

RECORDING REQUESTED BY & AFTER
RECORDING RETURN TO:

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



2024031990

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 **\$2,764.91** for the fiscal year 6/30/2019 Default Number: **0001245** 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 **CUPP RONALD** and is situated in said Sonoma County, State of California, described as Assessor's Parcel Number **134-251-063-000** 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

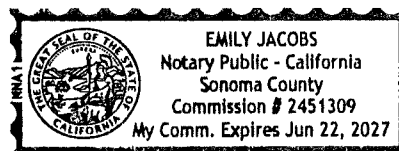


EXHIBIT A
134-251-063-000

the real property situated in the County of Sonoma, State of California, more particularly described as follows:

For legal description of the real property herein, see Exhibit A attached hereto and made part hereof.

Exhibit A

FARMS 234, 235 AND 236, AS NUMBERED AND DESIGNATED UPON THE PLAN OF SUBDIVISION OF SANTA ROSA FARMS NO. 3, SONOMA COUNTY, CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, ON OCTOBER 9, 1911 IN LIBER 26 OF MAPS, PAGE 15.

ALSO, THAT PART OF LOT 232, DESCRIBED AS COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 31' WEST, ALONG THE DIVIDING LINE BETWEEN LOTS 232, 234 AND 235, A DISTANCE OF 677.87 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN TRACT UNDER AGREEMENT OF SALE MADE BY HARVEY W. BURSON AND BERTHA LILLIAN BODE, BY AGREEMENT DATED AUGUST 30, 1934 AND RECORDED IN LIBER 368 OF OFFICIAL RECORDS, PAGE 265; THENCE ALONG THE SOUTHERLY LINE OF SAID BODE, NORTH 89 DEGREES 28' EAST, 9 FEET; THENCE SOUTH 1 DEGREE 31' EAST, 677.98 FEET TO THE SOUTHERLY LINE OF LOT 232; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 89 DEGREES 28' WEST, 9 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DEED FROM WARREN T. PRITCHARD AND DOROTHY L. PRITCHARD, HIS WIFE, TO PETER A. ZARINS, A MARRIED MAN AND JOHN T. ZARINS, AN UNMARRIED MAN, DATED FEBRUARY 1, 1965 AND RECORDED FEBRUARY 24, 1965 IN LIBER 2109 OF OFFICIAL RECORDS, PAGE 923, RECORDER'S SERIAL NO. J-31630, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DEED FROM WARREN T. PRITCHARD AND DOROTHY L. PRITCHARD, HIS WIFE, TO EDWARD W. HARTGENBUSH AND MARVIN SOLLAND, TRUSTEES FOR DECILLION ASSOCIATES, DATED FEBRUARY 10, 1965 AND RECORDED MARCH 15, 1965 IN LIBER 2114 OF OFFICIAL RECORDS, PAGE 19, RECORDER'S SERIAL NO. J-34327, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THAT PORTION OF FARMS 234 AND 232, AS DELINEATED UPON "PLAN OF SUBDIVISION OF SANTA ROSA FARMS NO. 3, RECORDED OCTOBER 9, 1911 IN LIBER 26 OF MAPS, PAGE 15, SONOMA COUNTY RECORDS, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WESTERLY POINT OF SAID FARM NO. 234, DISTANT THEREON 303.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF FARM 234; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 303.00 FEET TO SAID SOUTHWEST CORNER; THENCE EASTERLY ALONG THE SOUTH-SOUTHERLY COMER COMMON TO SAID FARMS 234 AND 232; THENCE ALONG THE SOUTHERLY LINE OF SAID FARM 232, NORTH 89 DEGREES 28' EAST, 9 FEET; THENCE NORTH 1 DEGREE 31' WEST, 303.00 FEET; THENCE WESTERLY IN A DIRECT LINE 659.76 FEET MORE OR LESS, TO SAID POINT OF BEGINNING.