

NOTICE OF PUBLIC INTERNET AUCTION ON MARCH 11-12, 2026
OF TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

On October 21, 2025, I, Phonxay Keokham, San Joaquin County Treasurer-Tax Collector, was authorized by the Board of Supervisors of San Joaquin County, California, to conduct a public auction sale. The tax-defaulted properties listed in this notice are subject to the Treasurer-Tax Collector's power of sale and have been approved for sale by a resolution dated October 21, 2025, from the San Joaquin County Board of Supervisors.

The sale will be conducted on the internet at bid4assets.com beginning on Wednesday, March 11, 2026 at 8:00 a.m. Pacific and ending on Thursday, March 12, 2026, at the time shown on each auction item as a public auction to the highest bidder for not less than the minimum bid as shown on this notice. Any parcel remaining may be reoffered on the internet at bid4assets.com beginning on Wednesday, May 27, 2026 at 8:00 a.m. to Thursday, May 28, 2026. Any new parties of interest shall be notified in accordance with California Revenue and Taxation Code Section 3701.

Computer workstations are available at some public libraries during business hours. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

Only bids submitted via the internet will be accepted. Pre-registration is required. Register online at bid4assets.com by Wednesday, March 4, 2026 at 1:00 p.m. At the time of registration, bidders must submit a refundable deposit of \$5,000 electronically at bid4assets.com, along with a \$35 non-refundable processing fee. At the conclusion of the auction, unsuccessful bidders' deposits will be returned to them by Bid4Assets. The deposit will be applied to the winning bidder's purchase price. Deed information indicating how title should be vested is required by Monday, March 16, 2026 and full payment is required by Thursday, March 19, 2026. **Only certified check, money order, or wire transfer will be accepted.** Please refer to the conditions of sale posted at bid4assets.com and sjcttc.org for more information.

Due diligence research is incumbent on the bidder as all properties are sold as is. The winning bidder is legally obligated to purchase the property. If a winning bidder's payment is not received by Bid4Assets by Thursday, March 19, 2026, the winning bidder's deposit will be forfeited to the County. Transfer taxes and an administrative fee will be added to and collected with the purchase price.

The right of redemption will cease on Tuesday, March 10, 2026, at 5:00 p.m. at the close of business and properties not redeemed will be offered for sale. If the parcel is not sold, the right of redemption will revive and continue up to the close of business on the last business day prior to the commencement of the next scheduled tax sale.

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 that are required to be paid from the sale proceeds. Notice will be given to parties of interest, pursuant to California Revenue and Taxation Code Section 3692(e), if excess proceeds result from the sale.

Additional information may be obtained by visiting the Treasurer-Tax Collector's website at sjcttc.org, by calling (209) 468-2133, or by contacting the Treasurer-Tax Collector at 44 North San Joaquin Street, Suite 150 Stockton, CA 95202.

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 County Assessor's office.

The properties that are the subject of this notice are situated in San Joaquin County, California, and are described as follows:

Item Number	Assessor's Parcel Number	Default Number	Assessee	Situs	Minimum Bid
1	019-070-050-000	DEF-200-000-155	BRIDGEWATER, JACOB JAMES BURNETT	13850 E MAIN ST, LOCKEFORD	\$24,500.00
2	027-134-130-000	DEF-200-000-183	LODUCA, SHANNON TR	2101 CABRILLO CI, LODI	\$30,000.00
3	043-048-020-000	DEF-200-000-311	BENNETT CHRISTOPHER J	214 S SACRAMENTO ST, LODI	\$64,500.00
4	045-320-090-000	DEF-190-000-221	CARR ROBERT	18 E TOKAY ST, LODI	\$13,000.00
5	045-320-100-000	DEF-190-000-222	CARR ROBERT	10 E TOKAY ST, LODI	\$10,000.00
6	045-320-110-000	DEF-190-000-223	CARR ROBERT	608 S SACRAMENTO ST, LODI	\$10,500.00
7	051-050-110-000	DEF-200-000-389	BOURGEOIS NICHOLAS & SMITH LELAND C	17309 N BRUELLA RD, VICTOR (Unincorporated)	\$5,000.00
8	051-050-130-000	DEF-200-000-390	BOURGEOIS NICHOLAS & SMITH LELAND C	17321 N BRUELLA RD, VICTOR (Unincorporated)	\$5,500.00
9	051-050-140-000	DEF-200-000-391	BOURGEOIS NICHOLAS & SMITH LELAND C	17327 N BRUELLA RD, VICTOR (Unincorporated)	\$12,000.00
10	059-030-220-000	DEF-200-000-451	BATH JAGPAL S	11211 N LOWER SACRAMENTO RD, LODI (Unincorporated)	\$297,000.00
11	066-070-060-000	DEF-200-000-524	PASCUA, GILBERT	5423 PASADENA DR, STOCKTON	\$87,000.00
13	071-320-060-000	DEF-200-000-591	BEAUCHAMP, DOUGLAS TR ETAL	3637 LIGHTHOUSE CT, STOCKTON	\$40,500.00
14	075-100-140-000	DEF-200-000-625	SATO, EARL & CARMEN	8439 N BALBOA AV, STOCKTON	\$29,500.00
15	078-250-100-000	DEF-190-000-441	RANDELL, ERMA J	2715 STANFIELD DR, STOCKTON	\$9,000.00
16	079-204-010-000	DEF-200-004-220	GLASER KARLA	228 E GLENCANNON ST, STOCKTON	\$3,500.00
17	081-030-040-000	DEF-200-000-726	BAY, ALYCE	253 PRADO WY, STOCKTON	\$13,000.00
18	081-421-320-000	DEF-200-000-759	MENDOZA SYLVIA LUPIAN	303 W LONGVIEW AV, STOCKTON	\$38,000.00
19	081-510-200-000	DEF-200-000-765	NGO, SAKMNA RY	202 MISSION PARK DR, STOCKTON	\$16,500.00
20	082-100-250-000	DEF-200-003-954	LUCERO FALLON ETAL	8437 NORFOLK WY, STOCKTON	\$2,500.00
21	086-700-020-000	DEF-190-000-533	AZTLAN LTD LIABILITY CO	4953 E TUDOR ROSE GL, STOCKTON (Unincorporated)	\$159,500.00
22	088-270-170-000	DEF-200-004-643	NGUYEN TIN THI NGOC ETAL	9131 FITZPATRICK CI, STOCKTON	\$3,500.00
23	089-091-020-000	DEF-200-000-844	WHEATON SHIRLEY A TR	1902 N ALPINE RD, STOCKTON	\$14,500.00
25	094-380-420-000	DEF-200-000-917	MONTAUBAN OWNERS ASSN INC	1896 CALEB CI, STOCKTON	\$2,500.00
26	094-380-440-000	DEF-200-000-918	MONTAUBAN OWNERS ASSN INC	1894 CALEB CI, STOCKTON	\$2,000.00
27	096-130-880-000	DEF-200-000-922	ISAACS, DARRELL R & DONNA J	5380 WEST LN, STOCKTON	\$57,000.00
28	098-130-190-000	DEF-200-000-979	ESCABAR KAREN HURLEY	6669 EMBARCADERO DR #19, STOCKTON	\$37,000.00
29	100-110-370-000	DEF-200-004-539	FEDERIGHI PATRICK RYAN	6818 HERNDON PL, STOCKTON	\$6,000.00
30	101-290-030-000	DEF-200-001-029	BONADONNA DAVID M	6786 E FAIRCHILD LN, STOCKTON	\$24,500.00
31	102-340-020-000	DEF-200-001-045	TIMBERLAKE, LAKIESHA	4332 PACIFIC AV #13, STOCKTON	\$4,500.00
32	104-270-190-000	DEF-200-001-071	TIMBERLAKE, LAKIESHA	4453 DORSET ST, STOCKTON	\$5,500.00
34	104-420-020-000	DEF-200-003-820	MARTINEZ LORINDA	4422 WOODBINE DR, STOCKTON	\$7,500.00
35	108-370-070-000	DEF-200-001-109	ADAMEK TRACEY	2113 CEDAR RIDGE DR, STOCKTON	\$20,500.00
36	109-060-260-000	DEF-200-001-113	STEELY, C E & REBECCA	3324 N MOON AV, STOCKTON	\$39,000.00
38	111-202-360-000	DEF-200-001-169	AASEN, CHRISTINA MARIE	2031 W MENDOCINO AV, STOCKTON	\$22,000.00
40	111-440-460-000	DEF-200-001-187	RIVERWALK COMMUNITY ASSN INC	1677 OLD BRIDGE WY, STOCKTON	\$6,500.00
41	111-440-500-000	DEF-200-001-188	RIVERWALK COMMUNITY ASSN INC	1655 OLD BRIDGE WY, STOCKTON	\$2,000.00
42	112-180-350-000	DEF-200-001-194	DELL ARINGA, ANN MARIE	5029 MALLARD CREEK CT, STOCKTON	\$41,500.00
45	112-330-550-000	DEF-200-001-209	SMITH JOHN CHRISTOPHER	3591 QUAIL LAKES DR #178, STOCKTON	\$15,000.00
46	117-080-060-000	DEF-200-001-281	SINGH HARJAP TR & KAUR PARVINDER TR	1624 E ALPINE AV #A, STOCKTON	\$448,500.00
47	117-360-370-000	DEF-200-001-323	DANIELS PROPERTIES INC	1771 EL PINAL DR, STOCKTON	\$45,000.00
48	119-020-100-000	DEF-200-001-339	HERNANDEZ ISAIAS D	3250 N REDWOOD AV, STOCKTON	\$23,000.00
49	119-263-010-000	DEF-200-001-384	DOSIER TJ	2907 E KENYON ST, STOCKTON (Unincorporated)	\$17,000.00
50	121-100-260-000	DEF-200-003-778	WILSON KAMARA & WILSON ANTWANETTE	2312 N IDAHO AV, STOCKTON	\$9,500.00
51	123-070-080-000	DEF-200-001-407	SAVEDRA REBECCA L	2120 W MICHIGAN AV, STOCKTON	\$22,500.00
52	123-090-260-000	DEF-190-000-941	COTTRELL, EDWARD R	2219 FRANKLIN AV, STOCKTON	\$7,500.00
53	123-260-150-000	DEF-200-001-431	CHEATHAM LAVENEYA	2420 OXFORD WY #E15, STOCKTON	\$12,000.00
55	133-033-430-000	DEF-200-001-551	MOREAN ALANIS, ROSALBA	2947 MONTE DIABLO AV #2, STOCKTON	\$9,000.00
59	139-360-020-000	DEF-200-001-690	HAMLIN WAYNE N & ELAINE M TR	333 CHANNEL ST, STOCKTON	\$62,000.00
60	139-360-040-000	DEF-200-001-691	W & B ENTERPRISES LLC ETAL	333 CHANNEL ST, STOCKTON	\$16,000.00
61	141-083-090-000	DEF-200-001-698	LEANOS, MARIA T	957 N BEATRICE AV, STOCKTON	\$3,000.00
62	141-130-210-000	DEF-200-001-702	EDGE JOHN DOUGLAS	2211 E FREMONT ST, STOCKTON	\$84,000.00
63	141-205-150-000	DEF-200-001-717	LOPEZ, AARON	2327 E FLORA ST, STOCKTON	\$2,000.00
64	145-260-100-000	DEF-190-001-224	KAUR RAJVIR ETAL	404 S STOCKTON ST, STOCKTON	\$157,000.00
65	147-220-110-000	DEF-200-001-815	STRONG CAPITAL V LP	NO SITUS	\$20,500.00
66	149-170-110-000	DEF-200-001-844	OWP PHASE II L P	440 E WEBER AV, STOCKTON	\$57,500.00
67	149-170-290-000	DEF-200-001-845	OWP PHASE II L P	420 E WEBER AV, STOCKTON	\$34,500.00
68	149-170-300-000	DEF-200-001-846	OWP PHASE II L P	430 E WEBER AV, STOCKTON	\$136,500.00
69	149-200-230-000	DEF-200-001-857	CREATIVE EDUCATION SUPPORT ORG LLC	600 E MAIN ST, STOCKTON	\$70,000.00
70	151-205-140-000	DEF-110-002-166	HOMELESS HABITAT INC	18 N PILGRIM ST, STOCKTON	\$263,500.00
71	153-102-060-000	DEF-190-001-343	DIXON, NATHANIEL & LARCENE ETAL	2060 E WASHINGTON ST, STOCKTON	\$29,000.00
73	155-230-200-000	DEF-190-001-381	CASTELLANOS-RUELOS MICHELLE ETAL	1955 E LAFAYETTE ST, STOCKTON	\$20,500.00
74	155-440-050-000	DEF-190-001-399	MONTIJO, RODE E & J	2498 E MAIN ST, STOCKTON	\$18,500.00
75	155-440-340-000	DEF-190-001-401	MONTIJO, RODE E & JOSEPHINE	2466 E MAIN ST, STOCKTON	\$16,000.00
76	157-052-100-000	DEF-200-001-992	STOCKTON KIDS CLUB INC	303 OLYMPIC CI, STOCKTON	\$73,500.00
77	157-123-090-000	DEF-190-001-419	RIO INVESTMENTS LLC	1044 DIABLO AV, STOCKTON	\$174,500.00
78	157-170-150-000	DEF-200-002-008	MELENDEZ MARIA TERESA C	3439 E MAIN ST, STOCKTON	\$16,000.00
79	159-370-240-000	DEF-200-002-059	LOPEZ, ANDRES GALVAN & TERESA	5953 E BASIN ST, STOCKTON (Unincorporated)	\$18,000.00
80	163-400-170-000	DEF-200-003-938	ARTALE RONALD M & HOAI THI TRAN TR	2185 ERICA PL, STOCKTON	\$5,500.00
81	163-740-410-000	DEF-200-004-627	ECHEVERRIA GILBERTO ETAL	1761 TOIYABE LN, STOCKTON	\$5,000.00
82	164-150-220-000	DEF-200-003-499	DURAN JAIME & CRUZ MARIA E	1393 LLOYD THAYER CI, STOCKTON	\$15,000.00
83	165-030-100-000	DEF-200-002-123	KONG, TIMOTHY	1426 S LINCOLN ST, STOCKTON	\$38,500.00
84	165-075-110-000	DEF-200-004-898	JIANG YINGXIU	1725 S CENTER ST, STOCKTON	\$2,000.00
86	165-170-060-000	DEF-200-002-153	ABELLO, SHIRLEY O	517 W SEVENTH ST, STOCKTON	\$8,500.00
87	165-202-300-000	DEF-200-002-159	JUSY LLC	NO SITUS	\$3,000.00
88	165-304-070-000	DEF-200-002-164	TCWB INC	203 MOSSWOOD AV, STOCKTON	\$4,500.00
89	167-021-020-000	DEF-190-001-590	MONTIJO, RODE E & JOSEFINA	48 E DR MARTIN LUTHER KING JR BL, STOCKTON	\$36,500.00
90	167-131-060-000	DEF-200-002-213	REYNOSO, ANTHONY X V	1615 S SUTTER ST, STOCKTON	\$44,000.00
91	168-060-300-000	DEF-200-003-988	URTIGA DENNIS EDWARD	823 SANDDOLLAR CI, STOCKTON	\$2,500.00
92	169-040-220-000	DEF-200-002-270	HERNANDEZ MARTIN ETAL	1680 S UNION ST, STOCKTON	\$199,000.00
93	169-211-010-000	DEF-200-002-291	CLARK, JEROME ETAL	2104 ANNE ST, STOCKTON	\$5,000.00
95	175-140-080-000	DEF-200-002-391	ISABELA AMY H ETAL	3677 MARY AV, STOCKTON	\$25,500.00
96	177-380-260-000	DEF-200-002-432	SERRANO FERNANDO SEVERO	1627 BONDONI DR, STOCKTON	\$37,500.00
97	181-060-410-000	DEF-200-002-479	MATUTE, EDIL ARMANDO	6380 S KAISER RD, STOCKTON	\$35,500.00
98	191-150-070-000	DEF-200-002-498	JONES, JONATHAN DAVID	1357 W DE LIMA RD, LATHROP	\$14,500.00
99	193-060-590-000	DEF-200-002-538	FRENCH CAMP PARTNERS WEST LLC ETAL	584 W FRENCH CAMP RD, FRENCH CAMP (Unincorporated)	\$22,000.00
100	193-160-380-000	DEF-200-002-552	MACIEL, MARIA LAURA	7623 S EL DORADO ST, STOCKTON	\$15,500.00
103	198-090-140-000	DEF-200-002-619	GIOTONINI, SUE TR	1930 PARK ST, LATHROP	\$1,500.00
104	202-340-120-000	DEF-200-002-652	ROBINSON, JIMMY V & LAUREL ANNE	1529 HASTINGS DR, MANTECA	\$62,500.00
105	208-180-220-000	DEF-200-002-690	INT CHURCH OF FOURSQUARE GOSPEL NPC	NO SITUS	\$10,500.00
106	208-330-260-000	DEF-200-002-700	GUTIERREZ, ANABEL	17865 S AUSTIN RD, MANTECA	\$21,500.00
109	212-170-110-000	DEF-200-002-746	MORGAN NGUYEN PROPERTIES INC	10723 W LARCH RD, TRACY	\$12,500.00
110	217-233-260-000	DEF-200-002-834	SHER AZIZ	348 N MAPLE AV, MANTECA	\$7,500.00
111	217-233-270-000	DEF-200-002-835	SHER AZIZ	344 N MAPLE AV, MANTECA	\$10,500.00
112	221-110-040-000	DEF-200-002-907	RKP CAPITAL PARTNERS LLC	626 E YOSEMITE AV, MANTECA	\$41,000.00
113	223-370-190-000	DEF-190-002-139	TEUNISSEN, LAWRENCE JAMES	502 ALPINE AV, MANTECA	\$16,000.00
114	225-280-140-000	DEF-200-003-003	ALBOR, ANTONIO	550 NORTHWOOD ST, ESCALON	\$11,000.00
117	232-231-070-000	DEF-180-002-311	PAPAS, VASSILIKE	915 W EATON AV, TRACY	\$5,000.00
118	235-085-050-000	DEF-200-003-134	NIEDERT, BEN ETAL	9 B ST, TRACY	\$51,500.00
119	235-085-070-000	DEF-200-003-135	NIEDERT, BEN ETAL	21 B ST, TRACY	\$5,000.00
120	238-570-160-000	DEF-200-003-848	CAMILLERI ROSANNA	2411 OGDEN SANNAZOR CT, TRACY	\$2,500.00
121	241-051-120-000	DEF-200-003-214	HERNANDEZ ISAIAS DAVID & HERNANDEZ CAROLINA	881 E WILLOW AV, MANTECA	\$4,500.00
122	241-052-060-000	DEF-190-002-307	MOYERS PRISCILLA	866 E WILLOW AV, MANTECA	\$23,500.00
123	242-160-070-000	DEF-200-003-242	CONTRERAS, ANA M	1830 PETRIG CT, TRACY	\$20,000.00

I certify, under penalty of perjury, that the foregoing is true and correct.

Phonxay Keokham
San Joaquin County Treasurer-Tax Collector

State of California
Executed at Stockton, San Joaquin, California, on 12/19/25
Published in The Record on 12/28/25, 1/4/26, & 1/11/26