

**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, 2024, 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 2023-2024, and/or any delinquent supplemental taxes levied prior to the fiscal year 2023-2024, 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 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, 2024, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2027.

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 5/20/24  
Published in The Record on 5/26/24, 6/2/24, & 6/9/24

**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, 2024, 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 2024, 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
<b>PROPERTY TAX DEFAULTED ON JULY 1, 2009 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2008-2009</b>				
1	177-210-490-000	3332 S ASH ST	PULIDO, ALFONSO	\$16,280.17
<b>PROPERTY TAX DEFAULTED ON JULY 1, 2016 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-2016</b>				
2	163-460-110-000	1443 CAPITOLA CI	LANKFORD, GLORIA A	\$13,728.47
<b>PROPERTY TAX DEFAULTED ON JULY 1, 2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-2017</b>				
3	031-080-480-000	1127 S SUNSET DR	BARRIGA, DANIEL & VICTORIA	\$12,125.79
4	077-470-080-000	7277 PACIFIC AV	7277 PACIFIC AVENUE LLC	\$17,239.03
5	111-371-140-000	1436 W MENDOCINO AV	RAMIREZ, SAMUEL G	\$9,594.73
6	127-070-250-000	5 E HARDING WY	7277 PACIFIC AVENUE LLC	\$10,584.13
7	147-250-230-000	418 E ANDERSON ST	REY, DAVID	\$929.91
8	159-380-400-000	75 S EVERGLADE WY	TAFUYA, RICARDO D & MARIA N C	\$6,704.98
9	165-153-180-000	28 DELHI AV	GORDLEY ANNIE TR	\$1,632.41
10	219-200-100-000	751 NEVADA ST	ANDAVASO, THERESA	\$20,545.10
<b>PROPERTY TAX DEFAULTED ON JULY 1, 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2017-2018</b>				
11	001-050-070-000	12500 W WALNUT GROVE RD	SILVERDALE FARMS	\$323,151.30
12	001-110-050-000	29222 N THORNTON RD	WIESE WAYNE	\$16,326.56
13	001-130-570-000	27371 N THORNTON RD	MASDONATI, ROY & LORI	\$14,860.34
14	051-310-250-000	12811 E BRAND RD	MCCAY LINDA J TR	\$18,535.38
15	062-047-200-000	1612 S CHURCH ST	JOHNSON, ROBIN & DONA ETAL	\$10,594.04
16	070-030-030-000	10425 BIG HORN CT	AMEEN HOUSING CO OPERATIVE OF CALIFORNIA INC	\$9,243.81
17	072-250-260-000	9702 ENCHANTMENT LN	THOMPSON, A ANNE TR	\$38,195.15
18	081-300-530-000	426 MARC AV	ARCEO, ERIC & EVELIA	\$2,230.35
19	094-170-120-000	2830 HOMEWOOD DR	KHAN, SHAHID ALI	\$1,013.63
20	109-180-700-000	3133 W MICHIGAN AV	CRAWFORD, JERRY L & CARLA D	\$17,900.61
21	115-124-020-000	70 W MCKENZIE AV	PENA, HERIBERTO & STEPHANIE	\$1,072.34
22	137-070-270-000	1422 N COMMERCE ST	TOLKMIT, WILHELM J	\$4,164.59
23	137-214-100-000	517 W FREMONT ST	GUARDINO, CRAWFORD CO	\$3,009.97
24	153-204-120-000	2387 E LAFAYETTE ST	THOMPSON, A ANNE TR	\$6,848.57
25	153-204-130-000	2387 E LAFAYETTE ST	THOMPSON, A ANNE TR	\$6,708.19
26	157-170-020-000	701 NETHERTON AV	MORAN, ROBERT & TINA MARIE	\$3,337.78
27	163-170-040-000	1846 S STOCKTON ST	LOYA CELESTINO & PLASENCIA ARACELI	\$1,784.86
28	175-034-040-000	2907 S EL DORADO ST	SANANY, AZZE	\$13,109.81
29	177-470-130-000	1803 E PALM TREE LN	SERRANO, JUAN ALBERTO ETAL	\$1,822.62
30	198-120-050-000	17200 MURPHY PA	SAN JOAQUIN COGEN LLC ETAL	\$298,045.58
31	219-314-200-000	118 JESSIE AV	BAILOR, CHARLES S	\$2,480.73
32	223-080-130-000	335 N GRANT AV	MANTECA BAPTIST CHURCH	\$11,780.71
33	223-080-630-000	339 N GRANT AV	MANTECA BAPTIST CHURCH	\$2,890.06
34	254-490-450-000	285 W ADONCIA DR	MAHBOOB, SYED SHEHAB & EMON	\$6,852.41
<b>PROPERTY TAX DEFAULTED ON JULY 1, 2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019</b>				
35	005-150-360-000	4010 E EMERSON RD	MALDONADO, BULMARO	\$437.11
36	005-260-320-000	23740 N KENNEFICK RD	BACKER, THOMAS W TR ETAL	\$14,086.51
37	009-190-170-000	19753 E LIBERTY RD	EEL HOLDINGS LLC ETAL	\$25,473.97
38	015-330-360-000	18824 N BENEDICT DR	HALLANGER TRAVIS L	\$5,087.22
39	021-030-390-000	14499 E COLLIER RD	NAVARRO RAFAEL & NAVARRO ARACELI	\$6,915.56
40	021-210-170-000	22565 E BUENA VISTA RD	UNKE, JEFFREY A & CAROLYN TAYLOR	\$11,845.86
41	027-060-090-000	517 E TAYLOR RD	SANCHEZ, DOMINGO	\$9,133.94
42	029-200-630-000	319 WHITNEY ST	HERNANDEZ EDUARDO RUIZ & MARTINEZ LAURA A	\$895.67
43	033-060-170-000	1601 W VINE ST	SPEARS, JULIA V EST	\$22,145.30
44	037-023-230-000	1110 HOLLY DR	HUGHES EMONE L	\$1,840.14
45	041-060-190-000	412 N CALIFORNIA ST	BYRON, PATRICK A	\$8,805.67
46	043-073-080-000	207 E PINE ST	WALKER RODERICK PROPERTIES LLC	\$22,711.49
47	043-210-210-000	130 N CHEROKEE LN	CORNEJO, ERIKA THALIA	\$29,784.94
48	045-240-060-000	711 S SACRAMENTO ST	ORTEGA MANUEL	\$1,813.91
49	045-320-090-000	18 E TOKAY ST	CARR ROBERT	\$10,450.89
50	045-320-100-000	10 E TOKAY ST	CARR ROBERT	\$7,464.14
51	045-320-110-000	608 S SACRAMENTO ST	CARR ROBERT	\$8,100.70
52	047-030-020-000	27 E VINE ST	AH WINES INC	\$245,651.27
53	047-410-270-000	1022 LLOYD ST	VERSIK, RENE	\$5,965.90
54	047-430-190-000	972 WOODROW ST	POLSON, MICHAEL J & D F	\$1,854.31
55	051-090-040-000	9057 E FIRST ST	FLORES, LUIS J & NORMA A	\$8,581.02
56	066-310-300-000	5197 SCOTT CREEK DR	AGS BUSINESS CENTER ASSN	\$3,428.37
57	070-250-120-000	2678 EAGLE ROCK CI	CARVALHO JEFFREY S	\$19,148.95
58	072-300-600-000	916 SPRINGOAK WY	TANKERSLEY, SALLY G TR	\$2,804.20
59	078-250-100-000	2715 STANFIELD DR	RANDELL, ERMA J	\$10,791.99
60	079-152-230-000	735 SAN MIGUEL AV	LEGACY HOMES LLC	\$6,199.06
61	080-430-820-000	2943 WAUDMAN AV	CRESPO ANDRES M & CRESPO FABIOLA	\$5,258.29
62	081-190-230-000	34 MARILYN AV	HAHN NICOLE	\$3,002.58
63	081-300-410-000	311 DUNCAN AV	STANICH, FRANK JOSEPH TR	\$11,425.32
64	081-490-370-000	809 MERRYWOOD LN	LEGACY HOMES LLC	\$4,730.02
65	082-070-120-000	8465 KELLEY DR	GUO, CHENGUY ETAL	\$14,154.70
66	085-120-100-000	5222 E HICKORY AV	WILLIAMS, ROBERT M ETAL	\$13,749.77
67	086-700-020-000	4953 E TUDOR ROSE GL	AZTLAN LTD LIABILITY CO	\$124,035.10
68	088-130-280-000	737 GOTHAM DR	CHILDRESS, SANDRA ETAL	\$10,211.97
69	088-130-290-000	8411 PEESKILL DR	CHILDRESS, SANDRA M TR	\$6,287.70
70	088-180-130-000	7947 WEST LN	EVANS, THOMAS A ETAL	\$5,620.77
71	091-370-170-000	18959 E MONTE VISTA DR	GARDELLA KENNETH M	\$13,454.24
72	094-120-140-000	6002 ECTOR WY	RILVERIA, TRIMARIE M ETAL	\$14,796.46
73	094-300-120-000	1548 WHITNEY ST	ANGUIANO, JOE O JR ETAL	\$2,556.50
74	094-380-450-000	1896 CALEB CI	MONTAUBAN OWNERS ASSN INC	\$423.26
75	097-163-090-000	1952 W CALHOUN WY	HELSEBY, CARL J & V	\$17,295.34
76	098-060-550-000	3708 FORT DONELSON DR	NORTH LAKE OWNERS ASSN	\$2,197.84
77	100-220-200-000	3537 BRECKINRIDGE WY	MANNOR ANTHONY W & MANNOR DENA M	\$5,062.54
78	104-160-090-000	1108 E MARCH LN	DCRE LLC	\$21,133.11
79	104-270-240-000	4462 DENBY LN	YOUNG, PAMELA	\$5,208.68
80	108-310-010-000	1617 ST MARKS PZ #A1	WILLIAMS, GEORGE & STACY	\$6,868.14
81	108-310-020-000	1617 ST MARKS PZ #A2	WILLIAMS, GEORGE & STACY	\$6,868.14
82	109-200-300-000	3138 W PRINCETON AV	FLOOD, HEIDI	\$14,776.81
83	110-290-070-000	1811 GRAND CANAL BL #7	AVILA, ARMANDO	\$17,549.58
84	111-230-180-000	1951 W EUCLID AV	RENDELL, JUNE C ETAL	\$16,272.30
85	111-381-150-000	1530 W ALPINE AV	VINCENT BARBARA J	\$17,087.44
86	111-440-290-000	1646 OLD BRIDGE WY	EQUITY TRUST COMPANY CUST	\$26,717.53
87	111-440-510-000	1669 OLD BRIDGE WY	RIVERWALK COMMUNITY ASSN INC	\$348.51
88	111-440-520-000	1632 OLD BRIDGE WY	RIVERWALK COMMUNITY ASSN INC	\$388.51
89	111-440-530-000	1664 OLD BRIDGE WY	RIVERWALK COMMUNITY ASSN INC	\$388.51
90	112-170-660-000	4052 ROUND VALLEY CI	BROWN KEVIN TR	\$20,019.27
91	113-130-600-000	976 W MARIPOSA AV	REYES MARGARITO & SONIA NOEMI	\$36,313.30
92	115-330-340-000	3415 N SIERRA MADRE AV	WILLHITE RAYMOND JEROME JR	\$20,381.16
93	117-100-120-000	2121 WEST LN	ARIAS, RITA T	\$3,214.24

94	117-130-440-000	2012 E ORWOOD ST	OCHOA, JOSE R	\$5,248.57
95	117-243-090-000	2077 E BISHOP ST	HERNANDEZ LUIS & BRAVO MARIA GABRIELA FABELA	\$17,363.72
96	117-260-260-000	1605 REGAL W ST	HERNANDEZ, LUIS E & MARIA G ETAL	\$27,461.35
97	117-290-130-000	1221 WATERLOO RD	BYERS, DENNIS JR	\$7,078.13
98	117-300-200-000	1201 WATERLOO RD	PARRSONS, KAY C & RUTH M TR	\$8,119.31
99	117-330-430-000	1158 N WILSON WY	HERRING, MICHAEL & KERRI	\$6,400.17
100	117-500-490-000	1725 MIGHTY OAK DR	CLARDY, TAWNISHA	\$6,278.07
101	123-184-150-000	1761 W COUNTRY CLUB BL	DANIELS, JOSEPH R	\$8,513.53
102	125-020-050-000	3227 BONNIE LN	GARNER, CLOYD H JR LF EST ETAL	\$6,852.77
103	125-130-170-000	65 E ARCADE ST	DANIELS PROPERTIES INC	\$22,501.36
104	125-270-170-000	2908 N SAN JOAQUIN ST	ESLEY, GORDON D & S G	\$7,538.14
105	126-060-750-000	8817 LAUGHLIN AV	NGUYEN, KENNY H & TINA T	\$27,574.61
106	127-280-280-000	1752 N MARSHALL AV	ADAMS, LAWRENCE & TUNISIA	\$10,017.16
107	130-070-180-000	3002 HORSETAIL DR	CHAVEZ, CHRISTOPHER J & ESTELLA	\$14,535.42
108	133-050-130-000	2844 MONTE DIABLO AV	WANG, XIA HUA	\$2,370.07
109	133-114-130-000	2443 W FREMONT ST	JIMENEZ ROBERT	\$34,680.19
110	135-323-050-000	1035 W ELM ST	CASTELLO ALBERTO & JENNIFER L	\$635.30
111	139-040-520-000	1022 N CENTER ST	PANDE, CHANDRA B ETAL	\$71,971.71
112	139-040-530-000	1005 N EL DORADO ST	PANDE, CHANDRA B ETAL	\$57,594.60
113	139-300-100-000	825 CHANNEL ST	FLORES RAFAEL A & SONIA TR	\$42,007.87
114	139-300-110-000	815 CHANNEL ST	FLORES RAFAEL A & SONIA TR	\$38,333.17
115	141-142-210-000	2222 ANITA ST	GARCIA, JOSE F	\$3,429.44
116	141-214-030-000	2285 E FREMONT ST	EG RETAIL LLC	\$4,007.80
117	143-122-010-000	1664 N SUNSET AV	ALVARADO, RAMON C	\$10,193.23
118	143-122-100-000	1610 N SUNSET AV	VAUGHN, BRIAN M & LORETTA M	\$14,184.91
119	143-140-460-000	1888 N SUTRO AV	AVILA, MIGUEL & TERESA	\$9,846.10
120	143-340-050-000	420 N ORO AV	GALLEGOS, SOLOMON JR	\$1,872.31
121	145-062-220-000	346 S VENTURA AV	LEGACY HOMES LLC	\$7,942.86
122	145-064-100-000	1793 W SONORA ST	FUJI RESCUE MISSION INC	\$5,348.65
123	145-160-210-000	1445 W SCOTTS AV	MEZA, LAURA N	\$2,043.26
124	145-260-100-000	404 S STOCKTON ST	KAUR RAJIVR ETAL	\$119,235.05
125	147-201-070-000	1023 S SAN JOAQUIN ST	BUSTOS, LAURO & HERMELINDA	\$19,523.80
126	147-310-030-000	904 S GRANT ST	BOBIAN BRITTANY	\$11,078.32
127	147-310-050-000	820 E WORTH ST	BOBIAN BRITTANY	\$16,150.45
128	149-264-120-000	437 S GRANT ST	CONCHA SALVADOR	\$4,736.80
129	149-264-130-000	721 E CHURCH ST	CONCHA SALVADOR	\$2,387.08
130	149-270-040-000	528 S AMERICAN ST	CONCHA, SALVADOR	\$18,891.51
131	149-270-200-000	545 S STANISLAUS ST	GUO, CHENGUY	\$18,926.84
132	151-023-050-000	1251 N SIERRA NEVADA ST	GRAVES, JAMES C	\$8,309.00
133	151-024-210-000	1		