

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2024032000

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 \$ 670.18 for the fiscal year 6/30/2019 Default Number: 0000994 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 **DEMONCHY DIANNE & DIANNE** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number 095-160-015-000 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

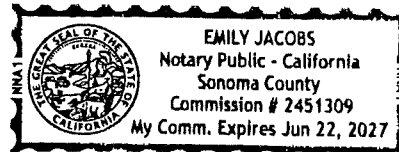


EXHIBIT A
095-160-015-000

PARCEL ONE

Beginning at the Southeast corner of the parcel of land described in the Deed from R.A. Belden, Trustee to L.O. Torr, dated October 11, 1921 and recorded in Book 34, page 491 of Official Record, Sonoma County Records; thence from said point of beginning, North 52° 05' West, 125.0 feet; from the North line of the Northwestern Pacific Railroad Right of Way; thence Easterly, parallel and eight (8) feet distant from said Right of Way, North, a radius of 420.34 feet, the distance of 33.0 feet, more or less, to the point of beginning. Being Lot 1-1/2 of the Island Subdivisions.

Excepting therefrom any portion of the above described parcel lying within that parcel of land described in the Deed to The County of Sonoma recorded June 20, 1938, in Book 458 of Official Records, page 8, Serial Number A-95424, Sonoma County Records.

PARCEL TWO

An easement for a sewage transmission line over and across the Southeasterly 20.0 feet of the following described property:

Being a portion of the tract of land in Section 7, Township 7 North, Range 10 West, M.D.M., conveyed by Deed from John Starrett and Ellen Starrett, his wife, to R.A. Belden, Trustee, dated September 15, 1920 and recorded in Book 395 of Deeds, page 115, Sonoma County Records, and being more particularly described as follows:

Beginning at a stake in the North line of the Northwestern Pacific Railroad Right of Way at a point which is North 91.14 feet of Engineer's Station No. 1042+18.9 as shown on a map entitled, "Camp Vacation-Monterio Connection", said map is recorded in Book 23 of Maps, page 15 of Sonoma County Records, and a cross in a rock bears South 71° 16' East, 10.17 feet from said stake, thence from the point of beginning, South 71° 16' East, 352.54 feet; thence South 20° 34' East, 96.50 feet; thence South 22° 59' East, 191.5 feet; thence South 38° 36' West, 37.0 feet to an iron pipe, thence on the same course 46.9 feet; thence South 52° 05' East 20 feet to the point of beginning of the tract to be herein described; thence from said point of beginning, South 52° 05' East, 125.0 feet; thence North 38° 36' East, 37.0 feet; thence North 52° 05' West 125.0 feet, thence South 38° 36' West, 37.0 feet to the point of beginning.

Excepting therefrom that portion thereof conveyed by S.A. Bartlett, et al, to County of Sonoma, by Deed dated May 17, 1938 and recorded June 20, 1938 in Book 458 of Official Records of Sonoma County, page 8. Said easement is to benefit and be appurtenant to Lot 1 1/2 of the "Island Subdivisions.

Commonly known as: 9887 Main Street, Monte Rio, CA 95462