

2024-007371

Rebecca Turner, County Clerk-Recorder
Calaveras County, California
07/12/2024 11:16 AM
Recorded by: LEHUA MOSSA

REQUESTED BY and RETURN TO:
LEHUA MOSSA
TAX COLLECTOR
891 MT RANCH ROAD
SAN ANDREAS, CA 95249

Pages: 2

Recording Fee: \$ 0.00
Taxes: \$0.00
Clerk: bdavis Total: \$0.00



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which pursuant to law, property was declared to be tax-defaulted on: 6/30/2019
For the nonpayment of delinquent taxes in the amount of \$524.06
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-041

Notice is hereby given by the Tax Collector of Calaveras County that, pursuant to Revenue and Taxation Code section 3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of deficiency" pursuant to Section 362(b)(9)(B) of Title 11 of the United States Code.

The real property subject to this notice is assessed to Ray H Hirt Estate Of and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 008-025-060-000

SEE EXHIBIT A

Executed On July 12, 2024

Lehua Mossa, Treasurer/Tax Collector

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 CALAVERAS COUNTY

On July 12, 2024 before me Rebecca Turner, County Clerk, personally appeared Lehua Mossa, Treasurer/ Tax Collector 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 on whose behalf the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL,

REBECCA TURNER
COUNTY CLERK - RECORDER

DEPUTY

EXHIBIT A
008-025-060-000

All that certain real property situated in the State of California, County of Calaveras, more particularly described as follows:

Parcel One:

All that portion of Lots 3 and 4 in the North Half of the Northwest Quarter of Section 2, Township 6 North, Range 13 East, M.D.B. & M., Calaveras County, State of California, more particularly described as follows:

Beginning at the Northwest corner of said parcel from which the corner common to said lots 3 and 4, and Lots 11 and 12, being the North 1/16th corner of said Section 2, bears South 1° 23' West 364.92 feet, thence from said point of beginning South 7° 53' East 180.00 feet; thence North 3° 01' East 177.72 feet; thence North 88° 36' 30" West 34 feet to the point of beginning.

Parcel Two:

All that portion of Lots 3 and 4 in the North Half of the Northwest Quarter of Section 2, Township 6 North, Range 13 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast corner of said parcel from which the corner common to said Lots 3 and 4, and Lots 11 and 12, being the North 1/16 corner of said Section 2 bears South 01° 23' 00" West 364.92 feet, thence from said point of beginning South 07° 53' 00" East 190.07 feet; thence North 62° 58' 00" West 127.07 feet, thence North 16° 50' 10" East 137.58 feet; thence South 88° 36' 30" East 47.29 feet to the point of beginning.

Together with a 20 foot easement for roadway and utility purposes from Winton Road along the Westerly side of the East boundary of the adjoining Dyer-O'Leary property, which easement is not to be exclusive.

Unofficial