

be to relocate it to a trailer park that allows for motor homes. If the motor home is disposed of, disposal receipts will be required for proof of compliance.

- 2) Remove ALL open and outdoor storage described above within thirty (30) days of the date of this notice, dispose of it in a lawful manner. Disposal receipts are required as proof of compliance.
- 3) Remove all of the unregistered, inoperable vehicles from the property. Lake County zoning ordinance does not allow for the storage of vehicles, inoperable or not, to be stored on vacant property. If the vehicles are disposed of, disposal receipts are required as proof of compliance.

D YOU ARE HEREBY NOTIFIED THAT IF YOU WISH TO SHOW ANY CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS A PUBLIC NUISANCE BY THE ENFORCEMENT OFFICIAL, YOU MUST REQUEST A PUBLIC HEARING BEFORE THE LAKE COUNTY BOARD OF SUPERVISORS BY COMPLETING A NUISANCE ABATEMENT HEARING REQUEST FORM. SAID FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT (LOCATED AT 255 N. FORBES STREET, LAKEPORT) AND MUST BE SUBMITTED ON OR BEFORE 10/5/18. IF YOU FAIL TO REQUEST A NUISANCE ABATEMENT HEARING, ALL RIGHTS TO APPEAL ANY ACTION OF THE COUNTY TO ABATE THE NUISANCE WILL BE WAIVED.

E IF YOU FAIL TO CORRECT THE NUISANCE CONDITIONS BY THE DATE SPECIFIED IN SECTION C OF THIS NOTICE AND ORDER OR ANY SUBSEQUENT TIME EXTENSION GRANTED BY THE ENFORCEMENT OFFICIAL, AND/OR FAIL TO SUCCESSFULLY SHOW CAUSE WHY SUCH CONDITION SHOULD NOT BE ABATED AS SPECIFIED IN SECTION D OF THIS NOTICE, THE ENFORCEMENT OFFICIAL MAY RECORD THIS NOTICE AND ORDER AND MAY ABATE THE PUBLIC NUISANCE. THE COSTS OF SAID ABATEMENT WILL BE RECOVERED BY ONE OR MORE OF THE FOLLOWING MEANS:

- 1) A CHARGE AGAINST THE PREMISES WITH THOSE COSTS MADE A SPECIAL ASSESSMENT AGAINST THE PREMISES. SAID SPECIAL ASSESSMENT MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS IS PROVIDED FOR THE COLLECTION OF ORDINARY COUNTY TAXES, AND SHALL BE SUBJECT TO THE SAME PENALTIES, INTEREST AND TO THE SAME PROCEDURES OF FORECLOSURE AND SALE IN THE CASE OF DELINQUENCY AS IS PROVIDED FOR ORDINARY COUNTY TAXES.
- 2) PAID THROUGH A CODE ENFORCEMENT DEBT REDUCTION AGREEMENT THAT HAS BEEN NEGOTIATED WITH THE LAKE COUNTY TREASURER - TAX COLLECTOR.
- 3) REFERRED TO A DEBT COLLECTION AGENCY LICENSED BY THE STATE OF CALIFORNIA IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 26220(a).


Michael Penhall, Code Enforcement Officer
COMMUNITY DEVELOPMENT DEPARTMENT
STATE OF CALIFORNIA
COUNTY OF LAKE

DATED: September 14, 2018

AFTER RECORDING
Please Return To:
Lake County Community
Development Department
255 North Forbes Street
Lakeport, Ca. 95453

No fee Document- per Government code 27383

NOTICE AND CLAIM OF LIEN FOR
COSTS OF NUISANCE ABATEMENT

NOTICE IS HEREBY GIVEN that the County of Lake claims a lien for nuisance abatement costs pursuant to County Ordinance Code Chapter 13 of **\$4,464.81** against the real property situated in the County of Lake, California, commonly known as Assessor's Parcel Number **012-014-150-000** located at **24980 Morgan Valley Road, Lower Lake, California** and more particularly described in Document #**2018007536** of the County Recorder.

NOTICE IS HEREBY FURTHER GIVEN that a hearing pursuant to Lake County Ordinance Code, Chapter 13, Section 13-42 was held by the Lake County Board of Supervisors on the **29th day of January, 2019 at 9:30 AM** wherein the Board of Supervisors issued an order confirming the assessment of **\$4,464.81** (Case #17-00552).

The last known property owner, **Terry Alan Rucks, Frederick G. Hosier and Wolter Bijleveld** has/have been given notice of this lien as required by law.

WHEREFORE, the County of Lake claims a lien of **\$4,464.81** on the afore described property plus interest and other costs which may hereafter become due.

Dated:

I declare under penalty of perjury that the contents of this instrument are true and correct.

Michael Penhall
Code Enforcement Officer
Community Development Department

STATE OF CALIFORNIA
COUNTY OF LAKE

On _____ before me, _____ personally appeared Michael Penhall who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

FV

Attn: Kathy Freeman

Lakeport

Jones Towing

Luceerne

P.O. Box 726, Lakeport

923 Parallel Drive, Lakeport, California 95453

"Upon request, you are entitled to receive a copy of the Towing Fees and Access Notice."

Telephone 1-707-263-6960

Fax 1-707-263-1668

CA#289385

DATE: 9-25-18

Invoice # B1938

Bill To: Lake County - Nuisance Abatement

Customer: Jerry Alan Rucks Phone # _____

Insurance Co. _____ Policy # _____ Phone # _____

Legal Owner _____ Phone # _____

Year	Make	Model	Color	License	Odometer	Unit#
1996	Peace Arrow	Vision	white/peach	None		

VIN# 1 1 G 1 B 1 L 1 P 1 3 1 7 1 J 1 0 1 T 1 3 1 3 1 0 1 0 1 3 1 2 1 9

Type of service requested: tow

24980 Morgan Valley Rd, Lower Lake

Location of vehicle: off Beetle Rock Ranch Rd, Lower Lake

Destination of tow: Storage

Driver: Flatbed _____ Wheel Lift _____ Wrecker FJ Minimum Service Charge = \$ 3,800.00

Start 9:00 AM Arrival _____ Depart _____ End 12:00 PM Total _____ @ \$ _____ per Hour = \$ _____

Start _____ Arrival _____ Depart _____ End _____ Total _____ @ \$ _____ per Hour = \$ _____

Storage: Start _____ End _____ # of Days _____ @ \$ _____ per Day = \$ _____

Storage: Start _____ End _____ # of Days _____ @ \$ _____ per Day = \$ _____

Date and Time of Release _____ Gate Opening Fee = \$ _____

Lien Fee = \$ _____

= \$ _____

= \$ _____

per 10/15/18

Reference #: _____

TOTAL \$ 3,800.00

C/C# _____

Expires: _____ Security # _____ Address: _____ ZIP: _____ Auth. # _____

YOU MUST READ BOTH SIDES OF THIS AGREEMENT BEFORE SIGNING. Your signature below indicates that you agree to all terms and conditions of this agreement. Customer is hereby notified that said property/vehicle is not insured or protected against loss occasioned by theft, fire or vandalism while the property/vehicle remains with Jones Towing.

CUSTOMER SIGNATURE Nickie Penhall

Received by: _____

COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
24980 Morgan Valley Road, Lower Lake, CA Abatement Case #17-00552
APN #012-014-15

TASK SHEET

INIT	DATE	TASK	TIME	RATE	EXT	SUBTOTAL CUMULATIVE
mp	09/11/2018	Initial Investigation/Prepare, Post NONOTA	1.00	\$77.42	\$77.42	\$77.42
mp	09/17/2018	follow up Investigation	1.00	\$77.42	\$77.42	\$154.84
mp		Prepare/Coordinate Abatement	0.50	\$77.42	\$38.71	\$193.55
mp	09/19/2018	Prepare/Present Abatement Warrant	3.00	\$77.42	\$232.26	\$425.81
mp	09/21/2018	Prepared/Posted 24 Hour Notice	1.00	\$77.42	\$77.42	\$503.23
mp	09/25/2018	Abatement, Site Visit- Remove motorhome	1.50	\$77.42	\$77.42	\$580.65
mp	01/04/2019	Prepare Staff Report	1.00	\$77.42	\$77.42	\$658.07
		Certified Mail	1.00	\$6.74	\$6.74	\$664.81
		Sub Total Administrative Amount				\$664.81
		Contractor Invoice				
		Jones Towing #B1938			\$3,800.00	\$3,800.00
		TOTAL				\$4,464.81

RECORDING REQUESTED BY
F. ROY FITZPATRICK, Trustee



AND WHEN RECORDED MAIL TO:

Name: TERRY ALAN RUCKS
Address: General Delivery
City & State: Lower Lake, CA
Zip: 95457

Doc # 2018007536
Page 1 of 2
Date: 6/7/2018 02:04P
Filed by: ATTORNEYS RN'T US
Filed & Recorded in Official Records
of COUNTY OF LAKE
RICHARD A. FORD
COUNTY RECORDER
Fee: \$44.58

ASSESSORS PARCEL NO. 012-014-150-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ 27.50 .

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: City of Lower Lake , and



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

F. ROY FITZPATRICK and JANICE A. FITZPATRICK as Trustees of THE F. ROY FITZPATRICK and JANICE A. FITZPATRICK REVOCABLE TRUST dated July 25, 2001 hereby GRANT(S) to

TERRY ALAN RUCKS, an unmarried man, FREDERICK G. HOSIER, an unmarried man, and WOLTER BIJLEVELD, an unmarried man, as Tenants-in-Common the following described real property in the City of _____, County of Lake _____, State of California: See EXHIBIT "A" attached hereto and incorporate by reference as though fully set forth herein.

THE F. ROY FITZPATRICK and JANICE A. FITZPATRICK REVOCABLE TRUST

Dated 6/5/2018

F. Roy Fitzpatrick Trustee *Janice A. Fitzpatrick Trustee*
F. ROY FITZPATRICK, Trustee JANICE A. FITZPATRICK, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Lake)

On June 5, 2018 before me, Karen Lee Allen, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared F. Roy Fitzpatrick and Janice A. Fitzpatrick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.
Signature *Karen Lee Allen*

(SEAL)

Title Order No. _____ Escrow, Loan, or Attorney File No. _____

MAIL TAX STATEMENTS TO:
TERRY ALAN RUCKS, et al., General Delivery, Lower Lake, CA 95457

EXHIBIT A

All the real property situate in the County of Lake, State of California and more particularly described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 7, Township 12 North, Range 5 West, M.D.M., and running thence West 6 chains; thence South 32 degrees 30' West 22.70 chains; thence South 71 degrees West 1.82 chains to the Southwest corner of said Northeast quarter of the Southeast quarter; thence East along the South line thereof, 20 chains to the Southeast corner of said Northeast quarter of the Southeast quarter; and thence North along the east line of said Section 7, for a distance of 1281 feet to the point of beginning.

A.P. No. 012-014-150-000

Property Address: 24980 Morgan Valley Road, Lower Lake, CA 95457