

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

2026-006398

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

Pages: 2

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 \$615.72

For the Fiscal Year: 2020-2021, Default Number: DEF-210-000-259

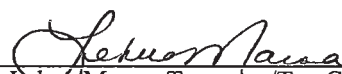
Notice is hereby given by the Tax Collector of **Calaveras County** that, pursuant to Revenue and Taxation Code section 3691, five years or more have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to 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 **9138 AVE A INC.** and is situated in said county, State of California, described as follows: Assessor's Parcel Number: 021-005-040-000

***MUST BE SOLD WITH 021-005-039-000**

SEE EXHIBIT A

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.

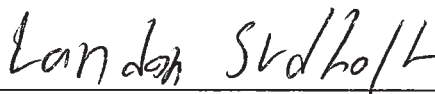
STATE OF CALIFORNIA CALAVERAS COUNTY

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

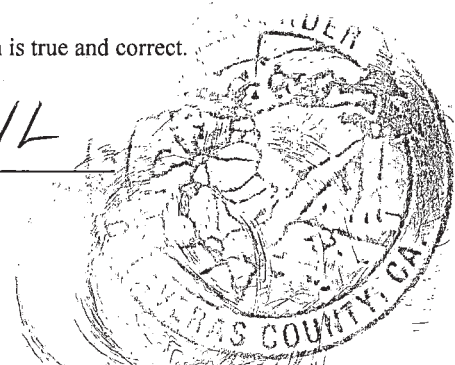


EXHIBIT A

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

Parcel One:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 34, T.5N., R.13E., M.D.B.&M., thence Northeasterly to the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence Westerly to the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence Southerly to the point of beginning, consisting of five acres, more or less.

Parcel Two:

The following described easements for recreational purposes over the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the aforesaid Section 34:

A. Easement for recreational purposes over the existing stream flowing through the property, the dams, weirs, fish ladders, and buildings, formerly used as a fish hatchery, pipes, water lines, pumps and other appurtenances and equipment, all in an as is condition.

B. The existing artificial lakes and dams securing the same together with appurtenances for the operation and maintenance thereof and also a strip of land 50 feet wide surrounding the perimeter of each of said lakes, the lakes for the purpose of this conveyance to include any and all holding ponds used in connection therewith.

Parcel Three:

A. An easement for roadway purposes as the same now exists over the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in the aforesaid Section 34.

B. An easement for roadway purposes extending from the Northeasterly terminus of the existing roadway referred to in (A) above, across the holding pond dam and Southwesterly to the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of aforesaid Section 34.

RESERVING from Parcel One herein described, the following easements:

A. An easement for recreational purposes over the stream flowing through the property, the dams, weirs, fish ladders, and buildings formerly used as a fish hatchery, pipes, water lines, pumps and other appurtenances and equipment, all in an as is condition.

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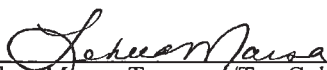
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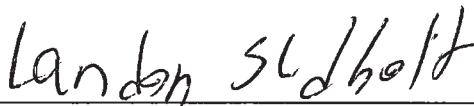
STATE OF CALIFORNIA CALAVERAS COUNTY

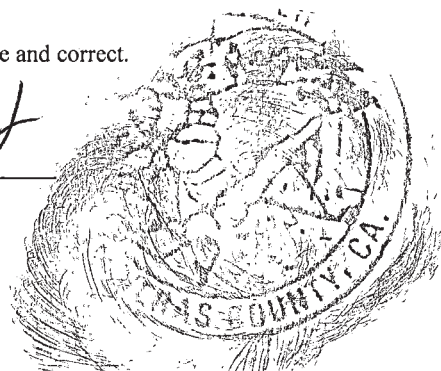
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B. The existing artificial lakes and dams securing the same together with appurtenances for the operation and maintenance thereof and also a strip of land 50 feet wide surrounding the perimeter of each of said lakes, the lakes for the purpose of this conveyance to include any and all holding ponds used in connection therewith.

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