



NOTICE OF IMPENDING DEFAULT FOR FAILURE TO PAY PROPERTY TAXES ON REAL PROPERTY

Pursuant to Section 3351 of the California Revenue and Taxation Code
And shall be published annually, on or before June 8



I, Shari L. Freidenrich, Orange County Treasurer-Tax Collector, State of California, certify as follows:

That at 12:01 a.m. on July 2, 2024, by operation of law, any real property, except tax-defaulted property and possessory interests, for which property taxes, penalties and costs levied for the fiscal year 2023–2024, and/or delinquent supplemental property taxes levied prior to the fiscal year 2023–2024, have not been fully paid by July 1, 2024, shall be declared tax-defaulted.

The property owner may avoid tax-defaulted status if payment of all unpaid property taxes, penalties and costs is either postmarked or received by the Office of the Treasurer-Tax Collector on or before July 1, 2024. Payment can be made online up to midnight on July 1, 2024, through the Tax Collector's secure website at octreasurer.com/octaxbill.

Real property remaining in a tax-defaulted status for five or more years may become subject to the Tax Collector's power to sell. To prevent the property from becoming subject to the power to sell, a property owner may qualify to set up a Five-Year Installment Plan, which must be established prior to 5 p.m. on July 1, 2024, or they may redeem (pay in full) all unpaid property taxes, assessments, penalties and fees as prescribed by law by 5 p.m. on July 1, 2024. Once subject to the power to sell, any tax-defaulted real property may be sold by the Tax Collector at a public auction in satisfaction of the tax lien. After a property becomes subject to the power to sell, a Five-Year Installment Plan will no longer be available and 100 percent of the amount outstanding, including any unpaid property taxes, assessments, penalties and fees as prescribed by law, must be repaid to avoid being sold at a public auction. The right to redeem the property (pay in full) will terminate at 5 p.m. on the last business day prior to the date of the auction. A detailed listing of real property that is tax-defaulted for three or more years and for which the latest reminder notice or redemption notice as returned as undeliverable will be published on or before September 8th, unless that property is redeemed prior to its publishing, and will be viewable at octreasurer.com/taxdefaultedproperty.

All information concerning redemption of tax-defaulted property will be furnished, upon request, by the Office of Shari L. Freidenrich, Treasurer-Tax Collector., in person at the County Service Center located at 601 North Ross St., Santa Ana, California, by mail at P.O. Box 4515, Santa Ana, CA 92702-4515, by going to the Frequently Asked Questions (FAQs) and selecting 'Delinquent Secured Property' at octreasurer.com/octaxbill, by calling (714) 834-3411 or by email at ttcinfo@tc.ocgov.com. A list of tax-defaulted properties is also available at octreasurer.com/taxdefaultedproperty.

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

/S/ Shari L. Freidenrich, CPA

Orange County Treasurer-Tax-Collector

Executed at Orange County, Santa Ana, California on May 10, 2024.

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