



NOTICE OF IMPENDING POWER TO SELL TAX DEFAULTED PROPERTY
Pursuant to Section 3361-3362 pf 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 that occurs when five or more years 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 1, 2026, at 12:01 a.m., by operation of law, for non-payment of taxes and will be sold unless redemption (payment in full) of all unpaid property taxes, assessments, penalties and fees as prescribed by law is made by June 30, 2026, or a Five-Year Installment Plan for eligible properties is established prior to 5 p.m. on June 30, 2026. After July 1, 2026, 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 Shari L. Freidenrich, Treasurer-Tax Collector, by email at AskTaxCollector@octreasurer.gov, in person at the County Service Center at 601 North Ross St., Santa Ana, by going to the Frequently Asked Questions and selecting Delinquent Secured Property at octreasurer.gov/faq or by calling (714)834-3411. This notice will be posted online at octreasurer.gov/PublishedNotices and filed with the Clerk Recorder.

The amounts necessary to redeem (pay in full) the tax-defaulted properties are set forth opposite the parcel numbers as of June 30, 2026. These amounts include all defaulted property taxes, penalties and costs that have been accrued since the date of delinquency through June 30, 2026. To obtain the balance due after June 30, 2026, scan the QR code below and enter the Assessor's Parcel Number (APN) or physical address at TaxBill.octreasurer.gov, or call (714)834-3411 or 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: June 30, 2026	NO.105	386-571-14	PIKOWSKI, MARC E	836 ANGUS AV ORANGE	\$54,347.46	
PROPERTY TAX - DEFAULTED IN THE YEAR 2017 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2016-2017				NO.106	392-122-20	VALLANDIGHAM, DAVID JR	397 S SCHUG ST ORANGE	\$4,573.59	
NO.1	036-221-13	DIAZ, ROGERS,ETAL	714 S HARBOR BL ANAHEIM	\$767.94	NO.107	403-161-03	BORRAYO, LUIS ALBERTO SALAZAR	1916 S ORANGE AV SANTA ANA	\$416.40
NO.2	939-630-17	ORD, MARIE TR CABASSA TRUST	32 OCEAN VISTA 31 NEWPORT BEACH	\$13,462.30	NO.108	424-241-03	MARTINEZ, JACK A	691 CENTER ST COSTA MESA	\$51,126.84
PROPERTY TAX - DEFAULTED IN THE YEAR 2018 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2017-2018				NO.109	439-172-15	KAM, CYNDIE A	105 ASPEN LN COSTA MESA	\$29,268.80	
NO.3	117-571-03	SOULAHIAN, MARIE TR M SOULAHIAN LIVING TR	1800 IRVINE AV NEWPORT BEACH	\$50,855.08	NO.112	447-324-17	HUNG, MING CHING,ETAL	2 ADELANTE IRVINE	\$70,495.52
NO.4	530-651-06	MUSAVI, MARYAM	25 MORRO BAY IRVINE	\$68,700.04	NO.113	449-041-39	COLONY CLUB COMMUNITY ASSN	3611 S MALL IRVINE	\$263.67
PROPERTY TAX - DEFAULTED IN THE YEAR 2019 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2018-2019				NO.114	453-151-81	PARKSIDE COMMUNITY ASSN	5075 TAMARACK WA IRVINE	\$609.15	
NO.8	036-383-04	RELLAHAN, CHRYSSTEEN C	1150 W HAMPSHIRE AV ANAHEIM	\$46,284.13	NO.115	461-271-13	CALLAHAN, SEAN	33 LYON NEWPORT COAST	\$138,271.73
NO.10	109-092-05	MORALEZ, ANTHONY V	1121 S SULLIVAN ST SANTA ANA	\$4,085.04	NO.116	478-351-39	PAIK, SEUNG JIN	52 CEZANNE IRVINE	\$204,276.96
NO.14	934-310-30	BERGMAN, DANA H TR	30 CANYON ISLAND DR NEWPORT BEACH	\$39,252.20	NO.118	530-161-02	NORTHWIND HOMEOWNERS ASSOCIATION	ADDRESS NOT AVAILABLE	\$400.41
PROPERTY TAX - DEFAULTED IN THE YEAR 2020 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2019-2020				NO.119	551-541-59	STONEGATE VILLAGE COMMUNITY ASSOCIATION	ADDRESS NOT AVAILABLE	\$480.22	
NO.15	029-021-01	GUERRERO, GABRIEL MANUEL	146 E GLENWOOD AV FULLERTON	\$12,343.15	NO.120	617-281-03	SIGEL, JUSTIN GABRIEL	24525 OVERLAKE DR LAKE FOREST	\$24,320.48
NO.16	032-124-21	GONZALES, RICHARD C	309 W MALVERN AV FULLERTON	\$19,789.27	NO.122	623-301-68	LAGUNA AUDUBON II MASTER ASSOCIATION	ADDRESS NOT AVAILABLE	\$133.76
NO.18	090-132-18	MONTPELLIER, JOSEPHINE HOANG-YEN	12651 9TH ST GARDEN GROVE	\$46,228.86	NO.126	644-293-31	DADVAR, MELANIE	ADDRESS NOT AVAILABLE	\$31,822.76
NO.19	130-424-36	BOURGEOIS, ANA M TR THE A M BOURGEOIS FAMILY TR	11841 WEAVER CI GARDEN GROVE	\$13,322.74	NO.127	644-402-14	ALIMO INVESTMENT GROUP LLC	ADDRESS NOT AVAILABLE	\$209.71
NO.20	133-191-11	JUAREZ, DAVID	9122 HEALEY DR GARDEN GROVE	\$2,744.29	NO.128	644-402-16	ALIMO INVESTMENT GROUP LLC	ADDRESS NOT AVAILABLE	\$136.40
NO.22	149-051-27	KHUU, TUYET T R T T KHUU LIVING TR	21772 FAIRLANE CI HUNTINGTON BEACH	\$36,674.44	NO.129	644-452-07	MENDOZA, KAY TR	ADDRESS NOT AVAILABLE	\$6,454.24
NO.24	224-095-21	BELL, JEFFREY BRIAN	6528 REFTON AV CYPRESS	\$10,537.58	NO.130	680-492-22	WILFONG, JOHN M TR WILFONG LIVING TR	3114 SOMBREADO SAN CLEMENTE	\$23,865.78
NO.25	242-053-06	SHAW, ASLAM M	10442 BARBARA ANNE ST CYPRESS	\$28,870.54	NO.131	691-301-05	QUANTUM INVESTMENTS 2 LLC,ETAL	501 AVENIDA VAQUERO SAN CLEMENTE	\$1,377.14
NO.26	268-302-28	MORENO, AGUSTIN CERDA	529 N PLANTATION PL ANAHEIM	\$36,222.22	NO.132	692-395-39	EMMI, MICHAEL J TR EMMI FAMILY LIVING TR	128 W CANADA SAN CLEMENTE	\$22,857.24
NO.27	280-063-30	BATY, ESTHER TR E BATY SURVIVORS TR	930 PLAZA ESCONDIDO FULLERTON	\$38,806.17	NO.133	708-092-05	ARREGUIN, RODERICK D	15 CORTE LOMAS VERDES SAN CLEMENTE	\$93,954.52
NO.28	298-071-10	GONZALES, RAYMOND	218 W ELECTRIC AV LA HABRA	\$38,707.48	NO.136	897-031-29	RODRIGUEZ, JOSHUA WILLIAM PHILLIPS	32221 ALIPAZ ST 223 SAN JUAN CAPISTRANO	\$1,072.96
NO.29	298-102-07	VALDEZ, FRANCES JAIME,ETAL	501 W LAMBERT RD LA HABRA	\$4,180.06	NO.137	898-020-72	PIERCE, MICHELLE	611 S COAST HW LAGUNA BEACH	\$416.04
NO.30	337-141-08	FREESTONE, ANNADEE R TR GLENDA L HARRIS TRUST	2887 PARK VISTA CT FULLERTON	\$8,389.77	NO.138	898-030-22	CHAPARRO, RICARDO	34680 PACIFIC COAST HW DANA POINT	\$453.40
NO.31	346-181-28	CORREA, RONALD GREGORY TR CORREA FAMILY TR	1629 OAK ST PLACENTIA	\$13,274.04	NO.139	898-051-54	MARTINEZ, ANTONIO H	326 ENCINO LN 4-04P SAN CLEMENTE	\$538.62
NO.33	419-011-19	PIONEER CHRISTIAN SCHOOLS OF SOUTHERN CALIFORNIA	ADDRESS NOT AVAILABLE	\$9,965.20	NO.140	898-067-37	MIRANDA, BENJAMIN PAUL	2600 AVENIDA DE PRESIDENTE BH746 SAN CLEMENTE	\$805.30
NO.34	650-211-27	RAMIREZ, JENNIFER JOYCE TR RAMIREZ FAMILY REVOC TR	31522 GALANO WA SAN JUAN CAPISTRANO	\$7,326.16	NO.141	898-068-75	BENTICK, LOIS SEJOY	2600 AVENIDA DE PRESIDENTE BH888 SAN CLEMENTE	\$787.84
NO.35	898-806-04	BLAIR, ROBERT C	ADDRESS NOT AVAILABLE	\$1,379.52	NO.142	898-069-10	CASSELLA, ETHAN	2600 AVENIDA DE PRESIDENTE BH923 SAN CLEMENTE	\$217.82
NO.36	930-536-25	CHANG, PETER T I TR P T I CHANG REVOC TR	12555 EUCLID ST 99 GARDEN GROVE	\$18,523.18	NO.143	898-069-81	ELISARY, JULENE MARIE	2600 AVENIDA DE PRESIDENTE BH995 SAN CLEMENTE	\$697.76
NO.37	931-304-67	HONG, DAISY TR	1400 W WARNER B7 SANTA ANA	\$15,480.96	NO.144	898-069-85	CAPALLA, JANEARDEL ABIABI	2600 AVENIDA DE PRESIDENTE BH999 SAN CLEMENTE	\$805.30
NO.38	933-920-20	JWR PROPERTY MANAGEMENT LLC,ETAL	2602 N TUSTIN AV 20 SANTA ANA	\$29,733.12	NO.145	898-090-66	PRIEST, MATTHEW	2600 AVE DE PRESIDENTE CH-469 SAN CLEMENTE	\$462.92
NO.39	935-820-96	MARINER RIDGE PARTNERS LLC	21372 BROOKHURST ST 522 HUNTINGTON BEACH	\$34,243.34	NO.146	898-520-08	SOLORIO, DAVID L	ADDRESS NOT AVAILABLE	\$1,200.60
NO.40	938-133-82	ANTER, THOMAS	2960 CHAMPION WA 1715 TUSTIN	\$11,771.56	NO.147	898-618-40	BLISS, NANCY K	ADDRESS NOT AVAILABLE	\$623.20
NO.41	938-382-15	SHAH, HOSSEINI MEHDI B	22243 CAMINITO MESCALERO 215 LAGUNA HILLS	\$11,647.75	NO.148	898-722-13	ROMERO, ANTHONY G	ADDRESS NOT AVAILABLE	\$584.16
PROPERTY TAX - DEFAULTED IN THE YEAR 2021 FOR THE TAXES, ASSESSMENTS AND OTHER CHARGES OF THE FISCAL YEAR 2020-2021				NO.149	898-722-91	FORMICA, ROSINA	ADDRESS NOT AVAILABLE	\$762.88	
NO.42	003-221-18	LEAL, JESUS OMAR	1010 E AVALON AV SANTA ANA	\$3,270.40	NO.150	898-726-53	MC DERMOTT, CHRISTOPHER	ADDRESS NOT AVAILABLE	\$1,070.90
NO.43	022-025-03	HUFF, BRANDON	128 W ROSE AV LA HABRA	\$36,289.50	NO.151	898-790-35	GARRITY, DANIEL J	ADDRESS NOT AVAILABLE	\$1,006.12
NO.44	029-212-01	KAMEI, DUANE O	1410 N HOLLYDALE DR FULLERTON	\$20,683.60	NO.152	898-790-38	FORMICA, ROSINA	ADDRESS NOT AVAILABLE	\$1,014.30
NO.45	031-232-08	WOOD, JILL	808 W WILSHIRE AV FULLERTON	\$23,624.64	NO.153	898-844-06	HOLLANDS, GERALD J TR	ADDRESS NOT AVAILABLE	\$1,011.06
NO.46	060-031-37	VOLKMAN, THOMAS	2355 S EL CAMINO REAL SAN CLEMENTE	\$42,419.14	NO.154	898-844-07	HOLLANDS, GERALD J TR	ADDRESS NOT AVAILABLE	\$1,011.06
NO.47	066-291-06	PANINGSORO, IVAN,ETAL	5261 MC COMBER RD BUENA PARK	\$29,413.65	NO.155	898-890-08	ZARICHNY, R J	ADDRESS NOT AVAILABLE	\$1,011.06
NO.48	070-292-15	NGUYEN, KAITLYN THAO	821 N FELICIDAD ST ANAHEIM	\$349.98	NO.156	898-976-49	DOWNNEY, BERTHALA A III TR B A DOWNNEY III REVOC TR	ADDRESS NOT AVAILABLE	\$1,007.64
NO.49	072-110-49	1681-83 LINCOLN LLC	1681 W LINCOLN AV ANAHEIM	\$123,796.88	NO.157	898-980-39	TAIT, JANE M	ADDRESS NOT AVAILABLE	\$904.95
NO.51	085-100-07	DIETRICH, ADAM	ADDRESS NOT AVAILABLE	\$342.09	NO.158	899-010-26	HAYS, DONALD C TR	ADDRESS NOT AVAILABLE	\$1,007.92
NO.52	089-453-22	MARISCOS PERLAS DEL MAR LLC	12158 BROOKHURST ST GARDEN GROVE	\$76,632.80	NO.159	899-046-40	MUINA, ADRIANA	ADDRESS NOT AVAILABLE	\$873.56
NO.53	090-131-31	GIAMU INC	ADDRESS NOT AVAILABLE	\$3,835.32	NO.160	899-048-08	JONES, NED	ADDRESS NOT AVAILABLE	\$1,011.22
NO.54	090-374-10	CARLIN, JAMES J III TR J J CARLIN 2013 TR	11791 REXFORD RD GARDEN GROVE	\$5,979.42	NO.161	899-053-31	BUSJAM, ALI	ADDRESS NOT AVAILABLE	\$1,019.66
NO.55	097-254-09	MDA BUILDING & DEVELOPING INC	8641 TRASK AV GARDEN GROVE	\$7,369.33	NO.162	899-071-35	ANDREA, TERRY B TR	ADDRESS NOT AVAILABLE	\$976.62
NO.56	098-381-02	ORTEGA, MANUEL D	9431 OASIS AV WESTMINSTER	\$23,683.36	NO.163	899-090-16	MARRIOTT OWNERSHIP RESORTS INC	ADDRESS NOT AVAILABLE	\$981.08
NO.57	100-190-34	LARSEN, HAROLD BRENT TR THE H B LARSEN LIVING TR	4522 WESTMINSTER AV SANTA ANA	\$30,123.86	NO.164	899-136-40	JOHNSON, LINDA J	ADDRESS NOT AVAILABLE	\$829.70
NO.58	104-143-48	BAKER RANCH PROPERTIES	ADDRESS NOT AVAILABLE	\$321.22	NO.165	899-164-39	SAENZ, JORGE E	ADDRESS NOT AVAILABLE	\$269.34
NO.59	105-192-04	WENDORF, ADELINE E	31338 SILVERADO CANYON RD SILVERADO	\$1,558.10	NO.166	899-181-43	GF MAC INVESTMENTS LLC	ADDRESS NOT AVAILABLE	\$959.52
NO.60	110-152-07	HARLIN, LEONA,ETAL	ADDRESS NOT AVAILABLE	\$842.10	NO.167	899-195-09	HORN, GARY L	ADDRESS NOT AVAILABLE	\$975.36
NO.61	110-164-18	SCOUILLER, WILLIAM C,ETAL	ADDRESS NOT AVAILABLE	\$842.10	NO.168	899-210-53	FORMICA, ROSINA	ADDRESS NOT AVAILABLE	\$666.52
NO.62	110-381-03	GARDNER, SHARON LYNN TR	17781 FLINTSTONE LN HUNTINGTON BEACH	\$21,707.20	NO.169	899-214-03	AGPOON, ARIELA	ADDRESS NOT AVAILABLE	\$975.30
NO.63	121-254-19	VAN SWAE, JENNIFER	33741 CAMINO CAPISTRANO SAN JUAN CAPISTRANO	\$47,717.26	NO.170	899-247-26	GUTIERREZ, JANETH ADRIANA	ADDRESS NOT AVAILABLE	\$975.70
NO.64	126-031-18	FIELD, THOMAS ROSS	125 S STINSON ST ANAHEIM	\$27,250.60	NO.171	899-256-09	MARTINEZ, PEDRO MARTINEZ	ADDRESS NOT AVAILABLE	\$975.64
NO.65	126-242-04	YAMASHITA, STEPHANIE TR S YAMASHITA FAMILY TR	2827 W ROME AV ANAHEIM	\$7,536.46	NO.172	899-256-56	HERNANDEZ, FABIAN ANDRES	ADDRESS NOT AVAILABLE	\$567.14
NO.66	127-022-21	BROWN, JOHN,ETAL	224 S GAIN ST ANAHEIM	\$63,780.04	NO.173	899-256-57	HERNANDEZ, FABIAN ANDRES	ADDRESS NOT AVAILABLE	\$567.14
NO.67	130-602-07	POWERS, MITSUKO TR KEKAHUNA & POWERS TR	6202 HUNTLEY AV GARDEN GROVE	\$6,117.70	NO.174	899-277-22	MARRIOTT OWNERSHIP RESORTS INC	ADDRESS NOT AVAILABLE	\$467.87
NO.68	131-645-48	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$486.54	NO.175	899-277-23	MARRIOTT OWNERSHIP RESORTS INC	ADDRESS NOT AVAILABLE	\$467.87
NO.69	131-645-49	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$542.91	NO.176	899-277-26	MARRIOTT OWNERSHIP RESORTS INC	ADDRESS NOT AVAILABLE	\$467.87
NO.70	131-645-50	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$696.39	NO.177	899-277-27	MARRIOTT OWNERSHIP RESORTS INC	ADDRESS NOT AVAILABLE	\$467.87
NO.71	131-645-51	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$332.46	NO.178	899-297-39	MATLOW, SUSAN,ETAL	ADDRESS NOT AVAILABLE	\$985.04
NO.72	131-646-43	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$676.86	NO.179	899-298-23	BENNETT, DALE J	ADDRESS NOT AVAILABLE	\$976.06
NO.73	131-646-44	BRADFORD PLACE EAST HOMEOWNERS ASSN	ADDRESS NOT AVAILABLE	\$634.14	NO.180	899-319-32	NAMLAH, ABDULAZIZ M	ADDRESS NOT AVAILABLE	\$976.06
NO.74	135-233-04	PORTILLO, JULIO	3168 W MONROE AV ANAHEIM	\$8,315.81	NO.181	899-319-33	NAMLAH, ABDULAZIZ M	ADDRESS NOT AVAILABLE	\$976.06
NO.75	139-065-10	THOMPSON, TODD HOWARD TR THOMPSON FAMILY TR	3257 IDAHO LN COSTA MESA	\$37,260.44	NO.182	899-319-34	NAMLAH, ABDULAZIZ M	ADDRESS NOT AVAILABLE	\$976.06
NO.76	143-192-10	BUI, KENNY BAO,ETAL	15360 SWALLOW LN WESTMINSTER	\$30,109.65	NO.183	916-093-00	STINGACIU, BIAGIO V TR	ADDRESS NOT AVAILABLE	\$460.38
NO.77	145-113-14	CLOUD, DANIEL L,ETAL	15871 DUNDALK LN HUNTINGTON BEACH	\$4,334.20	NO.184	916-094-63	SAN CLEMENTE COVE VACATION OWNERS ASSOCIATION	ADDRESS NOT AVAILABLE	\$440.90
NO.78	153-011-13	GRIFFIN, VIRGILL TR	8192 MANDEVILLE DR HUNTINGTON BEACH	\$12,553.46	NO.185	916-102-61	BAILEY, GARY JAMES	ADDRESS NOT AVAILABLE	\$584.78
NO.79	155-113-14	CATENA, RHONDA	19411 TOBAGO LN HUNTINGTON BEACH	\$37,474.68	NO.186	916-106-41	NOBLE, CARLA J	ADDRESS NOT AVAILABLE	\$775.14
NO.80	156-095-69	TILLMANN, BRANDON L	18134 RUSTIC CT FOUNTAIN VALLEY	\$7,875.33	NO.187	930-014-08	TRUSTAT SAFETY & HEALTH SOURCE LLC	1800 E GARRY AV 108 SANTA ANA	\$15,885.97
NO.81	157-421-11	MUNOZ, DAVID	18783 TOMAHAWK ST FOUNTAIN VALLEY	\$61,511.56	NO.188	930-210-29	LEE, HAE SOOK,ETAL	115 DESERT LOTUS IRVINE	\$92,226.96
NO.82	159-192-12	THE O-N-E TRUST	7702 TIMBER CT HUNTINGTON BEACH	\$86,247.02	NO.189	930-214-43	UBI CORP	22316 CAMINITO TIBURON LAGUNA HILLS	\$9,120.15
NO.83	167-062-04	JAVADI, TAMINEH	17795 BAY B						