

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

2023-005220

Rebecca Turner, County Clerk-Recorder  
Calaveras County, California  
07/14/2023 01:00 PM  
Recorded by: CALAVERAS COUNTY TAX COLLECT

Pages: 1

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



**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**

Which pursuant to law, property was declared to be tax-defaulted on: 6/30/2018  
For the nonpayment of delinquent taxes in the amount of \$130.66  
For the Fiscal Year: 2017-2018, Default Number: DEF-180-000-112

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 **BAHR JAMES G** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: **014-030-056-000**

Real property in the City of Unincorporated, County of Calaveras, State of California, described as follows:

ALL THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF CALAVERAS, STATE OF CALIFORNIA AND DESCRIBED WITH REFERENCE TO THAT CERTAIN RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID CALAVERAS COUNTY IN BOOK 20 OF RECORD OF SURVEYS, AT PAGE 179, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE REMAINDER PARCEL AS SAID PARCELS 1, 2, AND THE REMAINDER PARCEL ARE SHOWN AND SO DESIGNATED ON SAID RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT, AND CONTAINING THE FOLLOWING AREA: PARCEL 1 = 13.63 +/- AC; PARCEL 2 = 6.79 +/- AC; REMAINDER = 0.51 +/- AC.

Executed On July 14, 2023

  
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 14, 2023 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

  
Heather Simon, DEPUTY

