

# PUBLIC NOTICE " PUBLIC NOTICE

## NOTICE OF PUBLIC AUCTION BEGINNING ON NOVEMBER 18, 2014, OF TAX DEFAULTED PROPERTY FOR DELINQUENT TAXES Made pursuant to Section 3692, Revenue and Taxation Code

On July 29, 2014, I, DAVID E. SUNDSTROM, CPA, Sonoma County Auditor-Controller-Tax Collector, was directed to conduct a Public Auction sale by the Board of Supervisors of Sonoma County, California. The tax-defaulted properties listed below are subject to the Tax Collector's power of sale.

The sale will be conducted on the Internet at [www.bid4assets.com](http://www.bid4assets.com), on **Tuesday, November 18, 2014 at 8:00 A.M. PT.** During this public auction, property will be sold to the highest bidder for not less than the minimum bid as shown on this notice. Due diligence research is incumbent upon the bidder. The winning bidder is legally obligated to purchase the item.

Computer workstations are available at most public libraries.

Interested bidders must register online at [www.bid4assets.com](http://www.bid4assets.com). A single deposit of \$5,000.00, plus a \$35.00 processing fee, is required to bid on auction properties. This is an online auction and the bidding will take place via the internet. However, an offline bid form may be obtained from the Sonoma County Auditor-Controller/Treasurer-Tax Collector's Office and submitted by facsimile. At the conclusion of the auction, unsuccessful bidders' deposits and processing fees will be returned to them by Bid4Assets.

Full payment of all purchases is required within 3 business days of the auction (by November 21, 2014, 1:00 p.m. PT/4:00 p.m. ET). A payment processing fee of \$35.00 will be added to the final price of every parcel successfully purchased by a winning bidder and will be collected by the internet vendor by the settlement deadline. A California transfer tax, calculated at \$.55 per \$500, or fraction thereof, will be added to the purchase price. Properties located within incorporated cities are subject to an additional transfer tax, which is determined by each city. If a winning bidder's payment is not received by the internet vendor by the settlement deadline, the winning bidder's deposit will be forfeited to the County. Please refer to the conditions of sale posted at [www.bid4assets.com/sonoma](http://www.bid4assets.com/sonoma) for more information.

All property is sold as is. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

The right of redemption will cease on Monday, November 17, 2014, at 5:00 p.m. and properties not redeemed will be offered for sale. If the parcel is not sold, the right of redemption will revive and continue up to the close of business on the last business day prior to the next scheduled auction.

If the properties are sold, parties of interest, as defined in California Revenue and Taxation Code Section 4675, have a right to file a claim with the County for any excess proceeds from the sale. Excess proceeds are the amount of the highest bid in excess of the liens and costs of the sale that are paid from the sale proceeds.

More information may be obtained by visiting the Auditor-Controller/Treasurer-Tax Collector Department's website at [http://www.sonoma-county.org/tax/auction\\_nov\\_14.htm](http://www.sonoma-county.org/tax/auction_nov_14.htm) or by calling (707) 565-3226.

### 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.

The properties that are the subject of this notice are situated in Sonoma County, California and are described as follows:

| APN             | Last Assessee | Situs Address            | Situs City          | Minimum Bid |
|-----------------|---------------|--------------------------|---------------------|-------------|
| 087-044-036-000 | FRANCEZ LLC   | 2060 RIVER VIEW DR       | UNINCORP HEALDSBURG | \$2,700.00  |
| 087-053-005-000 | FRANCEZ LLC   | 2176 N FITCH MOUNTAIN RD | UNINCORP HEALDSBURG | \$5,800.00  |
| 087-110-007-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$7,200.00  |
| 087-110-008-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$7,200.00  |
| 087-110-009-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$4,400.00  |
| 087-110-010-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$4,400.00  |
| 087-110-011-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$11,400.00 |
| 087-110-012-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$9,450.00  |
| 087-120-001-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$1,900.00  |
| 087-130-002-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$4,650.00  |
| 087-130-003-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$7,200.00  |
| 087-130-004-000 | FRANCEZ LLC   | S FITCH MOUNTAIN RD      | UNINCORP HEALDSBURG | \$1,700.00  |
| 087-140-037-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$4,400.00  |
| 087-140-038-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$7,500.00  |
| 087-171-025-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$5,550.00  |
| 087-171-026-000 | FRANCEZ LLC   | NONE                     | UNINCORP HEALDSBURG | \$5,650.00  |

2686374 - Pub. Oct. 21, 28; Nov. 4, 2014

3ti.

### NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN ALBERT JAMES, SR. CASE NO. 87013

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: JOHN ALBERT JAMES, SR.

A Petition for Probate has been filed by: Sandra James in the Superior Court of California, County of Sonoma.

The Petition for Probate requests that: Sandra James be appointed as personal representative to administer the estate of the decedent.

X The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: 11-12-14, at 8:30 a.m. in Probate Dept., Rm. 18,

located at 3055 Cleveland Ave., Santa Rosa, CA 95403.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice (FORM DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code §1250. A Request for Special Notice form is available from the court clerk.

FILED: SEP 17, 2014  
Richard W. Freeman Jr. SBN 50533  
Smith Dollar PC

404 Mendocino Avenue Second Floor  
Santa Rosa, CA 95401  
707-522-1100  
Attorney for Petitioner

2686265 - Pub. Oct. 22, 25, 28, 2014 3ti.

### SONOMA COUNTY HISTORY

## In 1808/1812

Russian ship Kadiak, commanded by Ivan Kuskoff, sailed into Bodega Bay looking for a trading base; a colony was established at Ft. Ross on the Sonoma coast in 1812, hoping to prosper in the sea otter trade. The chapel at Fort Ross became first church in the county.

Copyright © 2010  
Sonoma County Historical Society  
P.O. Box 1373, Santa Rosa, CA 95402  
[www.sonomacountyhistory.org](http://www.sonomacountyhistory.org)