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

2026-0008297

08/19/2026 08:41 AM Titles: 1 Pages: 2

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, 2021

for the nonpayment of delinquent taxes in the amount of $11,887.82

for the Fiscal Year 2020-2021 Default Number: 03639

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:

Buster, Dorothy A

and is situated in said county, State of California, described as follows: 009010087000 (09-010-017 Retired)
(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

CLERK RECORDER SUTTER COUNTY

Unofficial Copy

Exhibit A

AP# 9-010-017

A PORTION of Lot 11, as shown on that certain map entitled, "Live Oak Colony No. 5", filed in the office of the County Recorder of Sutter County, California, on April 22, 1911 in Book 2 of Surveys, page 26, more particularly described as follows:

BEGINNING at a point 100 feet East of the intersection of the West line of Lot 11 with the center line of Lot A of said Live Oak Colony No. 5, said point of beginning also being the Northeast corner of Deed to Harold S. Lambert and Violet E. Lambert, his wife, recorded July 19, 1960 in Book 536 of Official Records, page 556, Sutter County Records; thence Easterly along the North line of said Lot 11 and along the center line of Lot A, a distance of 325.00 feet; thence Southerly at right angles to the North line of Lot 11 and the center line of said Lot A and parallel to the West line of said Lot 11, a distance of 165.34 feet; thence Westerly and parallel to the North line of said Lot 11 and the center line of said Lot A, a distance of 325.00 feet, to the Southeast corner of the Deed recorded in Book 536 of Official Records, page 556, Sutter County Records; thence Northerly along the East line of said aforementioned Deed, a distance of 165.34 feet to the point of beginning.

Unofficial Copy

END OF DOCUMENT