

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

2025-007587

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 \$1,560.47

For the Fiscal Year: 2019-2020, Default Number: DEF-200-000-297

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 **Auld Lorinda D** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 025-017-011-000

**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 real property situated in the County of Calaveras, State of California, described as:

## PARCEL ONE:

All those portions of the Southwest Quarter of the Southwest Quarter of Section 1, and the Northwest Quarter of the Northwest Quarter of Section 12, Township 5 North, Range 15 East, M.D.B.&M., more particularly described with reference to that certain Record of Survey Map on file and of record in Book 1 of Record of Surveys, Page 185 and 186, Calaveras County Records, as follows:

Beginning at the Section corner common to Sections 1, 2, 11 and 12, Township 5 North, Range 15 East, M.D.B.&M., and running thence  
1st., South 0°10' East, 107.94 feet along the line between Section 11 and 12; thence 2nd., North 89°50' East, 175.0 feet to the center line of an easement for roadway purposes, 50 feet wide; thence 3rd., North 0°10' West, 356.69 feet along the center line to its intersection with the center line of an existing County Road from Camp Connell to Summit Level, 50 feet wide; thence 4th., South 57°07', 5.1 feet along the said center line of County Road; thence 5th., through a tangent curve concave to the Southeast, with a radius of 453.7 feet, a central angel of 20° a distance of 158.37 feet to a point of tangency on said center line of County Road; thence 6th., South 37°07' West, 99.3 feet along said center line of County Road to the Section line between said Section 1 and 2; thence 7th., South 0°51' East, 56.84 feet along said Section line to the point of beginning.

SAVE AND EXCEPTING all that portion thereof lying within Section 12, Township 5 North, Range 15 East, M.D.B.&M.

ALSO SAVE AND EXCEPTING all the gold and precious minerals and mineral bearing ores, rock and earth located more than 100 feet below the surface of the above described parcel of land, as reserved by J.G. Andeson, and Hattie R Anderson, his wife, and L.E. Anderson, and Florene R. Anderson, his wife, by Deed recorded November 26, 1956 in Book 104 of Official Records, Page 225, Calaveras County Records.

## PARCEL TWO:

A non-exclusive easement for ingress-egress purposes over the following described property:

Beginning at the Northwesterly corner of that parcel of land described in a Grant Deed from H.F. Goldsmith and Doris H. Goldsmith, husband and wife, to Jack O. Watt and Doris Mae Watt, his wife, recorded June 27, 1977 in Book 443 at Page 345, Official Records, Calaveras County, said point being on the Section line common to Sections 1 and 2, T5N, R15E, M.D.M., said point also being the centerline of a 50 foot wide County road known as "Summit Level Road"; and running thence along said common section line, S 00°51' E, 56.34 feet to the Section corner common to Section 1, 2, 11, and 12, T5N, R15E, M.D.M., thence along the Section line common to said Section 1 and 12, N 89°50' E, 20.0 feet; thence leaving said common Section line and running N 29°00' E, 25.0 feet and N 16°25'10" W, 58.50 feet to a point on the centerline of said County Road; and thence along said centerline S 37°07' W, 27.22 feet to the point of beginning.

Said easement is appurtenant to and for the benefit of the grantor's remaining property described as follows:

Beginning at the Section corner common to Sections 1, 2, 11 and 12, Township 5 North, Range 15 East, M.D.B.&M., and running thence  
1st., South 0°10' East, 107.94 feet along the line between Section 11 and 12; thence 2nd., North 89°50' East, 175.0 feet to the center line of an easement for roadway purposes, 50 feet wide; thence 3rd., North 0°10' West, 356.69 feet along the center line to its intersection with the center line of an existing County Road from Camp Connell to Summit Level, 50 feet wide; thence 4th., South 57°07', 5.1 feet along the said center line of County Road; thence 5th., through a tangent curve concave to the Southeast, with a radius of 453.7 feet, a central angel of 20° a distance of 158.37 feet to a point of tangency on said center line of County Road; thence 6th., South 37°07' West, 99.3 feet along said center line of County Road to the Section line between said Section 1 and 2; thence 7th., South 0°51' East, 56.84 feet along said Section line to the point of beginning.

SAVE AND EXCEPTING all that portion thereof lying within Section 1, Township 5 North, Range 15 East, M.D.B.&M.

ALSO SAVE AND EXCEPTING all the gold and precious minerals and mineral bearing ores, rock and earth located more than 100 feet below the surface of the above described parcel of land, as reserved by J.G. Andeson, and Hattie R Anderson, his wife, and L.E. Anderson, and Florene R. Anderson, his wife, by Deed recorded November 26, 1956 in Book 104 of Official Records, Page 225, Calaveras County Records.