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

2026-006416
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: 06/30/2021
For the nonpayment of delinquent taxes in the amount of $1,119.78
For the Fiscal Year: 2020-2021, Default Number: DEF-210-000-314

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 **IRWIN GENE R and IRWIN MARLENE J** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 024-033-020-000

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

Lot 774, as shown on that certain Map entitled "Blue Lake Springs Subdivision Unit No. 7, Tract 132", filed for record November 16, 1964, in Book 2 of Subdivision Maps, Page 83, 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

Unofficial Copy