

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

2024-007403

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

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: 6/30/2019

For the nonpayment of delinquent taxes in the amount of \$3,049.04

For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-460

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: 040-006-051-000

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

Parcel 1 as shown on that certain Parcel Map of a portion of the Southwest Quarter of Section 10, and a portion of the Northwest Quarter of Section 15, Township 4 North, Range 11 East, M.D.B.&M., filed for record December 1, 1989, in Book 7 of Parcel Maps, Page 167, Calaveras County Records.

\*Must be sold with 040-004-043-000

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

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