

**NOTICE OF POWER AND INTENT TO SELL TAX-DEFAULTED PROPERTY**  
Pursuant to Section 3361-3362 of the California Revenue and Taxation Code  
And shall be published annually, on or before June 8

Notice is hereby given that the real properties described below will, by operation of law, become subject to the Tax Collector's power to sell. This is due to the fact that five or more years will have lapsed from the date that at least one installment of the property taxes became delinquent and unpaid and are considered tax-defaulted.

The parcels listed herein will become subject to the Tax Collector's power to sell on July 2, 2024, at 12:01 a.m., by operation of law, for non-payment of taxes and will be sold under redemption (payment in full) of all unpaid property taxes, assessments, penalties and fees as prescribed by law is made by July 1, 2024, or a Five-Year Installment Plan for eligible properties is established prior to 5 p.m. on July 1, 2024. After July 2, 2024, a Five-Year Installment Plan will no longer be available for any properties listed herein, and the entire balance due, that includes any penalties and interest, must be paid in full to prevent the sale of the property at public auction. The right of redemption (payment in full) will terminate at 5 p.m. on the last business day prior to the date of the auction.

All information concerning redemption of tax-defaulted property will be furnished, upon request by the Office of Shari L. Freidenrich, Treasurer - Tax Collector, at the County Service Center at 601 North Ross St., Santa Ana, California, by mail at County of Orange, Attn: Tax Collector, P.O. Box 4515, Santa Ana, CA 92702-4515, by calling the Frequently Asked Questions (FAQs) and selecting Delinquent Secured Property at otreasurer.com/octaxbill or by calling (714) 834-3411. This notice will be posted online at otreasurer.com/taxdefaultedproperty.

The amounts necessary to redeem (pay in full) the tax-defaulted properties are set forth opposite the parcel numbers as of July 1, 2024. These amounts include all defaulted property taxes, penalties and costs that have accrued since the date of default through July 1, 2024. To obtain the balance due after July 1, 2024, enter the Assessor's Parcel Number (APN) or physical address at otreasurer.com/octaxbill, call (714) 834-3411 or email tcinfo@tc.ocgov.com as the total amount due may include additional penalties and fees as prescribed by law.

In the event the tax-defaulted parcel identified below is an asset of the estate in a bankruptcy proceeding and subject to the automatic stay provisions set forth at 11 U.S.C. 362, the Tax Collector will not offer the parcel for sale at a tax sale or public auction while the bankruptcy is active, without obtaining an order for relief from the automatic stay.

**Parcel Numbering System Explanation**

The 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 from the Office of the Assessor.

Assessor's Parcel No.	Last Assessee Name	Property Location	Amount Due July 1, 2024
NO 1 100-032-38	LE, TRUONG	11392 GARDEN GROVE BL GARDEN GROVE	\$2,188.18
NO 2 636-412-27	CHIN, BRYAN KYOWOOK	24456 SILVER SPUR LN LAGUNA NIGUEL	\$11,615.90
PROPERTY TAX-DEFAULTED IN THE YEAR 2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2016-2017			
NO 3 001-144-10	COSTNER, JENNIFER L	1250 W PARK LN SANTA ANA	\$5,414.29
NO 4 004-162-06	AZEVEDO, MARYLU E	2106 W WASHINGTON AV SANTA ANA	\$11,729.79
NO 5 100-013-44	LE, TRUONG	11362 GARDEN GROVE BL GARDEN GROVE	
NO 6 139-479-09	CAMPBELL, JAMES H	2009 SWAN DR COSTA MESA	\$11,332.64
NO 7 337-381-02	PAK, JAY	2851 ROLLING HILLS DR 209 FULLERTON	\$4,400.43
NO 8 653-131-02	ANDERSON, KATHLEEN	29631 VIA CEBOLLA LAGUNA NIGUEL	\$4,887.85
NO 9 898-950-28	RODRIGUEZ, SHARON L	ADDRESS NOT AVAILABLE	\$417.64
PROPERTY TAX-DEFAULTED IN THE YEAR 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2017-2018			
NO 10 002-162-29	BARDALES, JUAN C	202 W 20TH ST SANTA ANA	
NO 11 017-073-18	EASLEY, DOROTHY G TR	2171 LINDAUER DR LA HABRA	\$16,792.86
NO 12 035-223-09	TORRECILLAS, ERNESTO ET AL	410 N BUSH ST ANAHEIM	\$25,164.86
NO 13 035-223-10	TORRECILLAS, ERNESTO ET AL	416 N BUSH ST ANAHEIM	\$25,164.86
NO 14 037-081-18	TUKHUI BUSINESS GROUP LLC	825 S CLAUDINA ST ANAHEIM	\$42,688.67
NO 15 060-102-38	ANGULO, ISABELLE	127 AVE SAN DIEGO SAN CLEMENTE	\$2,868.42
NO 16 127-391-05	VU, ANNA	10411 PERDIDO ST ANAHEIM	\$32,903.73
NO 17 127-561-13	AGUILAR, JACINTO JORGE	10912 S GARZA ST ANAHEIM	\$31,309.41
NO 18 157-243-24	SHRIKIAN, TZOLAK	18226 OSBORNE CT FOUNTAIN VALLEY	\$14,898.18
NO 19 336-371-01	CHEN, LEIYUAN S, ET AL	2301 CARTLEN DR PLACENTIA	\$9,552.90
NO 20 346-142-04	JSB INVESTMENT GROUP LLC	1100 N TUSTIN AV ANAHEIM	\$87,656.64
NO 21 356-212-06	SOLJAK, CARRIE MARIE ET AL	168 S DONNA CT ANAHEIM	\$5,488.97
NO 23 422-132-09	ALATORRE, ARTURO	607 KNOWELL PL COSTA MESA	\$11,579.38
NO 24 440-371-68	JOHNSON, LESLIE	1444 SEA RIDGE DR NEWPORT BEACH	\$78,356.84
NO 25 502-391-10	LIU, ZUO PENG	2098 LOWER LAKE RD TUSTIN	\$134,748.57
NO 26 502-391-17	LIU, ZUO PENG	2122 LOWER LAKE DR TUSTIN	\$397,240.05
NO 27 502-391-18	LIU, ZUO PENG	2122 LOWER LAKE DR TUSTIN	\$204,143.48
NO 28 502-391-19	LIU, ZUO PENG	ADDRESS NOT AVAILABLE	\$179,604.51
NO 29 627-631-40	BURBACH, ROBERT	26731 BARKSTONE LN LAGUNA HILLS	\$30,711.72
NO 30 650-081-34	PRECIADO, YESENA	26296 ROUNDTREE CT SAN JUAN CAPISTRANO	\$4,511.12
NO 31 650-631-17	WAINWRIGHT, MITCHELL JOSEPH	30982 VIA BRAVO SAN JUAN CAPISTRANO	\$53,302.86
NO 32 701-101-02	CUA, JOSHUA TR THE CUA FAMILY TR	24 CORTE PASILLO SAN CLEMENTE	\$65,985.58
NO 33 898-896-44	MAGAR, RAFAAT	ADDRESS NOT AVAILABLE	\$370.04
NO 34 898-988-04	FRANKS, GIL G	ADDRESS NOT AVAILABLE	\$536.76
NO 35 899-141-34	YANEZ, FRANKIE	ADDRESS NOT AVAILABLE	\$719.22
NO 36 899-268-45	ENTSUAH, LAURENCE K	ADDRESS NOT AVAILABLE	\$669.36
NO 37 930-199-44	AHRENS, SASCHA ET AL	100 KESTREL IRVINE	\$78,296.01
NO 38 930-391-39	VIEWPOINTE INVESTMENT LLC	7921 QUINN DR ANAHEIM	\$12,252.18
NO 39 930-393-86	VIEWPOINTE INVESTMENT LLC	1010 S FARRALON LN ANAHEIM	\$14,728.87
NO 40 930-445-52	VIEWPOINTE INVESTMENT LLC	1156 S POSITANO AV ANAHEIM	\$13,037.46
NO 41 933-023-70	MARTINEZ, VIRGINIA	25711 VIEW POINTE 8R LAKE FOREST	\$2,266.91
NO 42 938-282-88	HWANG, YONG WOONG	72 WALTER WA BUENA PARK	\$45,302.20
PROPERTY TAX-DEFAULTED IN THE YEAR 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2018-2019			
NO 43 003-113-41	SA HOTEL ONE L P	2056 N BUSH ST SANTA ANA	\$24,135.90
NO 44 003-113-59	SA HOTEL ONE L P	2115 N MAIN ST SANTA ANA	\$91,880.28
NO 45 003-113-61	SA HOTEL ONE L P	2058 N BUSH ST SANTA ANA	\$59,461.26
NO 46 003-113-63	SA HOTEL ONE L P	2119 N MAIN ST SANTA ANA	\$69,313.59
NO 47 003-113-78	SA HOTEL ONE L P	ADDRESS NOT AVAILABLE	\$7,781.76
NO 48 007-311-33	ARRIETA, IBETH	2002 CIVIC CENTER DR SANTA ANA	\$7,701.30
NO 49 011-152-12	SOUTHERN CALIFORNIA GAS COMPANY	ADDRESS NOT AVAILABLE	\$45,528.45
NO 50 011-152-13	SOUTHERN CALIFORNIA GAS COMPANY	324 S GRAND AV SANTA ANA	\$104,453.49
NO 51 013-052-09	FLORES, AGUSTIN ARIAS	1433 S BAKER ST SANTA ANA	\$4,800.36
NO 52 016-034-01	HERNANDEZ, MARIA R	302 E WARNER AV SANTA ANA	\$15,176.92
NO 53 017-174-07	MANGIATERRA, MARCO	1261 CITRUS DR LA HABRA	\$6,036.67
NO 54 018-351-02	CABRERA, HECTOR M TR H & L CABRERA REVOC TR	1041 S RIDGEHAVEN DR LA HABRA	\$24,572.78
NO 55 019-371-03	JAQUEZ, ROBERT E	1541 W WEDGEWOOD LN LA HABRA	\$53,363.90
NO 56 030-273-08	LEE, JOUNG SOO	220 WINETTA PL FULLERTON	\$25,333.24
NO 57 031-131-10	PETROCHLOS, LEE J	1512 W COMMONWEALTH AV FULLERTON	\$26,638.74
NO 58 033-382-15	DEHART, LEDA FAY TR	2450 E SANTA YSABEL AV FULLERTON	\$7,683.74
NO 59 035-203-20	BECCERRA, VICTOR	1014 E NORTH ST ANAHEIM	\$10,081.06
NO 60 036-383-04	RELLAHAN, CHRYSSTEEN C	1150 W HAMPSHIRE AV ANAHEIM	\$66,114.10
NO 61 041-031-31	CHAS INVESTMENT LP	185 S MAIN ST ORANGE	\$9,789.18
NO 62 056-240-57	DRIFTWOOD PROPERTIES LLC	ADDRESS NOT AVAILABLE	\$1,203.44
NO 63 056-240-65	DRIFTWOOD PROPERTIES LLC	30802 S COAST HW LAGUNA BEACH	\$7,495.70
NO 64 057-212-03	SHAW, FRANK P TR	216 CALLE DE ANZA SAN CLEMENTE	\$6,857.43
NO 65 085-110-16	WILSON, EDWIN	ADDRESS NOT AVAILABLE	\$4,545.50
NO 66 089-283-29	ABRUZZESE, TERRY J ESTATE	12231 MOVIUS DR GARDEN GROVE	\$40,041.14
NO 67 090-543-22	HENSON, JOYCE LOUISE TR	2002 S NORMA LN ANAHEIM	\$32,382.53
NO 68 094-083-12	LA PORTE, INEZ GRACE TR	803 EXETER PL ORANGE	\$3,649.39
NO 69 094-121-58	KESCHURMUS, LAN	ADDRESS NOT AVAILABLE	\$311.49
NO 70 096-161-08	SIFUENTES, HECTOR G ET AL	7051 MAPLE ST WESTMINSTER	\$12,059.73
NO 71 097-341-05	ADK, BANCORP INC	14611 MAGNOLIA ST WESTMINSTER	\$73,978.96
NO 72 099-394-05	KRAEMER, ILENE	14142 STENGEL ST GARDEN GROVE	\$5,591.99
NO 73 100-152-38	DO, KIM LIEN THLET AL	13958 ANITA PL GARDEN GROVE	\$42,415.95
NO 74 101-011-06	VONGPAYUK, VUTIPON	12532 GARDEN GROVE BL GARDEN GROVE	\$38,950.27
NO 75 103-214-23	DOMATTIA, ANGELIA L	1672 RAINBOW DR SANTA ANA	\$45,761.72
NO 76 103-522-30	HIGGINBOTHAM, MARY ANN	1582 LANAI WA TUSTIN	\$7,856.43
NO 77 105-222-71	SLATE, PHILIP	25151 MODJESKA GRADE RD MODJESKA	\$11,918.98
NO 78 107-842-35	LARSEN, TERI L ET AL	8621 CROCKETT CI WESTMINSTER	\$41,413.52
NO 79 108-611-03	BUJ, RYAN K	15851 LAS FLORES ST WESTMINSTER	\$34,802.55
NO 80 109-092-05	MORALEZ, ANTHONY V	1121 S SULLIVAN ST SANTA ANA	\$5,994.62
NO 81 109-353-08	CAMPOS, ENRIQUE	1672 W WISTERIA PL SANTA ANA	\$9,167.64
NO 82 123-311-03	SPRAKER, MICHAEL RAY TR	34519 CALLE NARANJA DANA POINT	\$16,460.52
NO 83 126-434-04	LAYTON PROPERTIES LLC	ADDRESS NOT AVAILABLE	\$11,492.30
NO 84 126-541-30	FTDF INC	8351 KATELLA AV STANTON	\$242,005.06
NO 85 127-582-08	GARCIA, MARGARITA TR THE M GARCIA 2016 LIVING TR	9612 CANTON AV ANAHEIM	\$13,774.06
NO 86 128-225-02	STEMLER, ALBERT J TR	624 S HACIENDA ST ANAHEIM	\$7,961.75
NO 87 131-624-37	LE, RAYMOND	11209 LAMBERT WA STANTON	\$2,772.62
NO 88 134-272-04	CHISHOLM, VALERIE L	3643 W STADCO DR ANAHEIM	\$2,520.35
NO 89 135-123-19	HERRERA, JOSE ALFREDO	8601 GRAND AV BUENA PARK	\$27,875.72
NO 90 136-112-12	TAPIA, ERNEST R	7889 EL MONTE DR BUENA PARK	\$7,747.66
NO 91 145-112-07	PARADES, LUIS A TR	15852 DUNDALK LN HUNTINGTON BEACH	\$12,114.72
NO 92 151-222-34	WALLS, ORTIE FERRARI TR	9281 COMSTOCK DR HUNTINGTON BEACH	\$20,994.55
NO 93 151-253-08	HALLMAN, ELAINE P TR E P HALLMAN REVOC FAMILY TR	9612 CAITHNESS DR HUNTINGTON BEACH	\$364.85
NO 94 159-142-12	SASSOUNIAN CAPITAL VENTURES INC	ADDRESS NOT AVAILABLE	\$2,942.98
NO 95 199-012-76	HARVILL, DAVID ALLEN	334 SPINNAKER WA SEAL BEACH	\$39,412.74
NO 96 203-611-50	OKAMURA, HARRIE TR K H OKAMURA LIVING TR	13422 PEPPERDINE CI WESTMINSTER	\$16,420.54
NO 97 215-041-23	VASQUEZ, NICOLAS	12002 HAGA ST GARDEN GROVE	\$23,350.73
NO 98 215-141-08	DURAND INVESTMENTS LLC	7602 ANTHONY AV GARDEN GROVE	\$133,875.61
NO 99 222-043-19	WEBER, DAVID TR AMERICAN CIVIL LIBERTIES UNITED PA	ADDRESS NOT AVAILABLE	\$1,955.18
NO 100 222-052-30	ILLINGWORTH, DENNIS L ET AL	ADDRESS NOT AVAILABLE	\$24,902.80
NO 101 222-092-18	KENTISH, PAUL E ET AL	ADDRESS NOT AVAILABLE	\$10,761.26
NO 102 222-093-16	FARQUHAR INVESTMENT GROUP	3571 FARQUHAR AV LOS ALAMITOS	\$12,819.18
NO 103 224-181-01	PIETY, JARED L TR J L PIETY LIVING TR	6665 VINALHAVEN CT CYPRESS	\$25,716.76
NO 104 244-263-65	PETERS, VIKRAM J TR V PETERS 2022 TR	9850 VIA SONOMA CYPRESS	\$52,388.74
NO 105 272-034-22	PALMER, JEFFREY	1753 W GREENLEAF AV ANAHEIM	\$17,169.38
NO 106 280-176-24	LUU, TAM THANH	ADDRESS NOT AVAILABLE	\$1,595.32
NO 107 287-032-09	UENO, TOMIKO TRUST	1817 MARIPOSA LN FULLERTON	\$37,158.90
NO 108 303-362-12	LOGAN, MARCUS P	1831 E MATEO AV LA HABRA	\$794.04
NO 109 312-041-06	REDFORD, ROBERT D TR	ADDRESS NOT AVAILABLE	\$317.84
NO 110 346-181-02	VANI, SIATA RATWOOD TR	17342 ATWOOD AV PLACENTIA	\$764.00
NO 111 359-152-10	APARICIO, JOSE	235 N PAGEANT ST ANAHEIM	\$26,575.79
NO 112 360-053-10	ROOT, SHANNON A ET AL	101 W RIVERDALE AV 54 ORANGE	\$28,870.34
NO 113 374-215-02	FRIEDMAN, JODI E	1770 N WOODSIDE ST ORANGE	\$69,993.62
NO 114 378-052-31	REUS, RICHARD	10201 S CENTER DR VILLA PARK	\$78,318.92
NO 115 396-271-04	MORRIS, JAMES EVERETT JR	2205 E GROVEMONT ST SANTA ANA	\$14,523.47
NO 116 398-381-03	ORANGE COUNTY TRANSPORTATION AUTHORITY	ADDRESS NOT AVAILABLE	\$108.30
NO 117 400-242-25	LUJAN, EDWARD D ET AL	1609 N LINWOOD AV SANTA ANA	\$21,972.39
NO 118 401-211-16	KELLEY, JOAN	14572 GYLAH LN TUSTIN	\$32,606.76
NO 119 405-105-04	VERGARA, JESSICA J	1205 N FAIRLAWN ST SANTA ANA	\$4,282.47
NO 120 411-063-33	FRANCO, RAFAEL ET AL	623 YOUNG ST SANTA ANA	\$67,837.71
NO 121 430-401-73	ZHU, KERE ET AL	101 BARNES RD TUSTIN	\$127,333.06
NO 122 434-191-48	QIN, YUNYUN	43 DEL CARLO IRVINE	\$3,972.88
NO 123 453-073-47	RUBIN, JAY ALAN	4426 SANDBURG WA IRVINE	\$6,408.26
NO 124 473-132-04	SHORERIDGE INVESTMENT LLC	26 SHORERIDGE NEWPORT BEACH	\$416,284.03
NO 125 500-205-04	WUNG, YI FONG	13612 NAVAJO TUSTIN	\$19,778.64
NO 126 502-241-08	CANHAM, ALDEN B TR	1262 FOOTHILL BL SANTA ANA	\$4,960.22
NO 127 580-012-15	LEE, SAMUEL B TR	25 MALLGROVE IRVINE	\$150,829.32
NO 128 610-621-47	PENG, MICHAEL CHINYUAN	313 LAUREL LAKE FOREST	\$87,950.22
NO 129 616-291-16	KINSEY, GWENNETH L TR	22392 LOMBARDI LAGUNA HILLS	\$9,740.02
NO 130 621-131-21	ROSSMOOR ELECTRIC INC	24351 MOULTON PK LAGUNA WOODS	\$71,528.02
NO 131 623-023-62	REYES, FRANCISCO RODRIGUEZ TR THE REYES FAMILY TR	15 WINDFLOWER ALISO VIEJO	\$23,403.54
NO 132 636-122-05	PRESTON, SUE	25741 LONE ACRES LN LAGUNA HILLS	\$107,630.56
NO 133 637-154-13	HARRIS, CRAIG LOUIS	25231 NUEVA VISTA DR LAGUNA NIGUEL	\$16,533.88
NO 134 641-221-11	TIME INVESTMENT LLC	ADDRESS NOT AVAILABLE	\$2,939.20
NO 135 644-221-72	OAA INVESTMENTS INC	ADDRESS NOT AVAILABLE	\$22,257.77
NO 136 644-426-08	ESTRADA, KAREN TR THE K ESTRADA FAMILY TR	800 SAN JOSE ST LAGUNA BEACH	\$1,374.28
NO 137 650-081-34	PRECIADO, YESENA	26296 ROUNDTREE CT SAN JUAN CAPISTRANO	\$4,511.12
NO 138 650-121-67	PYKALOSZEK, BARBARA	29312 EDGEWOOD RD SAN JUAN CAPISTRANO	\$13,012.22
NO 139 656-124-20	MALONEY, MICHAEL G TR LANGTON W GOREE TESTAMENTARY	ADDRESS NOT AVAILABLE	\$8,893.46

NO 140 668-382-19	AHIA, CLEMENT J	33502 IRONSIDES DR DANA POINT	\$26,321.18
NO 141 682-322-03	DORAN, SEAN M TR	34161 PACIFIC COAST HW #A DANA POINT	\$19,779.00
NO 142 741-073-57	GONG, JIEMIN	22 CLYDESDALE DR MISSION VIEJO	\$31,115.66
NO 143 759-691-09	57 MOLLY LOOP LLC	57 MOLLY LOOP LADERA RANCH	\$45,301.00
NO 144 808-403-30	SAVAGE, SEAN	27732 GOLDRINDA MISSION VIEJO	\$45,301.19
NO 145 833-163-28	BLAIR, STEVEN E	47 VIA JOAQUIN RANCHO SANTA MARGARITA	\$126,358.18
NO 146 898-010-09	RUNDLETT, DOUGLAS	611 S COAST HW LAGUNA BEACH	\$1,207.26
NO 147 898-010-32	RUNDLETT, DOUGLAS E	611 S COAST HW LAGUNA BEACH	\$1,265.92
NO 148 898-010-94	RUNDLETT, DOUG	611 S COAST HW LAGUNA BEACH	\$1,224.08
NO 149 898-011-29	RUNDLETT, DOUGLAS E	611 S COAST HW LAGUNA BEACH	\$1,206.96
NO 150 898-011-78	RUNDLETT, DOUGLAS	611 S COAST HW LAGUNA BEACH	\$1,207.26
NO 151 898-012-02	RUNDLETT, DOUG	611 S COAST HW LAGUNA BEACH	\$1,