

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

2026-006413

Rebecca Turner, County Clerk-Recorder
Calaveras County, California
07/27/2026 10:43 AM
Recorded by: CALAVERAS COUNTY TAX COLLECT

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: 06/30/2019
For the nonpayment of delinquent taxes in the amount of \$1,807.62
For the Fiscal Year: 2018-2019, Default Number: DEF-190-000-140

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 **RETFERFORD ROLAND** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 016-025-015-000

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

PARCEL ONE:

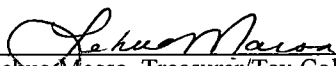
The Southeast Quarter of the Southwest Quarter of Section 25, Township 5 North, Range 12 East, M.D.B.&M.

EXCEPTING THEREFROM a one-half interest in all mines, minerals, lodes, veins, and deposits found or to be found under or within the lines or area of the above granted premises, together with their dips, with such reasonable use of the surface ground as may be necessary to win, work, and carry away said minerals so excepted and reserved; not however, to interfere with any improvements on the property as reserved in Grant Deed recorded March 2, 1979 in Book 497 of Official Records, at Page 153, Calaveras County Records.

PARCEL TWO:

An easement for existing roadway from Ponderosa Way across the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 25, Township 5 North, Range 12 East, M.D.B.&M., as set forth in the Deed recorded February 4, 1977 in Book 431 of Official Records, at Page 529, Calaveras County Records.

Executed On July 24, 2026


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 24, 2026 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

