHESTNUT AV	SUAREZ, CARLOS A & JOSEFA	\$ 718.41

PROPERTY TAX DEFAULTED ON JULY 1, 2020 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2019-2020

6	013-200-040-000	3091 E ACAMPO RD	TAMAYO JONATHAN TORRES ETAL	\$ 13,704.46
7	035-253-020-000	1442 W LOCUST ST	LASSANSKE MARY	\$ 20,496.67
8	045-150-460-000	1321 S SCHOOL ST	HERRERA RAMIRO	\$ 22,644.97
9	063-290-180-000	11447 N BETH LN	DOSIO BRANDIE M ETAL	\$ 23,386.53
10	075-390-030-000	917 KATHERINE WY	PINEDA, FERNANDO	\$ 23,925.84
11	080-140-090-000	2632 WAGNER HEIGHTS RD	JOURIGUE, TEDDY V & MARIA T G	\$ 11,515.79
12	128-090-070-000	2546 ETCHEVERRY DR	CORONA NAZARIA	\$ 30,992.11
13	133-330-200-000	2055 MONTE DIABLO AV	BOTH, DONALD W & SHIRLEY R TR	\$ 4,128.66
14	137-180-080-000	117 W FLORA ST	CAL VALLEY INVESTMENTS INC	\$ 4,660.05
15	141-234-010-000	746 N F ST	ACOSTA EDGAR	\$ 3,621.02
16	151-350-230-000	1238 S PILGRIM ST	ERUM, SAIMA	\$ 3,167.04
17	163-113-240-000	2413 LEVER BL	IBEA HONORATA G	\$ 3,422.22
18	163-470-480-000	1606 APTOS LN	DAVIS CHANI J ETAL	\$ 1,426.13
19	165-170-450-000	531 W EIGHTH ST	CORRALIEO, MICHAEL & LYDIA	\$ 2,419.98
20	165-280-350-000	2847 S LINCOLN ST	ARINAGA MANUAL & MARIA	\$ 9,305.57
21	169-212-040-000	1614 SPRING ST	RODRIGUEZ LUIS F & CRUZ ADRIANA G	\$ 9,492.27

22	173-170-480-000	1939 S ADELBERT AV	FRAZIER, GREGORY ALAN	\$ 7,013.17
23	179-330-610-000	4016 KIMBALL LN	PHONPRADIT, SENGTHIP	\$ 14,473.96
24	193-330-010-000	235 W BRIGGS RD	SINGH, JASBIR	\$ 6,224.31
25	217-680-250-000	735 W ALAMEDA ST	MITCHELL J A, MITCHELL W W	\$ 4,952.00
26	223-420-320-000	210 FLORES AV	OUIMETTE JASON R	\$ 4,399.17
27	227-170-220-000	2030 MAIN ST	ALBOR, ANTONIO	\$ 6,746.35
28	233-210-180-000	2211 HOLLY DR	BUENROSTRO JOSE L & BUENROSTRO ROSA MARIA	\$ 1,740.72

PROPERTY TAX DEFAULTED ON JULY 1, 2021 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2020-2021

30	005-120-070-000	25950 N ST RT 99 E FRONTAGE RD	KROTTER JOHN K & ARLENE L	\$ 15,598.64
31	005-250-260-000	24356 N KENNEFICK RD	CARROLL, MARY R	\$ 37,714.29
32	005-250-360-000	6735 E JAHANT RD	ALVAREZ, BERNANDINA	\$ 10,457.66
33	005-360-100-000	24498 N LEADSTONE DR	SINGH, WHELLIAM SHALENDRA	\$ 11,093.51
34	007-310-150-000	24075 N BUCK RD	HAYDEN, SHILLEY & CARIN	\$ 9,154.33
35	013-020-760-000	22291 N DE VRIES RD	SHAH DAVID S & STEPHANIE C TR	\$ 41,505.10
36	015-050-290-000	2251 W TURNER DR	DACRUZ, BARRY M & LISA M	\$ 49,171.97
37	019-240-350-000	18950 E STATE ROUTE 88	ROLAN MIKE ETAL	\$ 35,219.96
38	027-150-130-000	2023 CORBIN LN	GONZALES ERNEST N & KAREN SWINGLE	\$ 3,315.94

39	027-150-200-000	2001 W TOKAY ST	BERENDT, DOROTHY M EST	\$ 5,278.39
40	027-440-480-000	2744 CHARDONNAY LN	POBLANO JEFFERY	\$ 6,221.94
41	043-111-100-000	111 N CENTRAL AV	SALEM UNITED METHODIST CHURCH	\$ 208.32
42	043-111-110-000	345 E ELM ST	SALEM UNITED METHODIST CHURCH	\$ 295.24
43	043-113-270-000	403 E ELM ST	SALEM UNITED METHODIST CHURCH	\$ 228.22
44	047-020-080-000	310 S MAIN ST	OCHOA, FIDEL	\$ 13,844.83
45	051-140-320-000	16891 N TRETHERWAY RD	GREEN GARY L & KATHLEEN M	\$ 4,473.40
46	053-110-070-000	15850 N TULLY RD	DRURY NORRIS W	\$ 22,878.93
47	060-054-270-000	1117 PINOT NOIR DR	LOPEZ ALEJANDRO JR ETAL	\$ 702.04
48	062-660-120-000	1819 S CHEROKEE LN #16	TASSIA AMANDA ETAL	\$ 5,121.02
49	063-210-320-000	10549 N JACK TONE RD	RODRIGUEZ JUVETINA	\$ 12,008.71
50	069-070-170-000	12241 W EIGHT MILE RD	SOARES, SUZANNE H TR ETAL	\$ 427.53
51	069-080-120-000	11703 W EIGHT MILE RD	SOARES, SUZANNE H TR ETAL	\$ 439.56
52	069-090-190-000	14250 W EIGHT MILE RD	SOARES, SUZANNE H TR ETAL	\$ 451.98
53	069-090-350-000	11752 W EIGHT MILE RD	SOARES, SUZANNE H TR ETAL	\$ 1,351.52
54	070-260-070-000	9939 CAMPORA WY	DIXON, MATTHEW J	\$ 33,311.68
55	070-560-050-000	10140 RUDDER WY	HAGUE, KON HWA TR	\$ 13,462.49
56	071-300-130-000	7404 LIGHTHOUSE DR	WHEELER HURLEY LORI ANN	\$ 3,921.87
57	072-150-110-000	9619 LARAMIE CT	OROSCO LUIS SANTAMARIA	\$ 1,943.03
58	072-150-350-000	1714 WYATT WY	HERNANDEZ GABRIEL	\$ 3,860.70
59	072-200-450-000	1261 CHAPARRAL WY	GERMANN ZACHARY KEITH ETAL	\$ 1,662.22
60	078-270-370-000	9532 BATTLEVIEW CT	GARCIA ALEX & FLORES MARIA DE LA LUZ ORTEGA	\$ 3,177.94

61	079-054-060-000	414 DON CARLOS AV	SANDOVAL CHRIS A ETAL	\$ 1,228.20	179	159-042-220-000	308 S COOLIDGE AV	RUBIO, JOSE LEONARDO	\$ 2,041.49
62	079-204-040-000	8322 LAN ARK DR	LOUIE MARIE ANN TR ETAL	\$ 8,768.38	180	159-081-200-000	918 S SINCLAIR AV	RIVERA JOSE	\$ 5,376.20
63	079-242-170-000	8409 SKYE DR	EPES CANDICE	\$ 3,786.73	181	159-230-600-000	5399 E SONORA ST	DE PINEDA, MARINA LUNA	\$ 4,732.37
64	079-273-200-000	220 MCKELVEY AV	MATHESON, RICHARD D TR	\$ 13,013.12	182	159-300-320-000	5505 E MARSH ST	GUTIERREZ ANTONIO	\$ 4,217.82
65	079-370-220-000	8329 RANNOCK DR	MORAGA, OSCAR	\$ 9,426.01	183	159-370-310-000	5914 E BASIN ST	VIVERO ALFONSO JR & VIVERO YADIRA	\$ 1,470.40
66	080-050-250-000	3314 BIXBY WY	RAJ MARZIEH	\$ 3,140.99					
67	080-080-290-000	2835 ADMIRAL DR	HANNEMAN SAMANTHA M	\$ 3,663.65	184	163-550-430-000	2428 TITLEIST CT	JUMALON ZALDY A JR & MAY ASHLEY S	\$ 2,136.11
68	080-300-060-000	8835 N ALPHA DR	VALDIVIA JUAN A	\$ 7,936.59					
69	081-227-030-000	6744 HEMET AV	ESPINOZA EDGAR IVAN CERON & MENDOZA KENIA MARILU R	\$ 6,604.15	185	164-080-150-000	3307 DAYTON HERZOG LN	INSIXIENGMAY CHANDAVONE ETAL	\$ 2,687.50
70	081-331-070-000	6113 FILLMORE AV	GUIZAR JOSE	\$ 5,572.81	186	164-380-180-000	4166 PROGRESS WY	ACAIN, CARMEN R TR ETAL	\$ 33,865.90
71	081-470-560-000	715 KERMIT CT	DIJAZ JOSE A ESTRADA	\$ 9,881.57	187	164-390-040-000	616 QUEENSLAND CI	CROSSLAND JOHN T	\$ 2,178.30
72	082-090-020-000	8560 YARMOUTH DR	ADAMS, JEFFREY & J L	\$ 22,740.60	188	164-390-380-000	816 QUEENSLAND CI	NORTHGATE OWNERS ASSOCIATION	\$ 10,086.58
73	088-220-250-000	709 FORDHAM DR	ZAVALA ALFREDO	\$ 2,530.55					
74	088-350-340-000	656 WHIPPOWILL ST	HASHEMI SEYED MOHAMMADAGHA	\$ 906.04	189	164-410-370-000	NO SITUS	NORTHGATE OWNERS ASSOCIATION	\$ 1,082.09
			PORNSAVANH LURNY	\$ 23,644.22	190	165-350-610-000	2550 S MONROE ST	IGLESIA EVANGELICA CRISTIANA ESPIRITUAL	\$ 6,517.55
75	088-380-210-000	701 SUTHERLAND DR	KELLY, BETTE TR	\$ 2,275.56	191	166-360-370-000	4359 PISSARRO CT	GUTIERREZ RAMIRO	\$ 1,848.34
76	089-060-750-000	NO SITUS	NGUYEN, STEVE ETAL	\$ 3,448.80	192	166-370-180-000	2205 MOORCROFT CR	RANGEL, FRANCISCO J & JULIA L	\$ 28,180.11
77	090-370-030-000	8265 DAUPHIN DR	PITRE JAMES CURTIS ETAL	\$ 9,965.37	193	166-480-300-000	4864 BIJOU CT	JONES TABITHA TR	\$ 35.51
78	090-400-260-000	8734 FOX CREEK DR	PICKETTAY ALVIN LEE JR	\$ 13,885.02	194	167-043-010-000	206 E FOURTH ST	ANTUNA, RENEE A	\$ 4,386.36
79	090-470-140-000	1629 PYRENEAS AV #55	BREWER, CHRIS	\$ 8,004.07	195	167-132-130-000	415 E THIRD ST	GUILLEN, FRANK & B	\$ 19,358.91
80	091-250-050-000	18901 E GRACE ST	GOMEZ GOMEZ, MIGUEL	\$ 14,564.50	196	167-192-120-000	1744 S STANISLAUS ST	FLORES GINAMARIE	\$ 6,121.00
81	094-310-460-000	6729 EL CAPITAN CI	CAHILL, PAUL	\$ 392.76	197	168-080-360-000	4136 BRODIE WY	SIDHU DHARMINDER SINGH & PARAMJEET K	\$ 1,780.63
82	097-054-140-000	2820 W SWAIN RD	SCHMIDT, MAHLON R	\$ 23,473.23					
83	097-203-380-000	2049 W SWAIN RD	JOHNSON PETRA G	\$ 1,576.24	198	168-170-010-000	644 WILLIAM MOSS BL	JTMC GROUP LLC	\$ 69,973.21
84	097-610-430-000	6724 PLYMOUTH RD #21	LAVORIO, SANDRA K	\$ 7,118.65	199	168-230-080-000	4468 MCDUGALD BL	HANSEN, KURT A & FRITZIE S	\$ 37,668.08
85	097-620-230-000	6724 PLYMOUTH RD #58	L V W HOMES #3, % LILVAL INC	\$ 4,210.54	200	169-090-610-000	2305 S AIRPORT WY	BAUTISTA, JUAN	\$ 1,978.47
86	097-640-360-000	2937 PRENTISS CT	PFEEFER CRISTINA LYNN ETAL	\$ 1,292.59	201	169-203-210-000	2049 SCRIBNER ST	BROWN, IRMA J TR	\$ 9,728.38
87	097-650-380-000	2929 FISHER CT	LEE ALEX REGINALD	\$ 2,650.17	202	169-203-220-000	2045 SCRIBNER ST	BROWN, IRMA J TR	\$ 14,215.62
88	100-270-160-000	6240 N GRIGSBY PL	CLINE, THEODORE D & THELMA O TR	\$ 5,105.29	203	169-223-080-000	1630 JULIAN ST	SALCEDO, JOSE VALENCIA	\$ 3,293.44
89	101-070-030-000	1840 N WHITE LN	ARMANINO MARYANN K ETAL	\$ 9,075.38	204	169-260-170-000	2349 S SACRAMENTO ST	ARCE, EDWARD H JR & J	\$ 7,017.19
90	101-290-280-000	3449 N ARATA RD	JENNINGS, HAROLD L TR	\$ 13,957.09	205	171-041-290-000	2121 S LAUREL ST	TAMARGO, EMILIANA TABBAY EST	\$ 710.97
91	102-050-310-000	5623 KERMIT LN	VALDEZ ANGEL	\$ 1,492.22	206	171-132-180-000	2459 BELAIR ST	WHEELER LESLIE	\$ 20,294.93
92	102-170-340-000	233 E BANBURY DR	SARABIA JESUS JR ETAL	\$ 125,862.75	207	171-140-020-000	E EIGHTH ST	BROWN, IRMA J TR	\$ 655.96
93	102-220-020-000	44 W YOKUTS AV	WALKER ERIC DEVONTAE JR	\$ 3,978.62	208	171-140-180-000	1807 E EIGHTH ST	BROWN, IRMA J TR	\$ 5,039.67
94	102-360-240-000	328 NORTHBANK CT #47	NAVARE, JIMMY ANDY	\$ 12,513.97	209	171-163-070-000	1846 E CLOVER LN	GONZALES, ERNESTINA ARTEAGA	\$ 3,555.06
95	104-130-080-000	4931 COLEBROOK WY	TALavera ALFONSO DIAZ ETAL	\$ 16,657.04	210	173-080-170-000	3560 E SECTION AV	MENDOZA KAYLA MERIE	\$ 7,071.00