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, 2019, 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 2018-2019, and/or any delinquent supplemental taxes levied prior to the fiscal year 2018-2019, 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 tax defaulted 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, 2019, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2022.

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, First Floor, 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 5/24/19
Published in the Lodi News-Sentinel on 6/1/19, 6/8/19, & 6/15/19

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 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 tax collector has received a request to bring the property to the next schedule tax sale from a person or entity that has 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 tax collector's power to sell on July 1, 2019, at 12:01 a.m., by operation of law. The 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 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 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, First Floor, Suite 150, Stockton, California, 95202 or by calling (209) 468-2133.

The amount to redeem, including all penalties and fees, as of June 2019, 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. A parcel number, such as 016-105-04, would be analyzed as follows: 016 would be the map book number; 105 would be the map page 10 and block 5 (if the "5" were a "0", that page would not contain a block); 04 is the parcel number. A parcel number with the suffixes 900, 800, 700, 600, 200, or 100 (such as 016-104-04-900) indicates a segregation of the original parcel. The Assessor's maps and further explanation of the parcel numbering system are available in the Assessor's office.

Assessor's Parcel Number	Property Address	Assessee	Amount To Redeem
Property Tax Defaulted On July 1, 2010 For The Taxes, Assessments And Other Charges For The Fiscal Year 2009-2010			
163-111-06	2456 Lever Bl	Tauro, Gabriel T & Cecilia L	$61,704.45
234-040-77	1486 Oak Ct	Cofield, Selby J & A A	$1,624.13
Property Tax Defaulted On July 1, 2011 For The Taxes, Assessments And Other Charges For The Fiscal Year 2010-2011			
159-230-60	5399 E Sonora St	De Pineda, Marina Luna	$4,228.41
165-144-26	20 W Sixth St	Farooqui, Mohammed N	$1,266.98
173-230-09	4815 E Section Av	Cain, Carl J & Patti L	$3,187.92
Property Tax Defaulted On July 1, 2012 For The Taxes, Assessments And Other Charges For The Fiscal Year 2011-2012			
102-020-11	705 E Longview Av	Goodenough, Carolyn	$9,009.80
119-263-01	2907 E Kenyon St	Dosier, Wayland Wayne Etal	$3,688.39
171-133-26	2120 Pock Ln	Walker, Charles E Etal	$2,273.73
177-500-07	1187 E Fisk Rd	Calassa, Manuel J Tr	$22,755.12
234-190-11	1220 Centre Court Dr	Clark, Charles F & Suzanne L Tr	$6,232.36
Property Tax Defaulted On July 1, 2013 For The Taxes, Assessments And Other Charges For The Fiscal Year 2012-2013			
001-200-35	8730 W New Hope Rd	Cabezas, J Luis & Rosa	$5,218.60
005-210-16	5303 E Liberty Rd	Legaspi, Wilfreda R	$11,981.28
017-140-65	No Situs Listed	Barak Llc	$42,693.42
041-163-06	107 W Lockeford St	Petersen, Carolin J Tr	$5,374.33
089-110-03	11186 E Fairchild Ln	Piper, Thomas S Etal	$3,704.24
097-054-14	2820 W Swain Rd	Cahill, Paul	$245.19
104-260-09	4486 Cotton Ct	Verner Family Holdings Llc	$25,592.33
104-260-10	No Situs Listed	Verner Family Holdings Llc	$20,271.30
108-370-01	2133 Cedar Ridge Dr	Newman, Terrence E	$16,102.82
119-042-28	3132 N Wilson Wy	Goodman, Eric & Melissa	$3,074.86
119-070-59	2412 N F St	Martinez, Victor Livier	$5,511.15
119-220-25	2530 E Florida Av	Carbajal, Salvador & Margarita	$7,531.40
124-240-26	3339 Mt Reba Ct	Tran, Quang & Bach	$4,252.52
133-360-13	1926 W Acacia St	Esparza Salvador & Montoya Rosalva	$1,540.73
135-270-04	1118 W Park St	Arroyo, Maria Etal	$2,752.58
139-166-08	537 E Fremont St	Escobar, Francisco & Francisca	$9,588.70
141-235-09	2463 E Oak St	Oliver, Lynette	$8,838.58
143-330-18	525 N Oro Av	Pack, Jean Ann	$3,541.59
147-095-05	1003 S Commerce St	Smith, Thomas	$4,520.13
151-060-22	1133 E Park St	Escobar, Francisco & Francisca	$7,321.94
151-092-15	522 N Pilgrim St	Escobar, Francisco & Francisca	$19,749.18
151-092-16	530 N Pilgrim St	Escobar, Francisco & Francisca	$17,621.35
153-270-35	No Situs Listed	Sanchez, Rebecca C Est	$17,802.39
159-081-22	848 S Sinclair Av	Morgan Treasure	$2,848.65
159-310-42	214 S Cardinal Av	Mcdaniel, Donna D Est	$3,577.06
171-170-08	1907 E Twelfth St	Ceja, Elia Maria	$5,172.59
173-360-01	3017 Juliet Rd	Castro Barreto, Rafael Etal	$8,252.23
202-420-23	1368 Madelena Ln	Silva, Alice D Etal	$14,334.32
208-280-22	1385 Mc Nary Ci	Vicente, Richard & Christina	$10,030.64
208-490-06	1187 Napa Valley Av	Gonsalves, James L	$12,530.29
208-500-48	1498 Port St	Pinedo, David & Ada M	$10,621.41
235-260-29	445 Cecelio Wy	Covenant & Assoc Inc	$5,397.12
Property Tax Defaulted On July 1, 2014 For The Taxes, Assessments And Other Charges For The Fiscal Year 2013-2014			
005-146-03	3406 E Collier Rd	Dealberts, Anthony J	$8,812.99
017-140-67	No Situs Listed	Barak Llc	$6,165.45
017-290-09	21300 N Mann Rd	Prettyman Charlene D Etal	$2,369.96
019-240-35	18950 E St Rt 88 Hy	Rolan Mike Etal	$34,564.37
021-041-12	25100 N Jack Tone Rd	Guerra, Jose Z & Maria C	$16,915.09
029-043-03	864 Rutledge Dr	Centuryair Corporation	$234.65
033-034-14	1621 W Tokay St	Guzman, Barbara Tr	$22,336.85
035-100-10	201 N Loma Dr	Young, Linda L Tr	$4,658.22
043-111-11	345 E Elm St	Salem United Methodist Church	$453.36
047-161-16	711 S Washington St	Maldonado, Efrain	$8,384.88
051-160-24	11701 E Brandt Rd	Fws Construction Ptp	$169,217.40
055-270-80	7 Red Fox Ct	Mijares, Claro & Kristine	$3,332.18
062-220-11	133 Hemlock Dr	Winchester, Zachery	$470.75
068-360-08	3722 Canyonlands Rd	Carriquiry, Philippe & Judith N	$15,581.91
070-160-25	10430 Point Reyes Ci	Canas, Veronica	$816.21
071-374-27	No Situs Listed	Brady, Jim W & Cheryl A Tr	$1,042.14
072-210-57	1320 Havenhill Wy	Salvation Army Corp	$251.86
075-050-31	2123 W Alcazar Wy	Kendall, Tena	$109.85
079-181-06	125 San Fernando Av	Ortiz, Moneltio R & Tracie R	$844.87
079-370-22	8329 Rannock Dr	Moraga, Oscar	$3,946.24
080-040-08	3230 Stanfield Dr	Ronquillo, Onofre & Carlita L Tr	$332.09
081-132-19	725 Brent Av	Ochoa, Jessica Marin	$7,470.54
082-120-46	2726 Javete Wy	Crippen, Margarita	$4,072.23
082-140-32	2526 Marseille Wy	Navarro, Raul C	$9,084.23
086-020-09	4801 E Quashnick Rd	Bush, Harold W Sr & Glenda J Tr	$11,861.45
089-220-08	4700 N Alpine Rd	Bautista, Joseph Melvin	$4,931.45
089-240-07	4811 N Braghetta Rd	Bautista, V Etal	$1,729.64
090-090-28	9322 Cherbourg Wy	Ry, Lynn Seang Heng Etal	$459.24
091-270-38	19302 E Front St	Eaton, Edna M	$2,080.46
096-300-03	4898 Kimball Hill Ci	Arenzana, Jesus Jr	$906.48
097-610-35	6724 Plymouth Rd	Stas Trust	$4,243.61
100-100-82	No Situs Listed	Lincoln Village West Homes Assn	$11,105.36
100-120-84	No Situs Listed	Lincoln Village West Homes Assn	$7,642.04
104-130-08	4931 Colebrook Wy	Navarec, Jimmy Andy	$9,213.86
109-180-24	3119 W Mendocino Av	Metcalf, Lane William	$12,187.82
109-190-48	3164 W Alpine Av	Bautista, Verdella Tr	$14,911.76
109-240-20	2857 W Inman Av	Cook, Dennis	$17,270.91
111-362-13	1728 W Mendocino Av	Jarvis, Susan Est	$20,848.76
115-190-30	140 E Gibson St	King Bobbi M	$6,700.93
115-330-41	1201 E Alpine Av	Sharmoug, Mohamed	$6,659.27
117-210-05	1756 N Wilson Wy	Lal, Joginder L & Parminder K	$65,898.34
117-221-01	1755 East Av	Lal, Joginder L & Parminder K	$1,296.73
117-260-37	1706 Regal W St	Springs, Lacrecia S	$2,952.28
117-330-69	1640 Pinchot St	Jones, Thomas D Jr & Desiree D	$4,977.48
119-042-23	3246 N E St	Mulholland, Daniel Tr	$747.47
123-194-14	1709 W Middlefield Av	Avila, Angelica	$946.49
125-310-39	401 E Mendocino Av	Leroy, Regina	$15,234.95
133-032-55	1212 Occidental #3 Av	Bolton, Brian	$8,934.19
133-032-57	1220 Occidental #1 Av	Louis Park Estates Homeowners Assn	$2,759.40
133-032-87	1316 Occidental #3 Av	Grayson, Philana	$2,911.82
133-033-43	2947 Monte Diablo #2 Av	Moreno Alanis, Rosalba	$1,246.48
133-046-04	2718 Louis Ct	Pedroza, Christian	$28,563.37
133-300-53	1221 San Juan Av	Villalobos, Juan	$2,058.18
135-060-40	1643 W Flora St	Malkemus, Phyllis J Est	$1,486.88
135-300-25	1148 W Rose St	Dorado, Chad	$1,935.38
135-403-06	1037 N Edison St	Mahil, Parminder K Tr	$3,327.15
137-096-11	433 W Vine St	Zenor, Jeff L & J M	$3,084.02
137-130-12	1035 N Commerce St	Griffin, Alan	$46,268.22
137-260-34	No Situs Listed	Regent Weber Llc	$1,803.40
139-030-30	1143 N San Joaquin St	Greenberg, David Mason	$9,892.60
143-451-13	2707 Anita St	Raya, Juan & V M	$7,137.11
147-240-05	440 E Worth St	Ferreyra, Teresa	$1,734.56
147-300-07	No Situs Listed	Liang, Zhiyong	$120,280.44
149-170-07	417 E Main St	Disco Azteca Ptp	$109,816.79
149-270-55	635 S Aurora St	Liang, Zhiyong	$114,877.81
149-270-59	760 E Hazelton Av	Liang, Zhiyong	$16,953.93
149-270-61	816 E Hazelton Av	Liang, Zhiyong	$94,552.92
149-270-62	822 E Hazelton Av	Liang, Zhiyong	$9,240.48
149-270-63	826 E Hazelton Av	Liang, Zhiyong	$9,949.75
149-270-64	830 E Hazelton Av	Liang, Zhiyong	$9,330.08
149-270-65	850 E Hazelton Av	Liang, Zhiyong	$9,171.74
151-042-18	1211 E Acacia St	Albin, Patricia C	$3,351.87
151-120-02	East Of Center	Bell, Thomas Tr	$3,359.62
151-120-62	425 N Union St	Bell, Thomas Tr	$7,249.05
Formerly 151-120-03			
151-205-13	1201 E Main St	Winding, Jacob	$8,873.72
151-240-14	1123 E Washington St	Winding, Jacob	$11,297.55
153-020-33	1626 E Lindsay St	Constancio, Margret G Etal	$1,633.65
153-201-24	2294 E Washington St	Mccoy, Michelle	$3,490.19
155-270-30	2147 E Hazelton Av	Winding, Jacob	$11,003.56
155-360-34	2321 E Church St	Lewis, Jimmie Lee Est	$6,275.00
157-030-20	2637 E Lafayette St	Martinez, Armando & Teresa E	$1,717.88
157-124-05	3136 E Anderson St	Martinez, Dolores M Etal	$8,958.69
157-160-39	936 Garden Av	Gonzalez, Jose M	$1,537.05
157-160-48	964 S Broadway Av	Gonzalez, Jose Maria	$2,583.71
157-223-10	3815 E Washington St	Glover, Latonya L	$4,296.06
157-230-39	350 S Hinkley Av	Olague, Edgar German Paez	$1,547.09
157-300-49	4207 E Horner Av	Primrose, Yvonne M Tr	$9,766.08
157-324-13	406 S Gertrude Av	Garcia, Lillie A	$8,973.43
159-082-11	4529 E Main St	Powers, Stanley O & Saundra K	$2,511.45
163-220-44	1638 S Argonaut St	Deutsche Bank Natl Trust Co Tr	$15,510.34
163-720-43	2162 Stormy Creek Ct	Gonzalez, Ana Cecilia	$812.97
164-080-29	3249 Poetry Ct	Trejo, Jose Martin	$184.07
165-141-04	143 W Sixth St	Sanchez, Robert & Esther	$1,822.39
166-140-19	4118 Seurat Ct	Garcia, Leonardo	$745.44
166-360-17	1947 Benton Ct	Lassiter, Justin Sr & Maria	$27,199.63
168-130-21	811 Woodstream St	Chen, Ruimin & Ping	$165.80
171-060-01	1936 S B St	Mulholland, Daniel Tr	$16,894.99
171-123-01	2404 E Sixth St	Braxton, Winifred Est	$5,326.74
171-140-17	1931 E Eighth St	Greater Church Of God & Christ	$1,022.74
173-100-06	3827 E Section Av	Cloud, Irene M Est	$880.52
173-132-28	3910 E Fourth St	Rodriguez, Tomas Jr	$892.89
173-133-12	No Situs Listed	Reynolds, Barbara Jane Est	$4,650.77
175-160-07	3425 S Mourfield Av	Ferreira, Nicandra	$4,753.08
175-250-13	3904 S Odell Av	Chalk, Charlene V	$1,560.45
175-250-49	156 Clayton Av	Villalobos, Candelario	$5,493.25
177-153-03	3319 Phelps St	Peter, Edward Tr & Shalini Tr	$31,039.55
177-180-27	3203 Belleview Av	Taboada, Edgar A & Leticia L	$15,014.51
177-210-33	3360 S Ash St	Valenzuela Gonzalez, Blanca O	$7,120.38
181-130-25	3912 E Sunny Rd	Munoz, Juan G & Yolanda M	$236.24
191-630-17	17051 Rail Wy	Lathrop 113 Lp	$785.08
191-730-41	742 Rose Arbor Pt	Khan, Mohammad Anwar & Naheed Niazi	$6,963.53
191-740-01	16150 Independence Av	Cuellar, Cynthia	$3,256.24
191-740-22	15857 Independence Av	Khan, Mohammad Anwar & Naheed Niazi	$2,505.44
193-140-01	8750 S El Dorado St	Lehrman, Philip M	$4,828.64
193-160-15	7940 S El Dorado St	Sidhu, Lovedeep S	$11,764.39
196-290-44	15940 Warfield Rd	Poon, Yik Meng	$15,294.96
197-180-39	2447 Hollybrook Wy	Anchundo, Dennis Michael & Kristina L	$5,085.27
197-180-40	2433 Hollybrook Wy	Paez, Rodolfo	$4,721.84
198-080-20	1786 Park St	Mensah, Emmanuel K A Jr	$1,321.23
208-340-11	2130 Tiffany Walk	Gasparro, William M	$1,984.66
208-430-34	1178 Cherry Oak Ln	Ciero Lisa Marie	$21,321.51
209-310-46	No Situs Listed	Soares, Gerald A Sr Etal	$14,816.10
214-140-33	1475 Suellen Dr	Jamil, Omar	$6,811.48
216-400-28	843 W Cambridge Wy	Ender, Herman R & A M	$1,010.62
219-150-03	848 W Edythe St	Mason, Franklin O & I	$1,600.13
219-240-02	501 S Michigan Av	Mancia, Martha Gabriela	$7,546.45
222-030-33	349 San Remo Wy	Hartley Lawrence, Kelli	$21,300.13
222-190-32	1980 Reading Wy	Ayala, Antonio J & Jessica V	$316.88
222-350-44	1346 Daniels St	Dall, Carrie Ann	$2,222.14
223-091-13	200 N Main St	Johnston, Debra	$23,525.90
223-224-04	622 E North St	Morgan, Robert Daniel	$12,227.18
224-360-15	940 Collins St	Lopez, Braulio M	$225.80
227-660-53	1707 Countrywood Ln	Spivock & Spivock	$420.19
232-081-27	1961 W Mcpeak Ct	Rosinski, Gregory John	$14,163.03
232-110-46	1324 W Rusher St	Remer, T Michael	$11,121.03
232-300-79	1689 Woodland Ct	Jamil, Omar	$8,197.31
235-240-14	260 Mt Diablo Av	Jamil, Omar	$7,135.77
235-320-34	460 Czerny St	Jamil, Omar	$6,678.33
249-060-10	22865 S Henry Rd	Mcanally, Helen Lf Est Etal	$13,041.43
249-200-05	20630 S Santa Fe Rd	Spolerich, David G	$11,101.28
252-220-51	1803 Oswego Ct	Green, Doris Tr	$3,222.22
259-500-25	906 Kirk Ct	Ross, Larry Jewell Lf Est	$10,728.97

I certify or (declare), under penalty of perjury, that the foregoing is true and correct.

Phonxay Keokham, San Joaquin County Treasurer-Tax Collector
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