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

2026-0008157

08/17/2026 10:38 AM Titles: 1 Pages: 2

Recording Fees:	$0.00
CA SB2 Fee:	$0.00
Taxes:	$0.00
Total Fees:	$0.00

MMAGANA

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, 2021

for the nonpayment of delinquent taxes in the amount of $2,208.56

for the Fiscal Year 2020-2021 Default Number: 24098

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:

Nisperos, Alex

and is situated in said county, State of California, described as follows: 006590040000
(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

COUNTY RECORDER SUTTER COUNTY

Unofficial Copy

Exhibit A

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

Lot 14, as shown on that certain map entitled, "Orchard Estates - Phase II", filed in the office of the County Recorder of Sutter County, California, on October 13, 1994, in Book 15 of Surveys, Page 123.

Unofficial Copy

END OF DOCUMENT

2