

When Recorded Return To:

Troy Kidd
Butte County Tax Collector
25 County Center Dr. Suite 125
Oroville, CA 95965-3367

Telephone (530) 552-3720

Recorded in Official Records
County of Butte

Keaton Denlay
County Clerk-Recorder
Cindi Wilde
Assistant

DOC # 2025-0021331
08/13/2025 Titles: 1 Pages: 4
08:45 AM

Fees: \$0.00
Taxes: \$0.00
CA SB2 Fee: \$0.00
Total: \$0.00



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

Which, pursuant to law was declared to be Tax-Defaulted on 6/30/2020

For the nonpayment of delinquent taxes in the amount of \$1,422.34

For the fiscal year 2019-2020 Default Number DEF200000963


Assessor's Parcel Number: 047-560-096-000

Notice is hereby given by the Tax Collector of Butte County that, pursuant to Revenue and Taxation Code Section 3691, (1) five or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default; (2) the property is subject to sale for nonpayment of taxes; and (3) the property will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before the sale. Parcels not sold at the tax sale may be re-offered for sale within a 90-day period. The real property subject to this notice is assessed to **WILLINGHAM, SYLVESTER & EVELYNE E** and is situated in said County, State of California, and described as follows:

4-
Bw

SEE EXHIBIT "A" ATTACHED

Troy Kidd
Butte County Tax Collector

By: 
Deputy

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.

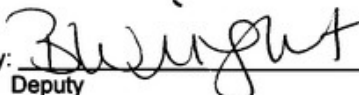
State of California }
County of Butte }

On August 13, 2025, before me, B. WRIGHT, Deputy Clerk-Recorder, personally appeared Troy Kidd, 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Keaton Denlay
County Clerk-Recorder

By: 
Deputy



DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF BUTTE, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE WEST ONE HALF OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 1 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY OF THE CITY OF CHICO, AS DESCRIBED IN THE DEED DATED AUGUST 31, 1942 AND RECORDED SEPTEMBER 10, 1942, IN VOLUME 303, AT PAGE 56, OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 34, NORTH 0 DEG. 08' 20" WEST, 579.85 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 33; THENCE FROM SAID POINT OF BEGINNING ALONG THE WEST LINE OF SAID SECTION 34 NORTH 0 DEG. 08' 20" WEST, 2058.0 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SECTION 34 NORTH 88 DEG. 54' 30" EAST, 833.95 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 34 SOUTH 0 DEG. 08' 20" EAST, 2058 FEET, MORE OR LESS; TO A POINT IN THE NORTH BOUNDARY OF SAID CITY OF CHICO PROPERTY, (VOLUME 303 OF OFFICIAL RECORDS, AT PAGE 56); THENCE ALONG THE NORTH BOUNDARY OF SAID CITY OF CHICO PROPERTY, SOUTH 89 DEG. 50' 50" WEST, 834 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, TOWNSHIP 23 NORTH, RANGE 1 EAST, M.D.B. & M.; THENCE SOUTH 00 DEG. 12' 45" EAST, 1229.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 32 DEG. 38' 26" EAST, 777.64 FEET; THENCE SOUTH 00 DEG. 12' 45" EAST, 174.43 FEET; THENCE SOUTH 89 DEG. 46' 33" WEST, 417.00 FEET; THENCE NORTH 00 DEG. 12' 45" WEST, 830.89 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY FOR ROAD PURPOSES OVER THE WEST 15 FEET OF THE NORTH ONE HALF OF THE EAST ONE HALF; AND THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 1 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED

PARCEL TWO: CONTINUED

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY OF THE CITY OF CHICO, AS DESCRIBED IN THE DEED DATED AUGUST 31, 1942 AND RECORDED SEPTEMBER 10, 1942, IN VOLUME 303, AT PAGE 56, OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 34, NORTH 0 DEG. 08' 20" WEST 579.85 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 33; THENCE FROM SAID POINT OF BEGINNING ALONG THE WEST LINE OF SAID SECTION 34 NORTH 0 DEG. 08' 20" WEST, 2058.0 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SECTION 34, NORTH 88 DEG. 54' 30" EAST, 833.95 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 34 SOUTH 0 DEG. 08' 20" EAST, 2058 FEET, MORE OR LESS, TO A POINT IN THE NORTH BOUNDARY OF SAID CITY OF CHICO PROPERTY, (VOLUME 303, OF OFFICIAL RECORDS, AT PAGE 56); THENCE ALONG THE NORTH BOUNDARY OF SAID CITY OF CHICO PROPERTY, SOUTH 89 DEG. 50' 50" WEST, 834 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL THREE:

AN EASEMENT FOR ROAD PURPOSES AND PUBLIC UTILITIES PURPOSES OVER A 50 FOOT STRIP OF LAND LYING NORTHERLY OF AND ADJACENT TO A LINE AS HEREINAFTER DESCRIBED, THE NORTHERLY LINE OF SAID 50 FOOT STRIP TO BE EXTENDED NORTHEASTERLY TO ITS INTERSECTION WITH THE NORTH AND SOUTH CENTERLINE OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 1 EAST, M.D.B. & M.

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY OF THE CITY OF CHICO AS DESCRIBED IN THE DEED DATED AUGUST 31, 1942 AND RECORDED SEPTEMBER 10, 1942, IN VOLUME 303, AT PAGE 56, OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 34, NORTH 0 DEG. 08' 20" WEST, 579.85 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 33 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH BOUNDARY OF THE CITY OF CHICO PROPERTY DESCRIBED IN ABOVE MENTIONED DEED AND IN DEED FROM AUGUSTUS W. GRIFFITH, RECORDED APRIL 25, 1941, IN VOLUME 272 AT PAGE 96, OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEG. 50' 50" EAST, 1315.40 FEET; NORTH 89 DEG. 51' 50" EAST, 319.75 FEET; AND NORTH 44 DEG. 52' EAST, 989.2 FEET; THENCE LEAVING SAID CITY OF CHICO PROPERTY LINE, SOUTH 78 DEG. 33' WEST, 619.26 FEET TO AN IRON PIPE; THENCE CONTINUING SOUTH 78 DEG. 33' WEST 60 FEET TO A POINT; THENCE NORTH 0 DEG. 01' 33" WEST, 900.00 FEET ALONG THE LINE COMMON TO THE ARENT AND WATKINS PROPERTIES TO AN IRON PIPE FOR THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 78 DEG. 33' EAST, 985.0 FEET TO AN IRON PIPE IN THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 34, AND THE END OF SAID LINE.

CONTINUED

PARCEL FOUR:

AN EASEMENT FOR ROAD PURPOSES AND PUBLIC UTILITIES PURPOSES OVER A STRIP OF LAND PARTLY 50 FEET IN WIDTH AND PARTLY 25 FEET IN WIDTH, SAID STRIP BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 1 EAST, M.D.B. & M., PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY OF THE CITY OF CHICO, AS DESCRIBED IN THE DEED DATED AUGUST 31, 1942 AND RECORDED SEPTEMBER 10, 1942, IN VOLUME 303, AT PAGE 56, OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE WEST LINE OF SAID SECTION 34, NORTH 0 DEG. 08' 20" WEST, 579.85 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 33 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH BOUNDARY OF THE CITY OF CHICO PROPERTY DESCRIBED IN ABOVE MENTIONED DEED AND IN DEED FROM AUGUSTUS W. GRIFFITH, RECORDED APRIL 25, 1941, IN VOLUME 272, AT PAGE 96, OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEG. 50' 50" EAST, 1315.40 FEET; NORTH 89 DEG. 51' 50" EAST, 319.75 FEET; AND NORTH 44 DEG. 52' EAST, 989.2 FEET; THENCE LEAVING SAID CITY OF CHICO PROPERTY LINE, SOUTH 78 DEG. 33' WEST, 619.26 FEET TO AN IRON PIPE; THENCE CONTINUING SOUTH 78 DEG. 33' WEST, 60.0 FEET TO A POINT; THENCE NORTH 0 DEG. 01' 33" WEST, 900.00 FEET ALONG THE LINE COMMON TO THE ARENT AND WATKINS PROPERTIES TO AN IRON PIPE FOR THE TRUE POINT OF BEGINNING OF THE STRIP OF LAND HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 0 DEG. 01' 33" WEST, 50.0 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, SOUTH 88 DEG. 54' 30" WEST, 808.0 FEET, MORE OR LESS, TO A POINT WHICH IS DISTANT NORTH 88 DEG. 54' 30" EAST 858.95 FEET FROM THE WEST LINE OF SAID SECTION 34; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, NORTH 0 DEG. 08' 20" WEST, 569 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SECTION 34, SOUTH 88 DEG. 54' 30" WEST, 25.0 FEET TO A POINT WHICH BEARS NORTH 88 DEG. 54' 30" EAST, 833.95 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34; THENCE PARALLEL WITH THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEG. 08' 20" EAST, 615 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 88 DEG. 54' 30" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEG. 54' 30" EAST, 833 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SAID EASEMENTS DESCRIBED AS PARCEL NOS. TWO, THREE AND FOUR ABOVE ARE FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY DESCRIBED IN DEED FROM RALPH W. ARENT, ET UX, TO ANTHONY SANTOS, ET UX, DATED MARCH 31, 1958 AND RECORDED APRIL 8, 1958, IN BOOK 935, OF OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 183, AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HEREAFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF.

047-560-096