

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2025031732

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 **\$14,985.00** for the fiscal year **2019-2020** Default Number: **0001632** 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 **FABIAN MARY F TR** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number **117-310-002-000** 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

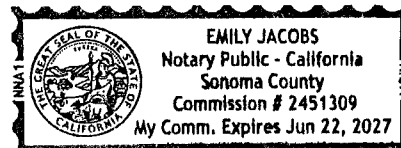


EXHIBIT A
117-310-002-000

the following described property in the City of Cloverdale, County of Sonoma, State of California:

PARCEL ONE:

LOT 2, AS NUMBERED AND DESIGNATED UPON THE MAP OF GRANDVIEW ACRES TRACT NO. 580, FILED FOR RECORD DECEMBER 29, 1985 IN BOOK 378 OF MAPS, AT PAGES 26 THROUGH 31, SONOMA COUNTY RECORDS.

PARCEL TWO:

A 60 FOOT WIDE EASEMENT FOR GENERAL ROAD PURPOSES AS SHOWN UPON THE MAP OF GRANDVIEW ACRES TRACT #580, FILED FOR RECORD DECEMBER 29, 1985 IN BOOK 378 OF MAPS, AT PAGES 26 THROUGH 31, SONOMA COUNTY RECORDS.

PARCEL THREE:

A 60 FOOT WIDE EASEMENT FOR GENERAL ROAD PURPOSES, AS SHOWN UPON THAT AMENDED PARCEL MAP #4760, FILED FOR RECORD NOVEMBER 7, 1977 IN BOOK 260 OF MAPS, PAGE 20, SONOMA COUNTY RECORDS.

A GENERAL ROAD AND UTILITY EASEMENT CROSSING A PORTION OF THE LANDS OF MARILYN J. TRIMBLE AS DESCRIBED BY THAT CERTAIN AFFIDAVIT - DEATH OF JOINT TENANT RECORDED UNDER DOCUMENT NO. 85-061266, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING DESCRIBED AS FOLLOWS:

PARCEL FOUR:

A 30' WIDE GENERAL ROAD AND UTILITY EASEMENT LYING 15' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF TRIMBLE LANE AS SAID LANE IS SHOWN ON THAT CERTAIN MAP ENTITLED, GRANDVIEW ACRES TRACT NO. 540 FILED IN BOOK 378 OF MAPS AT PAGES 26-31, SONOMA COUNTY RECORDS, SAID POINT ALSO BEING IN THE NORTH LINE OF LOT 2 AS SHOWN ON SAID MAP FROM WHICH A 3/4" IRON PIPE TAGGED L.S. 2757 SET AT THE WESTERLY END OF THAT COURSE NORTH 64° 20' 40" EAST 38.54 FEET BEARS NORTH 77° 20' 15" EAST 44.97 FEET; THENCE LEAVING SAID LINE AND CROSSING A PORTION OF LOT 2 AS SAID LOT IS SHOWN ON THE ABOVE MENTIONED MAP SOUTH 7° 18' 15" WEST 25.25 FEET; THENCE SOUTH 33° 28' 05" WEST 39.04 FEET; THENCE SOUTH 29° 41' 15" WEST 75.31 FEET; THENCE SOUTH 8° 21' 41" EAST 50.11 FEET; THENCE SOUTH 36° 57' 29" EAST 53.64 FEET; THENCE SOUTH 56° 49' 28" EAST 65.73 FEET; THENCE SOUTH 55° 56' 10" EAST 66.72 FEET; THENCE SOUTH 52° 31' 29" EAST 41.31 FEET TO PT. "A"; THENCE SOUTH 34° 36' 19" EAST 115.43 FEET; THENCE SOUTH 1° 39' 58" WEST 53.05 FEET; THENCE SOUTH 25° 26' 15" EAST 169.61 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 1 AND 2 FROM WHICH A 3/4" IRON PIPE TAGGED L.S. 2757 SET AT THE SOUTHEAST CORNER OF THE SAID LOT 2 BEARS SOUTH 74° 48' 00" EAST 10.61 FEET.

PARCEL FIVE:

A 30' WIDE GENERAL ROAD AND UTILITY EASEMENT LYING 15' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT PT. "A" IN THE ABOVE DESCRIPTION; THENCE SOUTH 76° 47' 19" EAST 31.79 FEET; THENCE NORTH 60° 23' 29" EAST 47.31 FEET; THENCE NORTH 59° 22' 15" EAST 90.80 FEET TO A POINT IN THE DIVISION LINE BETWEEN LOTS 2 AND 3 AS SHOWN ON THE ABOVE MENTIONED GRANDVIEW ACRES MAP FROM WHICH A 3/4" IRON PIPE TAGGED L.S. 2757 SET AT THE NORTHERLY END OF THAT COURSE SOUTH 5° 00' 29" EAST 263.63 BEARS NORTH 5° 00' 29" WEST 95.21 FEET.

THE SIDELINES OF SAID EASEMENTS ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT THE PROPERTY LINES.