

NOTICE OF PUBLIC INTERNET AUCTION ON MARCH 5-6, 2025
OF TAX DEFAULTED PROPERTY FOR DELINQUENT TAXES

On October 8, 2024, 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 8, 2024, from the San Joaquin County Board of Supervisors.

The sale will be conducted on the internet at bid4assets.com beginning on Wednesday, March 5, 2025 at 8:00 a.m. Pacific and ending on Thursday, March 6, 2025, 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 21, 2025 at 8:00 a.m. to Thursday, May 22, 2025. 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.

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 13, 2025, 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.

Only bids submitted via the internet will be accepted. Pre-registration is required. Register online at bid4assets.com by Wednesday, February 26, 2025 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 10, 2025 and full payment is required by Thursday, March 13, 2025. 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.

The right of redemption will cease on Tuesday, March 4, 2025, 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
3	031-080-480-000	DEF170000159	BARRIGA, DANIEL & VICTORIA	1127 S SUNSET DR LODI	\$ 17,500.00
4	033-060-170-000	DEF190000142	SPEARS, JULIA V EST	1601 W VINE ST LODI	\$ 28,000.00
6	041-060-190-000	DEF190000180	BYRON, PATRICK A	412 N CALIFORNIA ST LODI	\$ 12,000.00
7	043-210-210-000	DEF190000211	CORNEJO, ERIKA THALIA	130 N CHEROKEE LN LODI	\$ 38,000.00
8	047-430-190-000	DEF190000243	POLSON, MICHAEL J & D F	972 WOODROW ST LODI	\$ 3,500.00
9	051-090-040-000	DEF190000254	FLORES, LUIS J & NORMA A	9057 E FIRST ST VICTOR (Unincorporated)	\$ 14,000.00
10	062-047-200-000	DEF180003770	JOHNSTON, ROBIN & DONA ETAL	1612 S CHURCH ST LODI	\$ 13,500.00
11	070-250-120-000	DEF190000384	CARVALHO JEFFREY S	2678 EAGLE ROCK CI STOCKTON	\$ 22,000.00
13	080-430-820-000	DEF190003262	CRESPO ANDRES M & CRESPO FABIOLA	2943 WAUDMAN AV STOCKTON	\$ 6,500.00
14	082-070-120-000	DEF190000504	GUO, CHENGYU ETAL	8465 KELLEY DR STOCKTON	\$ 16,000.00
15	088-130-280-000	DEF190000545	CHILDRESS, SANDRA ETAL	737 GOTHAM DR STOCKTON	\$ 14,500.00
16	088-130-290-000	DEF190000546	CHILDRESS, SANDRA M TR	8411 PEESKILL DR STOCKTON	\$ 9,500.00
17	088-180-130-000	DEF190000547	EVANS, THOMAS A ETAL	7947 WEST LN STOCKTON	\$ 8,000.00
21	104-270-240-000	DEF190000714	YOUNG, PAMELA	4462 DENBY LN STOCKTON	\$ 8,000.00
22	108-310-010-000	DEF190000732	WILLIAMS, GEORGE & STACY	1617 ST MARKS PZ A1 STOCKTON	\$ 10,500.00
23	108-310-020-000	DEF190000733	WILLIAMS, GEORGE & STACY	1617 ST MARKS PZ A2 STOCKTON	\$ 10,500.00
24	109-200-300-000	DEF190000746	FLOOD, HEIDI	3138 W PRINCETON AV STOCKTON (Unincorporated)	\$ 20,500.00
25	111-230-180-000	DEF190000782	RENDELL, JUNE C ETAL	1951 W EUCLID AV STOCKTON (Unincorporated)	\$ 21,500.00
27	123-184-150-000	DEF190000953	DANIELS, JOSEPH R	1761 W COUNTRY CLUB BL STOCKTON (Unincorporated)	\$ 13,000.00
28	125-020-050-000	DEF190000983	GARNER, CLOYD H JR LF EST ETAL	3227 BONNIE LN STOCKTON	\$ 9,500.00
29	125-130-170-000	DEF190000987	DANIELS PROPERTIES INC	65 E ARCADE ST STOCKTON	\$ 25,500.00
30	130-070-180-000	DEF190001015	CHAVEZ, CHRISTOPHER J & ESTELLA	3002 HORSETAIL DR STOCKTON	\$ 22,500.00
31	133-050-130-000	DEF190001038	WANG, XIA HUA	2844 MONTE DIABLO AV STOCKTON	\$ 3,500.00
32	137-070-270-000	DEF180001123	TOLKMIT, WILHELM J	1422 N COMMERCE ST STOCKTON	\$ 5,500.00
33	141-142-210-000	DEF190001153	GARCIA, JOSE F	2222 ANITA ST STOCKTON	\$ 6,000.00
34	141-214-030-000	DEF190001163	EG RETAIL LLC	2285 E FREMONT ST STOCKTON	\$ 15,000.00
35	147-310-030-000	DEF190001253	BOBIAN BRITTANY	904 S GRANT ST STOCKTON	\$ 19,000.00
36	147-310-050-000	DEF190001254	BOBIAN BRITTANY	820 E WORTH ST STOCKTON	\$ 23,500.00
38	149-270-200-000	DEF190001279	GUO, CHENGYU	545 S STANISLAUS ST STOCKTON	\$ 21,500.00
39	151-023-050-000	DEF190001281	GRAVES, JAMES C	1251 N SIERRA NEVADA ST STOCKTON	\$ 10,000.00
41	151-110-060-000	DEF190001304	AGUAYO, ENRIQUE	901 E MINER AV STOCKTON	\$ 61,500.00
42	151-205-140-000	DEF110002166	HOMELESS HABITAT INC FORMERLY ROWAN, DANIEL LEE TR	18 N PILGRIM ST STOCKTON	\$ 231,500.00
44	153-201-010-000	DEF190001348	CAMEL, LAVON	2204 E WASHINGTON ST STOCKTON	\$ 8,000.00
46	155-330-100-000	DEF190001386	FISK, DOROTHY M EST	2280 E HAZELTON AV STOCKTON	\$ 37,500.00
47	157-090-020-000	DEF190001412	SOTO, MARTIN DIAZ ETAL	403 S SHASTA AV STOCKTON	\$ 15,000.00
48	163-520-440-000	DEF190003733	LOPEZ JESUS GUADALUPE & PADILLA JUANA	2152 WALL ST STOCKTON	\$ 7,000.00
49	163-740-270-000	DEF190003847	VILLARADO ISAIAS T HUESCA	1660 TRUCKEE LN STOCKTON	\$ 5,000.00
53	165-240-020-000	DEF190001566	JACKSON, CLARENCE A	2485 S COMMERCE ST STOCKTON	\$ 37,000.00
54	165-261-010-000	DEF120002287	HOMELESS HABITAT INC FORMERLY ROWAN, DANIEL LEE TR	582 W NINTH ST STOCKTON	\$ 124,500.00
55	165-310-330-000	DEF190004028	MARQUEZ, RAFAEL M JR & PRIYA VINITA	2614 FAIRMONT AV STOCKTON	\$ 2,000.00
57	169-076-010-000	DEF190001646	DOUGLAS, AUDREY R	2104 S PILGRIM ST STOCKTON	\$ 11,500.00
58	169-080-380-000	DEF190001648	BROWN DESIREE J ETAL	2221 OPHIR ST STOCKTON	\$ 6,500.00
59	169-204-060-000	DEF190001669	DOUGLAS, AUDREY R	2022 SCRIBNER ST STOCKTON	\$ 8,000.00
60	171-152-010-000	DEF190001687	DOUGLAS, AUDREY R	1806 E NINTH ST STOCKTON (Unincorporated)	\$ 5,000.00
62	171-273-080-000	DEF190001706	MAYS, LEONARD R & V R	2446 E NINTH ST STOCKTON	\$ 10,500.00
63	175-160-160-000	DEF100004307	LOPEZ, NEREIDA P	NO SITUS	\$ 12,000.00
64	175-160-170-000	DEF090001572	LOPEZ, NEREIDA FORMERLY LONG, WILLIAM S & IRENE L TR ETAL	3519 S MOURFIELD AV STOCKTON	\$ 300,000.00
65	177-222-110-000	DEF190001787	DACPANO, AMPARO ETAL	3437 DURANGO WY STOCKTON	\$ 8,000.00
66	193-110-020-000	DEF190001857	MORRIS, RONALD L TR ETAL	7408 S MCKINLEY AV FRENCH CAMP (Unincorporated)	\$ 13,000.00
67	193-110-050-000	DEF180001960	DONES, DONNA E	7441 S ELM ST FRENCH CAMP	\$ 2,000.00
68	198-240-470-000	DEF190001903	ACCUTRAC PROPERTY HOLDINGS INC	197 D ARCY PA LATHROP	\$ 17,000.00
69	200-120-440-000	DEF190001906	PRUITT, NICOLE	1686 MURIETTA WY MANTECA	\$ 41,000.00
70	208-440-190-000	DEF190001973	HEADS TYRONE	1454 DISCOVERY CREEK DR MANTECA	\$ 47,000.00
71	217-291-230-000	DEF190002862	ALVARADO RUBEN PEREZ & HERNANDEZ MARIA BERTHA	433 AMADOR CI MANTECA	\$ 2,000.00
72	217-470-320-000	DEF190002061	TREVINO, MARY LUE	978 PARKSIDE AV MANTECA	\$ 20,500.00
74	219-200-100-000	DEF170002544	ANDAVASO, THERESA	751 NEVADA ST MANTECA	\$ 24,500.00
75	222-100-130-000	DEF190002118	LICK, JUDITH V TR	2031 WAWONA ST MANTECA	\$ 8,500.00
77	223-080-130-000	DEF180002235	MANTECA BAPTIST CHURCH	335 N GRANT AV MANTECA	\$ 22,500.00
78	227-066-030-000	DEF190002180	MORET, MERLE	1419 SACRAMENTO ST ESCALON	\$ 6,500.00
79	233-312-170-000	DEF190002220	KOSSMANN, LORRAINE TR	222 PEREIRA AV TRACY	\$ 10,000.00
80	246-320-380-000	DEF190003687	HUYNH, DUYEN	2150 BETTENCOURT WY TRACY	\$ 7,000.00

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 1/10/25
Published in The Record on 1/19/25, 1/26/25, & 2/2/25