

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2024032025

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 6/30/2018 for the nonpayment of delinquent taxes in the amount of **\$2,090.49** for the fiscal year 6/30/2018 Default Number: **0001050** 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 **KORETSKY WALTER & KORETSKY NICHOLAS TR** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number **125-471-020-000** 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

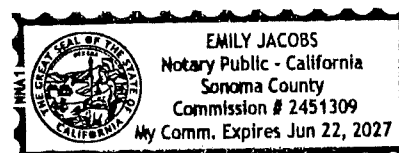


EXHIBIT A
125-471-020-000

All that certain real property situated in unincorporated area,
County of Sonoma, State of California, described as follows:

The northerly one-half of Lot 24, as numbered and designated upon
the map entitled West Roseland Tract, filed in the office of the
County Recorder on September 17, 1912, in Book 28 of Maps,
page(s) 11, Sonoma County Records.

EXCEPTING THEREFROM the following:

COMMENCING at the northeast corner of said Lot 24; thence along
the easterly line of the said lot, South 5° 34' East, 145.88
feet; thence South 84° 44' West, 298.60 feet; thence North 5° 34'
West, 145.88 feet to the northerly line of the said Lot 24;
thence North 84° 44' East along the northerly line of the said
Lot 24, 298.60 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described in the Deed to
the Sonoma County Water Agency, recorded August 31, 1979, in Book
3616 of Official Records, page 844, under Recorder's Serial No.
V-21312, Sonoma County Records.