

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Pursuant to Revenue and 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:

- All property for which property taxes and assessments have been in default for five or more years.
- All nonresidential commercial property for which property taxes and assessments have been in default for three or more years.
- Any property the 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.

Note: The power to sell schedule for nonresidential commercial property is three or more years of tax default status, unless the county adopts, by ordinance or resolution, the five-year tax default schedule.

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, 2025, 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 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 tax sale by the tax collector. All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Charles Lomeli, Solano County Treasurer-Tax Collector-County Clerk, at 675 Texas Street, Suite 1900, Fairfield, California, 94533 (707) 784-7485.

The amount to redeem, including all penalties and fees, as of June 2025, is shown between the parcel number and 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.

Property Tax Defaulted on July 1, 2022 For the Taxes, Assessments and Other Charges for the Fiscal Year 2021/22			Property Tax Defaulted on July 1, 2020 For the Taxes, Assessments and Other Charges for the Fiscal Year 2019/20			0116095010	577.80	BERMUDEZ MARIA V MUNOZ JOSE J 825 ELM DRIVE DIXON
Assessor's Parcel #	Amount to Redeem by June 30th, 2025	Assessee				0116141220	1,261.73	ESPINOZA ARMANDO ROA JT VELAZQUEZ OLGA LYDIA ROA JT 1440 CORNELL DRIVE DIXON
0030243070	45,915.84	CEJA SILVIA CASTANEDA 809 & 811 TEXAS STREET FAIRFIELD	0031083140	8,966.52	SHOEMAKER LINDA JT SHOEMAKER RODNEY JT 1731 YORK STREET FAIRFIELD	0121090090	349.80	LEWIS JAMES R NO SITUS
0031340130	5,632.52	HOLZWARTH KENNETH G TR HOLZWARTH PATRICIA TR 1601 ENTERPRISE DRIVE UNIT 7 FAIRFIELD	0031084050	3,090.36	BAZURTO ALEJANDRA A BAZURTO JOSE C 1718 KENTUCKY STREET FAIRFIELD	0121090100	15,987.62	LEWIS JAMES R (ESTATE) 2870 GATES CANYON ROAD UNINCORPORATED
0031340140	2,183.48	HOLZWARTH KENNETH G TR HOLZWARTH PATRICIA TR NO SITUS	0032121080	34,150.33	TRAHAN VALERIE T 612 SCHOOL STREET SUISUN CITY	0126101130	2,544.44	LARGO LEONARDO H & M JT 736 BUCK AVENUE VACAVILLE
0031340160	1,539.70	HOLZWARTH KENNETH G TR HOLZWARTH PATRICIA TR NO SITUS	0032263060	3,268.74	LINDSEY ALTHEIA 513 DAKOTA STREET FAIRFIELD	0130122120	26,185.66	AHMAD JAWAD 137 MCCLELLAN STREET VACAVILLE
0037210050	10,469.20	CASTILLO JOAQUIN HERNANDEZ 131 SUNSET AVENUE SUISUN CITY 131 SUNSET AVENUE UNIT C SUISUN CITY	0032372040	3,939.04	PHILLIPS TORI & BRETT JT 509 RIO VERDE SUISUN CITY	0130282200	21,555.59	PUTNAM JOYCE C TR 401 OLIVE STREET VACAVILLE
0037210050	10,469.20	CASTILLO JOAQUIN HERNANDEZ 131 SUNSET AVENUE SUISUN CITY 131 SUNSET AVENUE UNIT C SUISUN CITY	0034201070	2,236.82	RAMOS VICTOR 625 SAN LORENZO STREET FAIRFIELD	0131121010	124.22	CALDERON MANUELA 374 BOWLINE DRIVE VACAVILLE
0037390110	11,627.98	BIRELAS SOFIA 870 EAST TRAVIS BLVD UNIT 13 FAIRFIELD	0037243070	2,963.86	POGGIO ERICK U ARIAS SOTO SUSANA I SANTANA 1013 HUMPHREY DRIVE SUISUN CITY	0131222300	23,564.74	WILLIAMS JUSTIN L 380 BERRYESSA DRIVE VACAVILLE
0037390110	11,627.98	BIRELAS SOFIA 870 EAST TRAVIS BLVD UNIT 13 FAIRFIELD	0037243070	2,963.86	POGGIO ERICK U ARIAS SOTO SUSANA I SANTANA 1013 HUMPHREY DRIVE SUISUN CITY	0131332500	2,935.86	SHULTZ SHANNON JT STOVALL JARROD A JT 312 ESSEX PLACE VACAVILLE
0037390120	13,954.95	BIRELAS SOFIA 870 EAST TRAVIS BLVD UNIT 12 FAIRFIELD	0051171040	17,575.27	EMRYAN CHERYL D EMRYAN FRANK D 137 HARRIER AVENUE VALLEJO	0131371340	22,144.73	ROSSI JOHN M & AMY E 600 SUNNYVALE PLACE VACAVILLE
0037390120	13,954.95	BIRELAS SOFIA 870 EAST TRAVIS BLVD UNIT 12 FAIRFIELD	0051181150	9,915.16	MEKANO INC NO SITUS	0131412030	33,744.75	ROSSI JOHN M & AMY E 749 KINGMAN DRIVE VACAVILLE
0051020470	5,884.14	TOWN & COUNTRY WEST LLC 2402 SACRAMENTO STREET VALLEJO	0051183160	20,372.29	ELLIS LIVIAN CLARK TR ELLIS TERILYN CLARK TR 221 FRISBIE STREET VALLEJO	0132041500	28,181.86	ROSSI AMY & JOHN 1869 QUAIL MEADOWS CIRCLE VACAVILLE
0052052270	2,596.35	REYES GUSTAVO & WENDY 1938 BROADWAY VALLEJO	0052121210	8,688.59	PIERCE JEAN 440 & 444 ALMOND AVENUE VALLEJO	0132163030	3,672.92	COOPER DENNIS L 226 GEORGETOWN DRIVE VACAVILLE
0052330180	1,169.87	BAYMARK HEALTH SERVICES, INC NO SITUS	0053143090	19,132.44	SMART DAVID H 219 DWIGHT WAY VALLEJO	0133482390	43,113.77	SHORT DARREN SHORT DERRICK 618 SILVER STAR COURT VACAVILLE
0056017260	1,184.44	VALLEJO LODGE 468 NO SITUS	0055031620	7,987.02	BARKER WILLIAM & CAROL JT NO SITUS	0135192110	33,226.85	TINOCO PEDRO LEMUS 80 LONGVIEW DRIVE VACAVILLE
0056017290	1,458.84	VALLEJO LODGE 468 NO SITUS	0055104060	16,202.46	TRULL DAVID WILLIAM TR 327 KENTUCKY STREET VALLEJO	0135415030	3,057.24	MOLINAR BROOK 106 COLUMBIA DRIVE VACAVILLE
0056092300	31,495.39	RD ACESO INC 1027 ALABAMA STREET STE 1A – 1H VALLEJO	0056046060	24,703.53	WANG CHANG 1729 SUTTER STREET VALLEJO	0156061080	17,343.57	PETERSON ERIKA L 2734 VISTA BUENA FAIRFIELD
0056092300	31,495.39	RD ACESO INC 1027 ALABAMA STREET STE 1A – 1H VALLEJO	0056183080	2,529.60	NAICKER KAMEEL 610 MONTEREY STREET VALLEJO	0156423070	140.96	ANDREWS JAMES P & MYRNA L TR WILLIAMS OSCAR J & NICOLE K 2852 SHELTER HILL DRIVE FAIRFIELD
0057165160	32,415.38	MCCARVER CATTIE TR 1526 SOLANO AVENUE VALLEJO 1341 VIRGINIA STREET VALLEJO	0057081080	17,921.86	MASON JOSEFINA D 1518 ALABAMA STREET VALLEJO	0162202220	10,114.71	RICHARDS RANDY A 2915 NORTH TEXAS STREET UNIT 231 FAIRFIELD
0057165160	32,415.38	MCCARVER CATTIE TR 1526 SOLANO AVENUE VALLEJO 1341 VIRGINIA STREET VALLEJO	0057165130	45,562.68	OH LLC 1329 VIRGINIA STREET VALLEJO	0167153200	3,871.72	BELL FORREST JT GAVIOLA JUANITA JT 3104 SAN ANTONIO COURT FAIRFIELD
0059113250	9,453.40	NATOV MICHAEL 434 BENICIA ROAD UNINCORPORATED	0057184060	16,691.04	STOCKLI KIMBERLY 209 TWELFTH STREET VALLEJO	0168261130	23,259.30	VIRI GLENN G & ANDREA E JT 728 CAPRICORN CIRCLE FAIRFIELD
0059113250	9,453.40	NATOV MICHAEL 434 BENICIA ROAD UNINCORPORATED	0059048080	38,940.31	VALENCIA GEMMA 1330 BEACH STREET VALLEJO	0170153200	6,396.06	GOLDBERG STANLEY R & ESTHER JT 1356 SANDERLING DRIVE FAIRFIELD
0069070450	6,681.33	JAUREGUI EDGARDO MARTINEZ ROBERT SALKO RIMMA	0061072030	31,243.37	NORMAN WOODROW 615 GRANT STREET VALLEJO	0170620800	1,882.18	ARD DERRON JT JACKSON-MCCLAIN KIRSTEN JT 343 PINTAIL DRIVE SUISUN CITY
0069070450	6,681.33	JAUREGUI EDGARDO MARTINEZ ROBERT SALKO RIMMA	0067175050	37,156.06	DRAX JUDY A 606 ROLEEN DRIVE VALLEJO	0173382050	584.22	BABBEL JAIME A & KAREN JT 1006 STELLER COURT SUISUN CITY
0069070450	6,681.33	JAUREGUI EDGARDO MARTINEZ ROBERT SALKO RIMMA	0067183030	10,927.21	MOORE ESTHER M 179 BRET HARTE WAY VALLEJO	0173771180	1,921.40	PHILLIPS JUSTIN JT SALERNO KENDRA MARIE JT 203 TAMARISK CIRCLE SUISUN CITY
0069070450	6,681.33	JAUREGUI EDGARDO MARTINEZ ROBERT SALKO RIMMA	0068403030	2,638.66	ROMERO CARLOS GIOVANNI JT ROMERO CARLOS JT 120 OLSON COURT VALLEJO	0176435080	3,544.08	ALVAREZ CARLOS & CLARA 4624 LINCOLN LANDING RIO VISTA
0071182230	19,263.40	BBS ADVENTURES LLC 656 BENICIA ROAD VALLEJO	0069241140	35,042.17	GRACIE CARLEY GRACIE LILIAN C LOESCHER 602 FLEMING AVENUE VALLEJO	0182381290	56,529.82	MANGALLAN LANA JANE 8190 CARLISLE WAY VALLEJO
0071182240	30,851.22	BBS ADVENTURES LLC 648 BENICIA ROAD VALLEJO	0075263040	4,679.60	DEGUZMAN MARIA A C & MARION T DEGUZMAN MARIE EILEEN 299 CLEARPOINTE DRIVE VALLEJO	Property Tax Defaulted on July 1, 2019 For the Taxes, Assessments and Other Charges for the Fiscal Year 2018/19		
0071250210	1,535.82	A WATERWORKS INC NO SITUS	0081662030	71,277.71	NGUYEN THUY X 6400 EAGLE RIDGE DRIVE VALLEJO	0056241170	40,832.28	FITZGERALD GERALDINE TR 800 & 802 MAINE STREET VALLEJO
0108340010	19,070.00	DIXON HOSPITALITY LLC NO SITUS	0083582120	110,557.26	FIRESTONE JEANNE M 444 LANSING CIRCLE BENICIA	0057121170	18,267.88	HUNT RUTH TR 1900 OHIO STREET VALLEJO
0108340020	25,052.04	DIXON HOSPITALITY LLC NO SITUS	0102230160	55,965.70	CORTES ARMANDO CORTES EUNICE CORTES HENRY CORTES HERNAN CORTES LIBRADA CORTES OLGA PERILLA CORTES YOLANDA GONZALO CORTES NO SITUS	0113223050	14,511.50	CAMACHO NIVEA M TR 795 NORTH LINCOLN STREET DIXON
0108340030	14,570.34	DIXON HOSPITALITY LLC NO SITUS				0135602200	4,748.64	ROMO OTILIA B 806 OAK CREEK DRIVE VACAVILLE
0129271190	76,411.86	VACAVILLE SOLANO SERVICES CORPORATION 213 BENNETT HILL DRIVE VACAVILLE 267 BENNETT HILL COURT VACAVILLE				Property Tax Defaulted on July 1, 2018 For the Taxes, Assessments and Other Charges for the Fiscal Year 2017/18		
0173830080	8,211.24	TRESTLE SUISUN LLC NO SITUS	0106331020	3,284.36	NGO THANH JT NGO THUY VAN T JT	0180352370	20,925.73	VANZUIDEN THOMAS RAY 1133 COURTLAND COURT FAIRFIELD
0178010010	1,471.66	CALPINE NATURAL GAS COMPANY NO SITUS	0110180140	19,319.42	458 ASTER STREET VACAVILLE SANTONI BROOKE MARIE TR SANTONI CHARLES ANTHONY TR NO SITUS			
0178010020	1,542.44	CALPINE NATURAL GAS COMPANY NO SITUS	0113144110	20,108.42	NEUNDORF BRET CHARLES 815 NORTH WASHINGTON STREET DIXON			
0178010030	3,170.06	CALPINE NATURAL GAS COMPANY NO SITUS	0114062020	13,643.98	RFD PROPERTIES LLC 420 SOUTH ADAMS STREET DIXON			
0178010040	1,489.38	CALPINE NATURAL GAS COMPANY NO SITUS	0114062030	51,566.80	RFD PROPERTIES LLC 430 SOUTH ADAMS STREET DIXON			
0178010050	2,144.14	CALPINE NATURAL GAS COMPANY NO SITUS	0114081050	9,800.18	MILLER VICTORIA JT MURRAY JEFFERY JT			
0178010060	1,931.82	CALPINE NATURAL GAS COMPANY NO SITUS			735 WEST A STREET DIXON			
0178230020	232,786.39	UNLOCK YOUR BRAIN LLC 1000 ST. FRANCIS WAY RIO VISTA						

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

CHARLES LOMELI Solano County Treasurer-Tax Collector-County Clerk
Executed at Fairfield, Solano County, California, on May 28, 2025
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