

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

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



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

2026-0008135

08/17/2026

Titles: 1 Pages: 2

08:01 AM

Recording Fees:

\$0.00

CA SB2 Fee:

\$0.00

Taxes:

\$0.00

Total Fees:

\$0.00

JLEWIS



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

\$888.62

for the Fiscal Year 2018-2019 Default Number:

00449

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:

Stewart, William Hal-L E ET/Larsen, Kenneth G-RMDR/Larsen, Torrey D/Mary E-TR/Larsen, Torrey Fam TR-RMDR

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

006143003000

(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 F. 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



Exhibit A

his undivided interest in the real property in the City of Live Oak, County of Sutter, State of CALIFORNIA, described as:

All those certain lots, pieces or parcels of land situated and lying and being in the County of Sutter, State of California, particularly described as follows, to-wit:

BEGINNING at the Southeast corner of Block 1 as the same is shown on that certain map entitled "Map of H. Luther's Addition to Live Oak" filed in the office of the County Recorder of Sutter County, California, on October 26, 1887 in Book "S" of Deeds, page 504; thence West 63 feet; thence North 150 feet; thence East 37 feet to the West line of Southern Pacific Railroad right of way; thence Southerly on the West line of the Southern Pacific Railroad right of way 150 feet, more or less to the point of beginning.

APN# 006-143-003