

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

ERICK ROESER
AUDITOR-CONTROLLER-
TREASURER-TAX COLLECTOR
585 Fiscal Dr. Suite 100
Santa Rosa, CA 95403



2025031710

Official Records Of Sonoma County
Deva Marie Proto
07/08/2025 09:17 AM
SONOMA COUNTY TAX COLLECTOR

PWSTDP 2 Pgs

Fee: \$0.00

PAID



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be tax-defaulted on 6/30/2020 for the nonpayment of delinquent taxes in the amount of \$3,388.12 for the fiscal year 2019-2020 Default Number: 0000526 Notice is hereby given by the Tax Collector of Sonoma County that, pursuant to Revenue and Taxation Code §3691, (1) five or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default; (2) the property is subject to sale for nonpayment of taxes; and (3) the property will be sold unless the amount required to redeem the property is paid to the tax collector of said county before sale. The real property subject to this notice is assessed to **YATES LINDSEY & ZACHARY** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number 035-081-040-000 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

By: Brooke Koop
Brooke Koop, Assistant ACTTC

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 Sonoma

On July 7, 2025 before me, **Emily Jacobs**, Notary Public, personally appeared **Brooke Koop, Assistant ACTTC** 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 she executed the same in her authorized capacity, and that by her 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.

Emily Jacobs
Notary Public

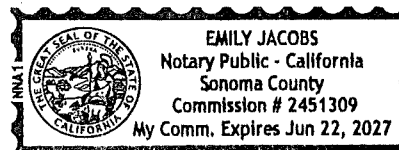


EXHIBIT A
035-081-040-000

The following described real property in the County of Sonoma, State of California:

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Escrow No. 230731 - 23

LEGAL DESCRIPTION EXHIBIT

PARCEL ONE:

BEING A PORTION OF LOT 45 AS DESIGNATED ON THE MAP ENTITLED "PLAT OF LEDDY PARK, BEING A PORTION OF RANCHO LLANO DE SANTA ROSA, IN TOWNSHIP 7 NORTH RANGE 8 WEST, M.D.M. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY ON DECEMBER 22, 1921, IN BOOK 40 OF MAPS, PAGE 14, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 45 WHICH POINT IS NORTH 0°34' WEST, 500 FEET FROM THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 84°11' WEST, 109.36 FEET; THENCE SOUTH 0°34' EAST, 250 FEET; THENCE NORTH 84°11' EAST 109.36 FEET TO THE EAST LINE OF LOT 45; THENCE NORTH 0°34' WEST, 250 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL TWO:

A STRIP OF LAND 10 FEET WIDE LYING WESTERLY OF AND ADJOINING THE EASTERN LINE OF SAID LOT 45, AS SHOWN AND DESIGNATED ON THE MAP OF LEDDY PARK BEING A PORTION OF RANCHO LLANO DE SANTA ROSA, IN TOWNSHIP 7 NORTH RANGE 5 WEST, M.D.M., RECORDED DECEMBER 22, 1921 IN BOOK 40 OF MAPS, PAGE 14 SONOMA COUNTY RECORDS EXTENDING FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT TO THE NORTH LINE OF PRICE AVENUE, A DISTANCE OF 250 FEET.

(PURSUANT TO (ACC 02-0052) CERTIFICATE OF COMPLIANCE RECORDED APRIL 18, 2003, AS INSTRUMENT NO. 2003 077840 SONOMA COUNTY RECORDS.)

APN: A PORTION OF 035-081-008