

NOTICE TO REALTOR & ESCROW

Re: 20588 Upper Hillview Dr, Sonora, CA [Parcel #045-301-003-000]

To All Concerned:

Be advised that I, **Richard the Living Strmiska**, a living man, am the recorded and lawful owner of the above-referenced property.

Enclosed herewith are the following:

1. **Affidavit of Ownership & Authority to Sell**
2. **Affidavit of Default & Demand**

These sworn affidavits stand as lawful declarations. Title is held free and clear. No valid mortgage, lien, or encumbrance exists, nor has any verified evidence been produced to establish such claim.

Accordingly, any and all proceeds from the sale of this property are to be directed exclusively to me, the undersigned, as sole and rightful owner.

Any attempt to divert, encumber, or misdirect funds, or to recognize a third-party claim absent verified evidence of lawful authority, shall constitute fraud and trespass.

This notice, and the affidavits enclosed, must be placed in the escrow and realtor file and stand as part of the permanent record of the transaction.

Respectfully,

Richard the Living Strmiska

All Rights Reserved, Without Prejudice

Date: September 08, 2025