

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

2024-007404

Rebecca Turner, County Clerk-Recorder  
Calaveras County, California  
07/12/2024 11:16 AM  
Recorded by: LEHUA MOSSA

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 \$1,308.64  
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-459

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 Gary R Fitzpatrick, Walter Christopher Gurasich Family Trust, Walter Christopher Gurasich Trustee, Dorothy M Moore Trust, Dorothy M Moore Trustee, Larry A Nixon, Patricia Pickett Trust, Patricia Pickett Trustee, Kirke and Darcy White Family Trust, Newton K White and Darcy A White, Michael D Discretionary Trust, and Michael Wilbur Trustee and is situated in said county, State of California, described as follows:  
Assessor's Parcel Number: 040-004-061-000

**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**  
**040-004-061-000**

All that certain parcel of land lying within the unincorporated area of the County of Calaveras, State of California, and described as follows:

The Northwest Quarter of the Southwest Quarter of Section 10, Township 4 North, Range 11 East, M.D.B. & M.

Excepting therefrom all that portion thereof as described in the Deed of R.G. Churchill, et al., recorded in Book 56 of Official Records, Page 63 and 65, Calaveras County Records.

Also excepting therefrom any portion thereof lying within the boundary of State Highway 12.

Also excepting therefrom all that portion as described in the Deed of Guerdon L. Churchill, et ux., recorded August 12, 1983 in Book 656 of Official Records, Page 63.

Also excepting therefrom all that portion thereof as described in the Final Order of Condemnation in favor of the Calaveras Unified School District, recorded December 8, 1983 in Book 668 of Official Records, Page 221.

Also excepting therefrom all that portion thereof lying Northerly of State Highway No. 12.

Also excepting therefrom such portions thereof as described in the Final Order of Condemnation in favor of the People of the State of California, acting by and through the Department of Transportation, recorded September 18, 2009 as document number 2009-12581, Calaveras County Records.