

2024-007386

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 \$430.88
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-222

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 Donna Mc Grath and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 021-004-021-000

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

The West Half of the Southeast Quarter of the Northwest Quarter of Section 27 Township 5 North, Range 13 East, M.D.B. & M.

TOGETHER with an easement over an existing unimproved road across the Northeast Quarter of the Southwest Quarter of said section.

RESERVING from this conveyance an easement over the continuation of an existing unimproved road, which said continuation thereof begins on the Southerly boundary of the property first above described and across said firstly described property in a generally Northeast direction to the Easterly boundary thereof, said reservation being for the use and benefit of the property owners adjoining on the East.

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