

2025-007573

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

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: 6/30/2020

For the nonpayment of delinquent taxes in the amount of \$3,733.35

For the Fiscal Year: 2019-2020, Default Number: DEF-200-000-242

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 **Borgedalen Darren Dean and Seronello Michael** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 021-020-010-000

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

PARCEL ONE:

Parcel B, as shown and delineated on that certain Parcel Map of Lot 1, Oakridge Subdivision, also being a portion of the East Half of the Southwest Quarter of Section 36, Township 5 North, Range 13 East, M.D.B.&M., filed for record September 20, 1985 in Book 7, Parcel Maps, Page 4, Calaveras County Records.

PARCEL TWO:

A non-exclusive public utility and access road easement as an appurtenance to Parcel B as shown on said Parcel Map, over, under and across a strip of land 20 feet in width lying Easterly of and adjacent to the most Western line of Parcel A, the location of which is designated on said Parcel Map.

PARCEL THREE:

A non-exclusive public utility and access road easement as an appurtenance to Parcel B as shown on said Parcel Map over, under and across a strip of land 20 feet in width lying Northerly and adjacent to the Southern line of Parcel A, the location of which is designated on said Parcel Map.

PARCEL FOUR:

A non-exclusive road access easement as an appurtenance to Parcel B as shown on said Parcel Map, over and across that portion of a strip of land 20 feet in width lying within the bounds of Parcel A and C of said Parcel Map, the centerline of which easement is delineated as the "Centerline Data" for bearings, distances and curves designated No. 1 through No. 24, as specifically shown on said Parcel Map.

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