

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2025031716

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 \$ 730.74 for the fiscal year 2019-2020 Default Number: 0000901 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 **THIBERT ELAN & THIBERT JANELLE** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number **052-442-047-000** 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.

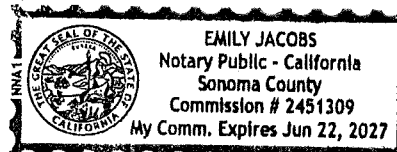
State of California, County of Sonoma

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



the following described property in the unincorporated area of the County of Sonoma, State of California:

PARCEL ONE:

BEING A PORTION OF LOT 4, IN BLOCK G, AS SHOWN ON THE MAP OF THE TOWN OF EL VERANO, SONOMA COUNTY, CALIFORNIA, FILED JANUARY 23, 1907, IN BOOK 19 OF MAPS, PAGE 25, SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 4, DISTANT SOUTH 23°30' EAST, 355.33 FEET FROM THE MOST NORTHERLY CORNER OF LOT 25, IN SAID BLOCK G, SAID POINT OF COMMENCEMENT BEING THE MOST NORTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED NOVEMBER 3, 1958, IN BOOK 1626 OF OFFICIAL RECORDS, PAGE 273, SONOMA COUNTY RECORDS; RUNNING THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED PARCEL, SOUTH 66°30' WEST, 220.0 FEET; THENCE LEAVING SAID LAST MENTIONED LINE, AND RUNNING NORTH 23°30' WEST, 205.01 FEET TO A SET ½ INCH IRON BAR TO THE TRUE POINT OF BEGINNING OF THE HEREINABOVE DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING, SOUTH 66°40'40" WEST, 102.0 FEET TO A SET ½ INCH IRON PIPE MARKING THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED SEPTEMBER 12, 1962, IN BOOK 1912 OF OFFICIAL RECORDS, PAGE 583, SONOMA COUNTY RECORDS, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED JULY 13, 1956 IN BOOK 1452 OF OFFICIAL RECORDS, PAGE 436, SONOMA COUNTY RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED MAY 14, 1948, IN BOOK 796 OF OFFICIAL RECORDS, PAGE 132, SONOMA COUNTY RECORDS, AND BEING DISTANT ALONG SAID LAST MENTIONED LINE, SOUTH 23°30' EAST, 150.00 FEET FROM THE MOST WESTERLY CORNER THEREOF RUNNING THENCE ALONG THE

SOUTHWESTERLY LINE SAID LAST MENTIONED PARCEL, SOUTH 23°30' EAST, 102.33 FEET TO A POINT; THENCE NORTH 66°35'20" EAST, 102.0 FEET TO A POINT THAT BEARS SOUTH 23°30' EAST, 102.01 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE NORTH 23°30' WEST, 102.01 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER A STRIP OF LAND, 30.0 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 66°35'20" WEST, 30.0 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE NORTH 66°35'20" EAST, 30.0 FEET TO SAID SOUTHEAST CORNER; THENCE CONTINUING NORTH 66°35'20" EAST, 220.0 FEET TO THE SOUTHWESTERLY LINE OF ARNOLD DRIVE.