

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

2026-006427

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 \$1,993.22
For the Fiscal Year: 2020-2021, Default Number: DEF-210-000-633

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 **BROWN INGRID H ESTATE OF and BROWN INGRID H TRUST** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 050-016-125-000

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

Parcel One:

Parcel A of that certain Parcel Map of a portion of the NE1/4 of Section 18, T3N. R10E, M.D.B.&M., Calaveras County, California, filed for record on September 21, 1993, in Book 8 of Parcel Maps, at Page 165, Calaveras County Records.

Parcel Two:

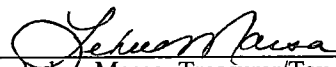
A non-exclusive 30 feet wide road and public utility easement as shown and designated on that certain Parcel Map filed for record on April 19, 1991, in Book 8 of Parcel Maps, at Page 60, Calaveras County Records.

Parcel Three:

A road easement 30 feet wide over and across all that portion of the South Half of the Northeast Quarter of Section 18, Township 3 North, Range 10 East, M.D.B.&M., Calaveras County, California. The Northerly line of which is more particularly described as follows:

Beginning at the Southeast corner of Lot 3 being a 3/4 inch iron pin marked L.S. 3535, as shown on that particular map recorded in Book 6, Page 36A, of Parcel Maps in the office of the Recorder of Calaveras County, California; thence West 376.82 feet to a point lying on the South boundary line of Lot 3 of said Parcel map and the point of termination.

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

