

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2025031724

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

PWSTDP 3 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 **\$21,154.78** for the fiscal year **2019-2020** Default Number: **0001255** 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 **FOOTE MARY ANN TR** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number **075-010-023-000** 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

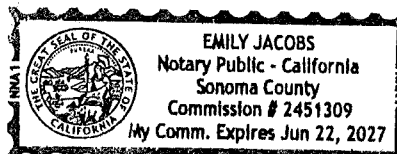


EXHIBIT A
075-010-023-000

the following real property situated at 4625 Stoetz Lane in the unincorporated area of the County of Sonoma, State of California, described as follows:

Being that real property commonly known as 4625 Stoetz Lane in the unincorporated area of the County of Sonoma, State of California, described as follows:

PARCEL ONE: All that real property situate, lying and being in the County of Sonoma, State of California, more particularly described as follows:

A tract of land in the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 7 North, Range 10 West, Mount Diablo Base & Meridian and beginning at the Northwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 23; thence South 89° 30' East, 478.0 feet; to the Northeastly corner of the tract of land conveyed to J. B. and E. Morelli by Deed recorded in Liber 27 of Official Records at page 339, Sonoma County Records; thence South 42° 23' West, 135.0 feet to a point in the center of the County Road; thence North 78° 30' West along the center of said County Road, 394.9 feet; thence 25.0 feet to the point of beginning.

Also the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 7 North, Range 10 West, Mount Diablo Base & Meridian.

EXCEPTING THEREFROM that portion conveyed by Mary Lilly Ballard (now Mary Lilly Ballard Farmer) to Robert H. Foote, Jr. and Mary Ann Foote, his wife, by Deed dated August 13, 1961 and recorded December 8, 1961 in Book 1860 of Official Records, page 956, Serial No. G-73870, Sonoma County Records.

ALSO EXCEPTING THEREFROM that portion conveyed by Mary Lilly Ballard (now Mary Lilly Ballard Farmer) to Virgil Strand and Della Lee Strand, his wife, by Deed dated August 13, 1961 and recorded December 8, 1961 in Book 1860 of Official Records, page 958, Serial No. G-73871, Sonoma County Records.

ALSO EXCEPTING THEREFROM that portion conveyed by Mary L. Ballard, also known as Mary Lilly Ballard, to L. A. Chenoweth and Anne L. Chenoweth, his wife, as Joint Tenants, by Deed dated December 10, 1962 and recorded December 24, 1962 in Book 1933 of Official Records, page 183, Serial No. H-20280, Sonoma County Records.

PARCEL TWO: All that real property situate, lying and being in the County of Sonoma, State of California, more particularly described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 10 West, Mount Diablo Base & Meridian; thence running from said point of beginning Westerly and along the Southerly line of the Northeast 1/4 of the Southwest 1/4 of Section 23, 165.0 feet; thence

EXHIBIT A - CONTINUED

075-010-023-000

Northerly and parallel with the Easterly line of the Northeast 1/4 of the Southwest 1/4 of Section 23 of the Northerly line thereof; thence Easterly 165.0 feet to the Easterly line of the Northeast 1/4 of the Southwest 1/4 of Section 23; thence Southerly along the Easterly line of the Northeast 1/4 of the Southwest 1/4 of Section 23 to the point of beginning.

EXCEPTING from Parcels One and Two described above, the following described tract of land:

Parcel 2 as shown upon County of Sonoma Parcel Map No. 7337, filed October 14, 1981, in Book 325 of Maps, page 49, Sonoma County Records.

PARCEL THREE: A portion of the land described in the conveyance of Carl Ballard and Mary Ballard, his wife, dated May 8, 1942, recorded in Official Records, Book 553, page 109, situated in the N.W. 1/4 of the S.E. 1/4 of Section 23, T7N, R10W, more particularly described as follows:

BEGINNING at a 2" pipe in a mound of rock, marking the S.E. corner of the N.W. 1/4 of the S.E. 1/4, Section 23, thence North 89° 06' West, 444.35 feet to the actual point of commencement of the land herein to be described; thence from said point of commencement and continuing

1. North 89° 06 minutes West, 444.35 feet; thence
2. North 0° 42 minutes 40 seconds East 980.30 feet; thence
3. South 89° 06 minutes East 444.35 feet to a point on the west line of a 10 acre parcel in the easterly portion of the said Ballard tract, thence along said line.
4. South 0° 42 minutes 40 seconds West, 980.30 feet to the point of commencement, being a 10-acre parcel in the central portion in the Carl B. and Mary L. Ballard tract, recorded in Official Records, Book 553, page 109, referred to above.

EXCEPTING from the above a right of way, 20 feet wide, along the southerly boundary of the above described tract for the use of the owners of the 10 acres lying to the East.

INCLUDING a right of way, 40 feet wide, extending from the Southwest corner of the herein described 10 acres, to the Sonoma County Stoetz Lane, the easterly line of which is South 42° 23 minutes West, 135 feet.

APN: 75-010-23