

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

2024-007379

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

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 \$2,623.58  
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-111

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 Carmen Selene Pena Rubio and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 014-030-012-000

**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.

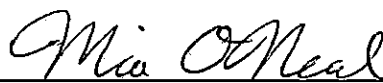
STATE OF CALIFORNIA CALAVERAS COUNTY

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**  
**014-030-012-000**

A portion of Lot No. 41 "A" in Section 27, Township 8 North, Range 13 East, known as the "Wet Gulch Quartz and Placer Mines" situated in the County of Calaveras, State of California, more particularly described as follows:

**Parcel One:**

Commencing at the Section corner common to Sections 21, 22, 27, and 28, Township 6 North, Range 13 East, M.D.B. & M., and running thence due East, along the North boundary of Section 27, a distance of 994.3 feet; thence south parallel with the West line of Section 27, for a distance of 660 feet to the true point of beginning; thence East parallel with the North line of Section 27 for a distance of 331.34 feet more or less; thence South parallel with the West line of Section 27 for a distance of 330 feet; thence West parallel with the North line of Section 27 for a distance of 331.34 feet more or less to a point due South on the true point of beginning; thence North 330 feet to the true point of beginning.

**Parcel Two:**

Commencing at the Section corner common to Sections 21, 22, 27, and 28, Township 6 North, Range 13 East, M.D.B. & M., and running thence due East, along the North boundary of Section 27, a distance of 994.03 feet; thence south parallel with the West line of Section 27, for a distance of 625.86 feet to the true point of beginning; thence East parallel with the North line of Section 27, for a distance of 292 feet more or less; thence Southeast at an angle of 52 degrees 21 minutes from the North line of Section 27, for a distance of 64.41 feet; thence South parallel with the West line of Section 27, for a distance of 83.14 feet; thence West parallel with the North line of Section 27 for a distance of 331.34 feet more or less to a point due South of the true point of beginning; thence North 134.14 feet to the true point of beginning.

SAVE AND EXCEPTING therefrom all rights to minerals and hydrocarbons in or on said property, as reserved in Deed from David A Pike to Marcelle A Martinez, recorded July 24, 1947 in Book 42 of Official Records, page 435, Calaveras County Records.

AND ALSO EXCEPTING therefrom any veins and lodes of quartz, or other rock in place bearing gold, silver, cinnabar, lead, tin, copper, or other valuable deposits within the land above described, which may have been discovered on or prior to May 27, 1875.

**Parcel Three:**

TOGETHER WITH an easement for roadway purposes for the use of both vehicular and pedestrian traffic over the following described real property:

All that portion of the Southwest Quarter of the Southwest Quarter of Section 22, Township 6 North, Range 13 East, lying South and Southeasterly of the road running from Glencoe to Railroad Flat, commonly known as the Independence Road, described as follows:

- (a) A strip of land 20 feet wide lying Southeasterly of the Southeasterly line of aforesaid Independence Road measured perpendicularly and radially from said Southeasterly line, the Northwesternly line of said strip having a length of 210 feet, measured Southwesterly along the Southeasterly line from the intersection thereof with the Easterly line of the Southwesterly Quarter of the Southwesterly Quarter of said Section 22.
- (b) A strip of land 20 feet wide lying Westerly of and measured at right angle to the Easterly line of the Southwesterly Quarter of Section 22 extending Southerly from the Southeasterly line of said Parcel (a) above the Southerly line of said portion of Section 22.

The above easement being the same easement acquired by Agnea M Aasland et al, in that certain Deed recorded January 12, 1960 in Book 129 Official Records at Page 88.