

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

2026-0008187

08/17/2026 Titles: 1 Pages: 2
12:51 PM
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, 2019
for the nonpayment of delinquent taxes in the amount of \$105,382.32
for the Fiscal Year 2018-2019 Default Number: 19084

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:

Sohal, Joginder K

and is situated in said county, State of California, described as follows: 009010043000
(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

[Signature]
Deputy



Exhibit A

THAT PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 29, T. 17 N., R. 3 E., M.D.B.&M., AS PROJECTED INTO THE BOGA RANCHO IN SUTTER COUNTY, CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2 INCH IRON PIPE SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 10 OF "LIVE OAK COLONY NO. 1", FILED IN BOOK 2 OF SURVEYS, PAGE 18, SUTTER COUNTY RECORDS; THENCE NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID "LIVE OAK COLONY NO. 1" AND ITS EASTERLY PROLONGATION, 708.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 OF SAID TOWNSHIP AND RANGE AND BEING A POINT ON THE CENTERLINE OF LARKIN ROAD; THENCE SOUTH 0 DEGREES 07 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE CENTERLINE OF LARKIN ROAD, 2669.52 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29 ON THE BUTTE/SUTTER COUNTY LINE AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1313.77 FEET TO A POINT FROM WHICH A 1/2 INCH IRON PIN SET IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LARKIN ROAD AND RIVIERA ROAD BEARS SOUTH 0 DEGREES 07 MINUTES 25 SECONDS EAST, 22.15 FEET AND SOUTH 89 DEGREES 43 MINUTES 35 SECONDS WEST, 29.10 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST, 30.00 FEET TO A 3/4 INCH IRON PIPE WITH PLASTIC PLUG L.S. 3761 AS SHOWN ON PARCEL MAP NO. 106, FILED IN BOOK 1 OF PARCEL MAPS, PAGE 106, SUTTER COUNTY RECORDS; THENCE CONTINUE NORTH 88 DEGREES 47 MINUTES 43 SECONDS EAST ALONG THE

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NORTH LINE OF RIVIERA ROAD, 1331.30 FEET TO A 1 INCH IRON PIPE WITH PLASTIC PLUG R.E. 5637 AS SHOWN ON SAID PARCEL MAP NO. 106; THENCE NORTH, 1290 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 29 AND BEING THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARCEL MAP NO. 106; THENCE WESTERLY, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29 AND THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 1364 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APN: 09-010-043

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