

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

County of Sutter
Treasurer-Tax Collector
Nicholas F. Valencia
PO Box 546
Yuba City, CA 95992

NF

Recorded in Official Records
County of Sutter
Donna M. Johnston
County Clerk-Recorder

2026-0008143

08/17/2026 Titles: 1 Pages: 2
08:49 AM
Recording Fees: \$0.00
CA SB2 Fee: \$0.00
Taxes: \$0.00
Total Fees: \$0.00
SBECERRA

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Rev. & Tax. Code, §§3691(a)(1)(B), 3691.1 - 3691.2)

Which, pursuant to law was declared to be tax-defaulted on

July 1, 2019

for the nonpayment of delinquent taxes in the amount of

\$14,302.06

for the Fiscal Year 2018-2019 Default Number:

00189

Notice is hereby given by the Tax Collector of Sutter 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 at the close of business or 5 p.m., whichever is later, on the last business day prior to the commencement date of the tax sale. If the property is the subject of a bankruptcy proceeding, this notice constitutes a "notice of tax 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:

Tica, Beatriz M

and is situated in said county, State of California, described as follows:

006070009000

(Assessor's Parcel Number)

See Legal Description 'Exhibit A' attached hereto and made a part hereof.

State of California

Executed on

Nicholas F. Valencia, Sutter County Tax Collector

Sutter County

August 5, 2026

By

Nicholas Valencia

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 Sutter

On August 5, 2026, before me, S. Becerra, Deputy, personally appeared Nicholas F. Valencia, Tax Collector for Sutter County who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

DONNA M. JOHNSTON
County Clerk and Ex Officio Clerk

Deputy



The land described herein is situated in the State of California, County of Sutter, City of Live Oak, described as follows:

Parcel 1 :

Beginning at an iron pin at the intersection of the centerline of the California State Highway produced Easterly with the centerline of that certain County Road running along the line dividing Section 32, Township 17 North, Range 3 East, Mount Diablo Base and Meridian, as projected within the bounds of Boga Rancho, into East and West halves, known as "Larkin Road", said iron pin being South, measured along said centerline of said Larkin Road 3340.70 feet from the quarter section corner on the North line of said Section 32; thence South 89° 46' West along the Easterly production of the centerline of said California State Highway, a distance of 100.00 feet; thence North, a distance of 89.07 feet; thence North 89° 46' East, parallel with said centerline of the California State Highway as produced, a distance of 100.00 feet to the centerline of said Larkin Road; thence South and along the centerline of said Larkin Road, a distance of 89.07 feet to the point of beginning.

Excepting therefrom that portion thereof conveyed to Ione Garnett Raney by Deed from Catherine Ramsdell dated May 29, 1930, and recorded in Book 4 of Official Records, page 159.

Parcel 2:

Commencing at an iron pin at the intersection of the centerline of the California State Highway produced Easterly with the centerline of that certain County Road running along the line dividing Section 32, Township 17 North, Range 3 East, Mount Diablo Base and Meridian, as projected within the bounds of Boga Rancho, into East and West halves, known as "Larkin Road", said iron pin being South, measured along said centerline of said Larkin Road 3340.70 feet from the quarter section corner on the North line of said Section 32; thence South 89° 46' West along the Easterly production of the centerline of said California State Highway, a distance of 100.0 feet, to a point which is the point of beginning; thence South 89° 46' West a distance of 25 feet to a point; thence North a distance of 89.07 feet; thence North 89° 46' East a distance of 25 feet; thence South and parallel with the centerline of Larkin Road, a distance of 89.07 feet to point of beginning.

APN: 06-070-009