

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

2025-007575

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

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: 6/30/2017
For the nonpayment of delinquent taxes in the amount of \$1,252.92
For the Fiscal Year: 2016-2017, Default Number: DEF-170-000-108

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 Jost Neil and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 016-024-143-000

The real property in the Unincorporated Area of the County of Calaveras, State of California, described as:

Parcel "B" as shown on that Record of Survey for Boundary Line Adjustment of a portion of the North Half of the Southeast Quarter of Section 28, Township 5 North, Range 12 East, M.D.M. filed December 18, 2003, in Book 20 of Record of Surveys, at Page 89, Calaveras County Records.

We note but do not specifically ensure the following easement(s) which are contained in one or more instruments of record:

Together with an easement for road and utility purposes 30 feet wide on road or roads as existing on a portion of the East Half of Section 28, Township 5 North, Range 12 East, M.D.B.&M., as set forth in Deed recorded July 26, 1979 in Book 513 of Official Records, Page 10, Calaveras County Records.

Also together with an easement for road and utility purposes 30 feet wide across the Northwest quarter of the Southeast Quarter of Section 28, Township 5 North, Range 12 East, M.D.B.&M., as granted to Robert V Ish, et al., in Deed recorded April 3, 1968 in Book 252 of Official Records, Page 496, and recorded July 26, 1979 in Book 513 Official Records, Page 11, Calaveras County Records.

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