

NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT

Made pursuant to Section 3351-3353, Revenue and Taxation Code

I, Erick Roeser, Sonoma County Auditor-Controller 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 have any delinquent taxes, assessments, or other charges levied for the fiscal year 2023-2024, and/or any delinquent supplemental taxes levied for any year prior to 2023-2024, shall be declared tax-defaulted.

A detailed list of all properties 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.

Real property remaining in tax-defaulted status for five or more years will become subject to the tax collector's power to sell. Once subject to the power to sell, real property may be sold at public auction or otherwise conveyed to new ownership.

The owner may avoid the power to sell status by initiating and maintaining an installment plan of redemption prior to the date when the tax collector obtains the power to sell the property or by completely redeeming the property through payment of all unpaid amounts, together with penalties and fees prescribed by law, before the subject property is sold.

The right of redemption survives the property becoming subject to the power to sell, but it terminates at 5 p.m. on the last business day before the actual sale of the property by the tax collector.

Information concerning redemption or the initiation of an installment plan of redemption of tax-defaulted property will be furnished, upon request, by Erick Roeser, Sonoma County Auditor-Controller Treasurer-Tax Collector, 585 Fiscal Drive, Suite 100, Santa Rosa, California. Phone (707) 565-2281. Email taxcollector@sonoma-county.org.

I certify under penalty of perjury, that the foregoing is true and correct.

Erick Roeser Sonoma County Auditor-Controller Treasurer-Tax Collector Executed at Santa Rosa, Sonoma County, California, on May 31, 2024

NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY

Made pursuant to Section 3361, Revenue and Taxation Code

Notice is hereby given that real property taxes and assessments on the parcels described below will have been defaulted for five or more years, or, in the case of nonresidential commercial property, property on which a nuisance abatement lien has been recorded or that can serve the public benefit by providing housing or services directly related to low-income persons when three or more years have elapsed and a request has been made by a city, county, city and county, or nonprofit organization, that property will become subject to the tax collector's power to sell.

The parcels listed will become subject to the tax collector's power to sell on July 1, 2024, 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 of the month. 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 public auction.

The right of redemption survives the property becoming subject to the power to sell, but it terminates at 5 p.m. on the last business day before actual sale of the property by the tax collector.

All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by Erick Roeser, Sonoma County Auditor-Controller Treasurer-Tax Collector, 585 Fiscal Drive, Suite 100, Santa Rosa, California. Phone (707) 565-2281. Email taxcollector@sonoma-county.org.

The amount to redeem, in dollars and cents, is set forth opposite its parcel number. This amount includes all defaulted taxes, penalties, and fees that have accrued from the date of tax-default to June 28, 2024.

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.

Erick Roeser Sonoma County Auditor-Controller Treasurer-Tax Collector Executed at Santa Rosa, Sonoma County, California, on May 31, 2024

Table with 5 columns: APN, Last Assessee, Property Address, Community, Amount Due by June 28, 2024. Contains multiple sections for property tax defaulted on July 1, 2013, 2016, 2017, 2018, and 2019.

Table with 5 columns: APN, Last Assessee, Property Address, Community, Amount Due by June 28, 2024. Continuation of property tax defaulted list.

PUBLIC NOTICE OF INTENT OF COUNTY TO EXECUTE AN AGREEMENT TO LEASE REAL PROPERTY. NOTICE IS GIVEN that the Sonoma County Board of Supervisors intends to authorize a Lease Amendment with 3725 Westwind SR LLC, as Landlord, for 17,866 square feet of office space at 3725 Westwind Blvd, Suite 200, Santa Rosa, that will extend the existing lease term three (3) additional years, commencing May 31, 2024 and expiring May 30, 2027, at an initial monthly rent of Thirty Five Thousand One Hundred Ninety-six and 02/100 Dollars (\$35,196.02), (\$1.97/sf/month), with 3% annual rent increases thereafter.

NOTICE OF LIEN SALE PURSUANT TO CIVIL CODE §798.56a AND COMMERCIAL CODE §§ 7209 AND 7210. To: Kevin Thomas Elliot 116 El Crystal Dr., Santa Rosa, CA 95407; Thomas R. Elliott, Marilyn K. Elliott, 367 Eucalyptus Ave., Cotati, CA 94931. YOU ARE HEREBY NOTIFIED that El Crystal MHP, LLC claims a lien against the mobilehome described below in the sum of \$8,788.46. This sum represents the storage value of the site where the mobilehome has been stored from 08/01/23 through 05/17/24, plus costs incurred in removing or storing the mobilehome, and other amounts recoverable under California Civil Code §798.56a.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 202401763. The following person (persons) is (are) doing business as: Avivo Wines; 2) Avivo Wines LLC located at 1195 Westside Rd, Healdsburg, CA, 95448; Sonoma County, is hereby registered by the following owner(s): Avivo LLC 1195 Westside Rd, Healdsburg, CA, 95448. A CA Limited Liability Company. The registrant commenced to transact business under the fictitious name or names above on 3/1/24.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 202401258. The following person (persons) is (are) doing business as: R & M BUILDING located at 15 Third Street, Ste. B, Santa Rosa, CA, 95401; Mailing Address PO BOX 14100 Santa Rosa, CA 95402 Sonoma County, is hereby registered by the following owner(s): JACQUELYNNE OCANA PO BOX 14100, SANTA ROSA, CA, 95402. An Individual. The registrant commenced to transact business under the fictitious name or names above on 04/08/2024.

PUBLIC NOTICE OF INTENT OF COUNTY TO LEASE REAL PROPERTY. NOTICE IS GIVEN that the Sonoma County Board of Supervisors intends to authorize execution of a lease amendment for office space located at 140 South Cloverdale Boulevard, Cloverdale, California ("Premises"). The Board intends to amend the existing lease with Carl Edward Olson, trustee of the Carl Edward Olson Revocable Trust dated October 17, 2014 (the "Landlord"), in order to: 1) extend the lease term for two (2) years through June 30, 2026; 2) provide for an option to further extend the term through June 30, 2027; and 3) revise the rent to \$962.67 per month (\$1.15 per sq. ft.) through June 30, 2025, subject to 2% annual increases.

NOTICE OF INTENT OF COUNTY TO PURCHASE REAL PROPERTY. NOTICE IS GIVEN that the Sonoma County Board of Supervisors intends to purchase an undeveloped 101-acre property located at 1616 Los Alamos Road, Santa Rosa, being further described as APN 028-170-016. The property is being acquired from John M. Rasmason, Trustee of the John M. Rasmason 2006 Trust dated January 6, 2006 and Barbara L. Mix and Alfred C. Mix, Trustees of the Barbara L. Mix and Alfred C. Mix Revocable Living trust dated February 17, 2009, for a purchase price of Five Hundred Fifty-Five Thousand Dollars (\$555,000). The property would be incorporated into Hood Mountain Regional Park & Preserve.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 202401454. The following person (persons) is (are) doing business as: Reliance Equipment Services located at 1713 Tampico Ct, Petaluma, California, 94954; Sonoma County, is hereby registered by the following owner(s): Gary E Kircher II 1713 Tampico Ct, Petaluma, California, 94954. An Individual. The registrant commenced to transact business under the fictitious name or names above on N/A.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 202401427. The following person (persons) is (are) doing business as: In The Leather Golf located at 401 Quince Street, Windsor, CA, 95492; Sonoma County, is hereby registered by the following owner(s): A Touch of Gray, LLC 401 Quince Street, Windsor, CA, 95492. A CA Limited Liability Company. The registrant commenced to transact business under the fictitious name or names above on N/A.