

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

2025-007588

Rebecca Turner, County Clerk-Recorder
Calaveras County, California
07/25/2025 11:11 AM
Recorded by: CALAVERAS COUNTY TAX COLLECT

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: 6/30/2020

For the nonpayment of delinquent taxes in the amount of \$270.96

For the Fiscal Year: 2019-2020, Default Number: DEF-200-000-117

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 **Guillemin Kenneth R and Guillemin Richard Louis** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 014-016-020-000

SEE EXHIBIT A

Executed On July 25, 2025


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 25, 2025 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

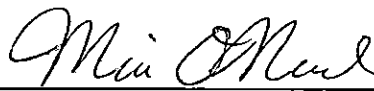

DEPUTY

EXHIBIT A

All that certain parcel of land situated in the County of Calaveras, State of California, described as:

PARCEL ONE:

All that portion of the North Half of the Northwest Quarter of Section 35, Township 6 North, Range 13 East, M.D.B.&M., described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35; running thence East 80 feet; thence North 643 feet, more or less to the Easterly side of the County road; thence Southwesterly along the Easterly side of the County road to the South boundary of the Northwest Quarter of the Northwest Quarter of said Section 35; and thence East to the point of beginning.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the issues, rents and profits thereof.

PARCEL TWO:

All that certain portion of the Northeast Quarter of the Northwest Quarter of Section 35, Township 6 North, Range 13 East, described as follows:

COMMENCING at a point 80 feet East of the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35 and running thence East 209 feet to a point; thence North 209 feet, thence West 209 feet; and thence South 209 feet to the point of beginning containing 1 acre.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the issues, rents and profits thereof.

PARCEL THREE:

All that portion of the Northeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northeast Quarter of Section 35, Township 6 North, Range 13 East, M.D.B.&M., lying Westerly of the County road leading to Railroad Flat from Mountain Ranch, via Calaveras River, which is particularly described as follows:

COMMENCING at the Southwest corner of the Lot heretofore acquired by O.L. Howard from Pete Dahl which is referred to sometimes as the DAHL LOT, thence, from said point of commencement, running Southerly to the Northwest corner of the so-called Gillman Lot along the Easterly boundary line of the so-called Fuchs' Lot; thence running Easterly along the Northerly line of the so-called Gillman Lot to the Northeast corner of said Gillman Lot; thence running Northerly to a point on the Southerly line of the so-called Dahl Lot (now owned by O.L. Howard) which is 200 feet Easterly from the point of commencement; thence running Westerly along the Southerly line of said Dahl Lot to the point of commencement and containing 1 acre of ground, more or less.

The premises hereby conveyed are a portion of the premises described in and conveyed by the deed to Delbert W. Seeman and Edna W. Seeman, his wife, dated March 25, 1940 and recorded on March 25, 1940 in Book 12 of Official Records, at Page 104, Calaveras County Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the issues, rents and profits thereof.