

2024-007373

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: 1  
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 \$694.78  
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-073

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 **Susan C Trevino** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 012-007-019-000

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

All that portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 North, Range 13 East, M.D.B.&M., more particularly described as follows:

Commencing at the Southwesterly corner of aforesaid Section 20 and running thence N 75° 29' E 1363.53 feet; thence N 88° 25' W 279.95 feet to the Southwest corner and the true point of beginning of the parcel herein described; thence 1st., N 4° 26' 30" E 120.90 feet; thence 2nd., S 88° 25' E 270.58 feet, more or less, to the Easterly boundary of the Southwest Quarter of the Southwest Quarter of said Section 20; thence 3rd., Southerly, along the Easterly boundary of said Southwest Quarter of the Southwest Quarter of said Section 20, a distance of 120.80 feet, more or less; thence 4th., N 88° 25' W 279.95 feet, more or less, to the point of beginning.

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