

2024-007398

Rebecca Turner, County Clerk-Recorder
Calaveras County, California
07/12/2024 11:18 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 \$2,588.34
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-445

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 **James Sadegi** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 038-003-012-000

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
038-003-012-000

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

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF CALAVERAS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

EXCEPTING THEREFROM ALL LEADS, LODES, LEDGES AND VEINS OF GOLD OR MINERAL BEARING ORES OR QUARTZ OR OTHER ROCK IN PLACE, TOGETHER WITH ALL DIPS, SPURS AND ANGLES, AND WHITHERSOEVER THE SAME MAY PENETRATE OR EXTEND, TOGETHER WITH THE RIGHT TO WORK, MINE AND OPERATE THE SAID LEADS, LODES, LEDGES AND VEINS BY MEANS OF SHAFTS, TUNNELS AND DRIFTS AND TOGETHER WITH THE RIGHT TO USE SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE NECESSARY TO PROPERLY CARRY ON SUCH MINING OPERATIONS AND RIGHTS OF INGRESS AND EGRESS AND FOR RIGHTS OF WAY FOR SUCH ROADS, PIPE LINES, ELECTRIC AND TELEPHONE LINES, DITCHES AND OTHER PURPOSES NECESSARY IN CARRYING ON SUCH MINING OPERATIONS, IT BEING PROVIDED HOWEVER, THAT NO PORTION OF THE SURFACE OF SAID LANDS WHICH IS NOW CULTIVATED OR IMPROVED SHALL BE ENTERED UPON, OR USED FOR MINING PURPOSES, AND THAT NO PORTIONS OF SAID LANDS HEREAFTER CULTIVATED OR IMPROVED SHALL BE USED FOR MINING PURPOSES, UNLESS SAID MINING OPERATIONS CANNOT BE CARRIED ON EXCEPT BY THE USE OF SUCH PORTIONS OF SAID PORTIONS OF SAID LANDS AS MAY BE HEREAFTER CULTIVATED OR IMPROVED. IT IS PROVIDED THAT NO SURFACE GRAVEL OR HYDRAULIC MINING SHALL BE CARRIED ON, IN OR UPON SAID LANDS AND THAT ALL MINING CARRIED ON, IN OR UPON SAID LANDS AND PREMISES, SHALL BE BY THE SHAFT, TUNNEL OR DRIFT PROCESS. IT IS FURTHER PROVIDED THAT NO TAILINGS, SAND OR DEBRIS SHALL BE DEPOSITED IN CARRYING ON SUCH MINING OPERATIONS, UPON ANY CULTIVATED AND IMPROVED LANDS, AS RESERVED BY G. MCM. ROSS AND ELLEN ROSS (HIS WIFE) BY DEED RECORDED OCTOBER 15, 1915 IN BOOK 63, PAGE 293 OF DEEDS.

Unofficial