



## CITY OF STOCKTON

POLICE DEPARTMENT HEADQUARTERS • STEWART/EBERHARDT BUILDING

22 East Weber Avenue, #350 • Stockton, CA 95202

[www.stocktonca.gov](http://www.stocktonca.gov)

(209) 937-8952

January 14, 2026

San Joaquin County  
Treasurer-Tax Collector  
Attn: Phonxay Keokham  
44 N. San Joaquin St, First Floor, Suite 150  
Stockton, Ca 95202

**RE: Objection by the City of Stockton to Proposed Sale of Parcels – Notice to Preserve Liens on parcel numbers: 088-270-17; 090-460-44; 104-270-19; 104-280-13; 111-440-29; 117-080-06; 117-360-37; 133-033-43; 139-040-52; 139-040-53; 141-130-21; 145-260-10; 147-220-11; 149-170-11; 149-170-30; 151-205-14; 153-102-06; 155-440-34; 157-052-10; 157-123-09; 157-170-15; 165-030-10; 165-093-06; 165-304-07; 167-021-02; 167-131-06; 169-040-22; 175-140-08;**

Dear Mr. Keokham:

This is to notify you that the City of Stockton (Stockton) objects to the public sale of the above-listed properties for the purpose of preserving the liens we have recorded against them. The City is authorized by law to take enforcement actions against blighted and unsafe property found within its jurisdictional boundaries. Part of the enforcement action can include recording Notices of Violations against blighted properties to put potential purchasers on record notice of the pending enforcement action. These recorded Notices of Violations are not encumbrances and would not be extinguished with a tax sale. Similarly, the City records liens against the property to recover enforcement costs and assessed penalties – which are secured as special assessments and would also survive a tax sale. These types of liens and recordings are a necessary remedy that enables the City to ensure that any future owners of the property will be required to address some very significant Health and Safety issues.

For these reasons, the City of Stockton objects to the public sale to the extent that our recorded liens would be extinguished. Please let us know if we can provide any further information in this regard.

STANLEY MCFADDEN  
CHIEF OF POLICE

ALMAROSA VARGAS  
CODE AND HOUSING ENFORCEMENT OFFICIAL  
NEIGHBORHOOD SERVICES SECTION

SM:av

Encl

Item Number	Assessor's Parcel Number	Default Number	Recorder's Document Number	Assessee	Situs	Minimum Bid
1	019-070-050-000	DEF-200-000-155	2025-070974	BRIDGEWATER, JACOB JAMES BURNETT	13850 E MAIN ST	\$ 24,500.00
2	027-134-130-000	DEF-200-000-183	2025-070975	LODUCA, SHANNON TR	2101 CABRILLO CI	\$ 30,000.00
3	043-048-020-000	DEF-200-000-311	2025-070976	BENNETT CHRISTOPHER J	214 S SACRAMENTO ST	\$ 64,500.00
4	045-320-090-000	DEF-190-000-221	2025-073588	CARR ROBERT	18 E TOKAY ST	\$ 13,000.00
5	045-320-100-000	DEF-190-000-222	2025-073630	CARR ROBERT	10 E TOKAY ST	\$ 10,000.00
6	045-320-110-000	DEF-190-000-223	2025-073607	CARR ROBERT	608 S SACRAMENTO ST	\$ 10,500.00
7	051-050-110-000	DEF-200-000-389	2025-070978	BOURGEOIS NICHOLAS & SMITH LELAND C	17309 N BRUELLA RD	\$ 5,000.00
8	051-050-130-000	DEF-200-000-390	2025-070979	BOURGEOIS NICHOLAS & SMITH LELAND C	17321 N BRUELLA RD	\$ 5,500.00
9	051-050-140-000	DEF-200-000-391	2025-070980	BOURGEOIS NICHOLAS & SMITH LELAND C	17327 N BRUELLA RD	\$ 12,000.00
10	059-030-220-000	DEF-200-000-451	2025-070981	BATTH JAGPAL S	11211 N LOWER SACRAMENTO RD	\$ 297,000.00
11	066-070-060-000	DEF-200-000-524	2025-070982	PASCUA, GILBERT	5423 PASADENA DR	\$ 87,000.00
12	070-100-010-000	DEF-200-000-552	2025-070983	DELONG ALICIA	10716 N DAVIS RD	\$ 65,000.00
13	071-320-060-000	DEF-200-000-591	2025-070984	BEAUCHAMP, DOUGLAS TR ETAL	3637 LIGHTHOUSE CT	\$ 40,500.00
14	075-100-140-000	DEF-200-000-625	2025-070985	SATO, EARL & CARMEN	8439 N BALBOA AV	\$ 29,500.00
15	078-250-100-000	DEF-190-000-441	2025-073608	RANDELL, ERMA J	2715 STANFIELD DR	\$ 9,000.00
16	079-204-010-000	DEF-200-004-220	2025-070986	GLASER KARLA	228 E GLENCANNON ST	\$ 3,500.00
17	081-030-040-000	DEF-200-000-726	2025-070987	BAY, ALYCE	253 PRADO WY	\$ 13,000.00
18	081-421-320-000	DEF-200-000-759	2025-070988	MENDOZA SYLVIA LUPIAN	303 W LONGVIEW AV	\$ 38,000.00
19	081-510-200-000	DEF-200-000-765	2025-076793	NGO, SAKMNA RY	202 MISSION PARK DR	\$ 16,500.00
20	082-100-250-000	DEF-200-003-954	2025-073622	LUCERO FALKE ETAL	8437 NORFOLK WY	\$ 2,500.00
21	086-700-020-000	DEF-190-000-533	2025-073631	AZTLAN LTD LIABILITY CO	4953 E TUDOR ROSE GL	\$ 159,500.00
22	088-270-170-000	DEF-200-004-643	2025-070990	NGUYEN TIN THI NGOC ETAL	9131 FITZPATRICK CI	\$ 3,500.00
23	089-091-020-000	DEF-200-000-844	2025-070992	WHEATON SHIRLEY A TR	1902 N ALPINE RD	\$ 14,500.00
24	090-460-440-000	DEF-200-000-877	2025-071038	STANICH, FRANK J	1645 PYRENEES AV #58	\$ 8,500.00
25	094-380-420-000	DEF-200-000-917	2025-071039	MONTAUBAN OWNERS ASSN INC	1896 CALEB CI	\$ 2,500.00
26	094-380-440-000	DEF-200-000-918	2025-071040	MONTAUBAN OWNERS ASSN INC	1894 CALEB CI	\$ 2,000.00
27	096-130-880-000	DEF-200-000-922	2025-070993	ISAACS, DARRELL R & DONNA J	5380 WEST LN	\$ 57,000.00
28	098-130-190-000	DEF-200-000-979	2025-071041	ESCABAR KAREN HURLEY	6669 EMBARCADERO DR #19	\$ 37,000.00
29	100-110-370-000	DEF-200-004-539	2025-071042	FEDERIGHI PATRICK RYAN	6818 HERNDON PL	\$ 6,000.00
30	101-290-030-000	DEF-200-001-029	2025-070995	BONADONNA DAVID M	6786 E FAIRCHILD LN	\$ 24,500.00
31	102-340-020-000	DEF-200-001-045	2025-070996	TIMBERLAKE, LAKIESHA	4332 PACIFIC AV #13	\$ 4,500.00
32	104-270-190-000	DEF-200-001-071	2025-070997	TIMBERLAKE, LAKIESHA	4453 DORSET ST	\$ 5,500.00
33	104-280-130-000	DEF-200-001-072	2025-070998	TERRA, FLORENTINA S	4429 DENBY LN	\$ 8,000.00
34	104-420-020-000	DEF-200-003-820	2025-071043	MARTINEZ LORINDA	4422 WOODBINE DR	\$ 7,500.00
35	108-370-070-000	DEF-200-001-109	2025-070999	ADAMEK TRACEY	2113 CEDAR RIDGE DR	\$ 20,500.00
36	109-060-260-000	DEF-200-001-113	2025-071000	STEELY, C E & REBECCA	3324 N MOON AV	\$ 39,000.00
37	109-170-170-000	DEF-200-001-119	2025-071001	CLARK, KATHLEEN A	3305 W MENDOCINO AV	\$ 27,500.00
38	111-202-360-000	DEF-200-001-169	2025-071002	AASEN, CHRISTINA MARIE	2031 W MENDOCINO AV	\$ 22,000.00
39	111-440-290-000	DEF-190-000-796	2025-073589	EQUITY TRUST COMPANY CUST	1646 OLD BRIDGE WY	\$ 44,500.00
40	111-440-460-000	DEF-200-001-187	2025-071003	RIVERWALK COMMUNITY ASSN INC	1677 OLD BRIDGE WY	\$ 6,500.00
41	111-440-500-000	DEF-200-001-188	2025-071004	RIVERWALK COMMUNITY ASSN INC	1655 OLD BRIDGE WY	\$ 2,000.00
42	112-180-350-000	DEF-200-001-194	2025-071005	DELL ARINGA, ANN MARIE	5029 MALLARD CREEK CT	\$ 41,500.00
43	112-310-190-000	DEF-200-001-203	2025-071044	MABUHAY TRADING CORP	3591 QUAIL LAKES DR #38	\$ 6,500.00
44	112-330-470-000	DEF-200-004-152	2025-071045	MUSHTAQ SAIMA & MUSHTAQ ANWAR	3591 QUAIL LAKES DR #162	\$ 2,500.00
45	112-330-550-000	DEF-200-001-209	2025-071046	SMITH JOHN CHRISTOPHER	3591 QUAIL LAKES DR #178	\$ 15,000.00
46	117-080-060-000	DEF-200-001-281	2025-071006	SINGH HARJAP TR & KAUR PARVINDER TR	1624 E ALPINE AV #A	\$ 448,500.00
47	117-360-370-000	DEF-200-001-323	2025-071007	DANIELS PROPERTIES INC	1771 EL PINAL DR	\$ 45,000.00

In accordance with Section 3692.3 of the California Revenue and Taxation Code all properties are offered and sold as is.  
The County is not liable for known or unknown conditions of properties.



Item Number	Assessor's Parcel Number	Default Number	Recorder's Document Number	Assessee	Situs	Minimum Bid
48	119-020-100-000	DEF-200-001-339	2025-071008	HERNANDEZ ISAIAS D	3250 N REDWOOD AV	\$ 23,000.00
49	119-263-010-000	DEF-200-001-384	2025-071009	DOSIER TJ	2907 E KENYON ST	\$ 17,000.00
50	121-100-260-000	DEF-200-003-778	2025-071010	WILSON KAMARA & WILSON ANTWANETTE	2312 N IDAHO AV	\$ 9,500.00
51	123-070-080-000	DEF-200-001-407	2025-071011	SAVEDRA REBECCA L	2120 W MICHIGAN AV	\$ 22,500.00
52	123-090-260-000	DEF-190-000-941	2025-073632	COTTRELL, EDWARD R	2219 FRANKLIN AV	\$ 7,500.00
53	123-260-150-000	DEF-200-001-431	2025-071047	CHEATHAM LAVENEYA	2420 OXFORD WY #E15	\$ 12,000.00
54	128-410-300-000	DEF-200-004-210	2025-071012	IMTIAZ MOHAMMED & DEAN SAMSUN N	2707 HAYDEN BROOK DR	\$ 3,500.00
55	133-033-430-000	DEF-200-001-551	2025-071013	MORENO ALANIS, ROSALBA	2947 MONTE DIABLO AV #2	\$ 9,000.00
56	135-270-230-000	DEF-200-001-600	2025-071014	VACCAREZZA, MICHAEL	533 N YOSEMITE ST	\$ 4,000.00
57	139-040-520-000	DEF-190-001-112	2025-073590	PANDE, CHANDRA B ETAL	1022 N CENTER ST	\$ 129,500.00
58	139-040-530-000	DEF-190-001-113	2025-073610	PANDE, CHANDRA B ETAL	1005 N EL DORADO ST	\$ 104,000.00
59	139-360-020-000	DEF-200-001-690	2025-071015	HAMLIN WAYNE N & ELAINE M TR	333 CHANNEL ST	\$ 62,000.00
60	139-360-040-000	DEF-200-001-691	2025-071016	W & B ENTERPRISES LLC ETAL	333 CHANNEL ST	\$ 16,000.00
61	141-083-090-000	DEF-200-001-698	2025-071017	LEANOS, MARIA T	957 N BEATRICE AV	\$ 3,000.00
62	141-130-210-000	DEF-200-001-702	2025-071018	EDGE JOHN DOUGLAS	2211 E FREMONT ST	\$ 84,000.00
63	141-205-150-000	DEF-200-001-717	2025-071019	LOPEZ, AARON	2327 E FLORA ST	\$ 2,000.00
64	145-260-100-000	DEF-190-001-224	2025-073648	KAUR RAJVIR ETAL	404 S STOCKTON ST	\$ 157,000.00
65	147-220-110-000	DEF-200-001-815	2025-071021	STRONG CAPITAL V LP	NO SITUS	\$ 20,500.00
66	149-170-110-000	DEF-200-001-844	2025-071022	OWP PHASE II L P	440 E WEBER AV	\$ 57,500.00
67	149-170-290-000	DEF-200-001-845	2025-071023	OWP PHASE II L P	420 E WEBER AV	\$ 34,500.00
68	149-170-300-000	DEF-200-001-846	2025-071024	OWP PHASE II L P	430 E WEBER AV	\$ 136,500.00
69	149-200-230-000	DEF-200-001-857	2025-071025	CREATIVE EDUCATION SUPPORT ORG LLC	600 E MAIN ST	\$ 70,000.00
70	151-205-140-000	DEF-110-002-166	2016-082961	HOMELESS HABITAT INC	18 N PILGRIM ST	\$ 263,500.00
71	153-102-060-000	DEF-190-001-343	2025-073633	DIXON, NATHANIEL & LARCENE ETAL	2060 E WASHINGTON ST	\$ 29,000.00
72	155-140-160-000	DEF-200-001-959	2025-071026	KAUR PAWANDEEP TR	2101 E DR MARTIN LUTHER KING JR BL	\$ 33,000.00
73	155-230-200-000	DEF-190-001-381	2025-073591	CASTELLANOS-RUELOS MICHELLE ETAL	1955 E LAFAYETTE ST	\$ 20,500.00
74	155-440-050-000	DEF-190-001-399	2025-073611	MONTIJO, RODE E & J	2498 E MAIN ST	\$ 18,500.00
75	155-440-340-000	DEF-190-001-401	2025-073634	MONTIJO, RODE E & JOSEPHINE	2466 E MAIN ST	\$ 16,000.00
76	157-052-100-000	DEF-200-001-992	2025-071027	STOCKTON KIDS CLUB INC	303 OLYMPIC CI	\$ 73,500.00
77	157-123-090-000	DEF-190-001-419	2025-073592	RIO INVESTMENTS LLC	1044 DAVID AV	\$ 174,500.00
78	157-170-150-000	DEF-200-002-008	2025-071028	MELENDEZ MARIA TERESA C	3439 E MAIN ST	\$ 16,000.00
79	159-370-240-000	DEF-200-002-059	2025-071029	LOPEZ, ANDRES GALVAN & TERESA	5953 E BASIN ST	\$ 18,000.00
80	163-400-170-000	DEF-200-003-938	2025-071030	ARTALE RONALD M & HOAI THI TRAN TR	2185 ERICA PL	\$ 5,500.00
81	163-740-410-000	DEF-200-004-627	2025-071031	ECHEVERRIA GILBERTO ETAL	1761 TOIYABE LN	\$ 5,000.00
82	164-150-220-000	DEF-200-003-499	2025-071032	DURAN JAIME & CRUZ MARIA E	1393 LLOYD THAYER CI	\$ 15,000.00
83	165-030-100-000	DEF-200-002-123	2025-071033	KONG, TIMOTHY	1426 S LINCOLN ST	\$ 38,500.00
84	165-075-110-000	DEF-200-004-898	2025-071034	JIANG YINGXIU	1725 S CENTER ST	\$ 2,000.00
85	165-093-060-000	DEF-200-004-074	2025-071036	GALINDO SAUL MARTINEZ ETAL	520 HOWARD ST	\$ 2,500.00
86	165-170-060-000	DEF-200-002-153	2025-071037	ABELLO, SHIRLEY O	517 W SEVENTH ST	\$ 8,500.00
87	165-202-300-000	DEF-200-002-159	2025-073606	JUSY LLC	MCNROE ST	\$ 3,000.00
88	165-304-070-000	DEF-200-002-164	2025-073612	TCWB INC	203 MOSSWOOD AV	\$ 4,500.00
89	167-021-020-000	DEF-190-001-590	2025-073635	MONTIJO, RODE E & JOSEFINA	48 E DR MARTIN LUTHER KING JR BL	\$ 36,500.00
90	167-131-060-000	DEF-200-002-213	2025-073593	REYNOSO, ANTHONY X V	1615 S SUTTER ST	\$ 44,000.00
91	168-060-300-000	DEF-200-003-988	2025-073612	URTIAGA DENNIS EDWARD	823 SANDDOLLAR CI	\$ 2,500.00
92	169-040-220-000	DEF-200-002-270	2025-073636	HERNANDEZ MARTIN ETAL	1680 S UNION ST	\$ 199,000.00
93	169-211-010-000	DEF-200-002-291	2025-073594	CLARK, JEROME ETAL	2104 ANNE ST	\$ 5,000.00
94	175-100-070-000	DEF-200-002-383	2025-073625	FAIRCHILD GHIO LTD PTP	NO SITUS	\$ 2,000.00

In accordance with Section 3692.3 of the California Revenue and Taxation Code all properties are offered and sold as is. The County is not liable for known or unknown conditions of properties.



Item Number	Assessor's Parcel Number	Default Number	Recorder's Document Number	Assessee	Situs	Minimum Bid
95	175-140-080-000	DEF-200-002-391	2025-073637	ISABELA AMY H ETAL	3677 MARY AV	\$ 25,500.00
96	177-380-260-000	DEF-200-002-432	2025-073647	SERRANO FERNANDO SEVERO	1627 BANDONI DR	\$ 37,500.00
97	181-060-410-000	DEF-200-002-479	2025-073595	MATUTE, EDIL ARMANDO	6380 S KAISER RD	\$ 35,500.00
98	191-150-070-000	DEF-200-002-498	2025-073626	JONES, JONATHAN DAVID	1357 W DE LIMA RD	\$ 14,500.00
99	193-060-590-000	DEF-200-002-538	2025-073638	FRENCH CAMP PARTNERS WEST LLC ETAL	584 W FRENCH CAMP RD	\$ 22,000.00
100	193-160-380-000	DEF-200-002-552	2025-073596	MACIEL, MARIA LAURA	7623 S EL DORADO ST	\$ 15,500.00
101	196-310-100-000	DEF-200-002-581	2025-073614	LUM, JERRY TR	665 MAXWELL LN	\$ 14,500.00
102	196-480-530-000	DEF-200-002-589	2025-073639	LUM, JERRY TR	1150 LARUE CT	\$ 5,000.00
103	198-090-140-000	DEF-200-002-619	2025-073597	GIOTONINI, SUE TR	1930 PARK ST	\$ 1,500.00
104	202-340-120-000	DEF-200-002-652	2025-073615	ROBINSON, JIMMY V & LAUREL ANNE	1529 HASTINGS DR	\$ 62,500.00
105	208-180-220-000	DEF-200-002-690	2025-073624	INT CHURCH OF FOURSQUARE GOSPEL NPC	NO SITUS	\$ 10,500.00
106	208-330-260-000	DEF-200-002-700	2025-073640	GUTIERREZ, ANABEL	17865 S AUSTIN RD	\$ 21,500.00
107	209-320-510-000	DEF-200-002-714	2025-073598	CURRIER ESTATE, WATER CORP	15933 W REDONDO DR	\$ 2,500.00
108	209-410-100-000	DEF-200-002-716	2025-073649	CURRIER ESTATE, WATER CORP	16072 W VON SOSTEN RD	\$ 4,500.00
109	212-170-110-000	DEF-200-002-746	2025-073616	MORGAN NGUYEN PROPERTIES INC	10723 W LARCH RD	\$ 12,500.00
110	217-233-260-000	DEF-200-002-834	2025-073641	SHER AZIZ	348 N MAPLE AV	\$ 7,500.00
111	217-233-270-000	DEF-200-002-835	2025-073599	SHER AZIZ	344 N MAPLE AV	\$ 10,500.00
112	221-110-040-000	DEF-200-002-907	2025-073617	RKP CAPITAL PARTNERS LLC	626 E YOSEMITE AV	\$ 41,000.00
113	223-370-190-000	DEF-190-002-139	2025-073642	TEUNISSEN, LAWRENCE JAMES	502 ALPINE AV	\$ 16,000.00
114	225-280-140-000	DEF-200-003-003	2025-073600	ALBOR, ANTONIO	550 NORTHWOOD ST	\$ 11,000.00
115	227-340-080-000	DEF-200-003-047	2025-073643	ALBOR, ANTONIO	NO SITUS	\$ 3,500.00
116	232-082-330-000	DEF-200-003-077	2025-073601	ADIAN, JOHN JR & R M	1850 MELLO CT	\$ 4,500.00
117	232-231-070-000	DEF-180-002-311	2025-073619	PAPAS, VASSILIKE	915 W EATON AV	\$ 5,000.00
118	235-085-050-000	DEF-200-003-134	2025-073605	NIEDERT, BEN ETAL	9 B ST	\$ 51,500.00
119	235-085-070-000	DEF-200-003-135	2025-073623	NIEDERT, BEN ETAL	21 B ST	\$ 5,000.00
120	238-570-160-000	DEF-200-003-848	2025-073644	CAMILLERI ROSANNA	2411 OGDEN SANNAZOR CT	\$ 2,500.00
121	241-051-120-000	DEF-200-003-214	2025-073602	HERNANDEZ ISAIAS DAVID & HERNANDEZ CAROLINA	881 E WILLOW AV	\$ 4,500.00
122	241-052-060-000	DEF-190-002-307	2025-073620	MOYERS PRISCILLA	866 E WILLOW AV	\$ 23,500.00
123	242-160-070-000	DEF-200-003-242	2025-073603	CONTRERAS, ANA M	1830 PETRIG CT	\$ 20,000.00
124	261-090-110-000	DEF-200-003-436	2025-073646	RIPON ASSEMBLY OF GOD CHURCH	620 RIPONA AV	\$ 7,500.00
125	261-090-120-000	DEF-200-003-437	2025-073604	RIPON ASSEMBLY OF GOD	602 RIPONA AV	\$ 10,000.00

Resolution No. 2023-03-21-1203

## STOCKTON CITY COUNCIL

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### RESOLUTION OBJECTING AND NOT CONSENTING TO THE PUBLIC SALE BY THE COUNTY OF SAN JOAQUIN OF REAL PROPERTY UPON WHICH THE CITY OF STOCKTON HAS LIENS OR OTHER RIGHTS TO PROPERTY TO PRESERVE CITY'S INTERESTS UPON THOSE PARCELS OF REAL PROPERTY

From time to time, the County of San Joaquin ("County") sells certain parcels of real property pursuant to Revenue and Taxation Code section 3691 *et. seq.*, (a "Tax Sale") which have been authorized by the County Board of Supervisors; and

The City regularly holds liens and other property rights, including deeds of trust, on real property within the boundaries of the County and which may become subject to County's power to sell in a Tax Sale; and

Upon notice by the County of its intention to sell real property in a Tax Sale, the City may object before the date of the sale, and pursuant to Revenue and Taxation Code section 3695, preserve the City's liens and other interests in the real property; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City objects, and does not consent, to the sale of properties which are subject to a Tax Sale by the County.

2. The City desires to preserve its liens and all other rights and interests that it possesses in real property subject to a Tax Sale by the County, and that any purchaser will take such real property subject to the City's rights and interests.

3. The City Manager, Chief of Police, the Director of the Economic Development Department, or their respective designees, are authorized to send a certified copy of this resolution to the County Treasurer-Tax Collector, County Board of Supervisors, and any other party.

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4. The City Manager, or designee, is authorized to take all other appropriate and necessary actions to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED March 21, 2023.



ATTEST

  
\_\_\_\_\_  
ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton

  
\_\_\_\_\_  
KEVIN J. LINCOLN II  
Mayor of the City of Stockton