

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2024032002

Official Records Of Sonoma County
Deva Marie Proto
07/19/2024 09:06 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 6/30/2019 for the nonpayment of delinquent taxes in the amount of \$ 431.10 for the fiscal year 6/30/2019 Default Number: 0000942 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 CADIGAN RYAN P and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number 085-125-012-000 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 18, 2024 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

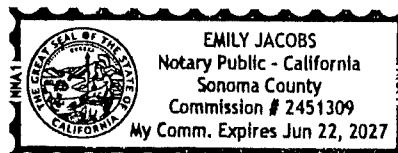


EXHIBIT A
085-125-012-000

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

PARCEL ONE:

A PORTION OF LOT 72-A, AS SHOWN UPON THE MAP ENTITLED "PLAT OF SUBDIVISION NO. ONE, NOEL HEIGHTS, SONOMA COUNTY, CALIFORNIA", ETC., FILED FEBRUARY 26, 1931 IN BOOK 48 OF MAPS, PAGES 22 AND 23, SONOMA COUNTY RECORDS AND NOW PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 72-A; THENCE SOUTH 23° 58' EAST 149.6 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 64° 59' EAST 49.525 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 72-A; THENCE NORTHERLY IN A STRAIGHT LINE 145 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 72-A, WHICH BEARS NORTH 70° 46' EAST 45 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 70° 46' WEST 45 FEET TO THE POINT OF BEGINNING.