

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

2026-0008156

08/17/2026 Titles: 1 Pages: 3
10:38 AM
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, 2020

for the nonpayment of delinquent taxes in the amount of

\$75,656.37

for the Fiscal Year 2019-2020 Default Number:

06312

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:

Johl Fam 11 TR Et/Johl, Jagpal S/Sumit-TR

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

013380054000

(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

the following described property in the unincorporated area of the County of Sutter, State of California:

THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE & MERIDIAN.

EXCEPTING THEREFROM THE WEST 70 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE PORTION THEREFROM CONVEYED BY CALIFORNIA LAND, INC., A CORPORATION, TO HARRY J. CHEIM BY DEED DATED NOVEMBER 13, 1940 AND RECORDED DECEMBER 4, 1940 IN BOOK 155 OF OFFICIAL RECORDS, PAGE 356, SUTTER COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 70 FEET IN WIDTH NOW OR FORMERLY OWNED BY SUTTER BUTTE CANAL COMPANY, SAID STRIP OF LAND BEING THE WESTERLY 70 FEET OF THE EAST HALF OF SAID SECTION 25 AS THE SAME IS DESCRIBED IN A DEED DATED OCTOBER 22, 1920 FROM F. H. GREELY AND LETTIE B. GREELY TO SUTTER BUTTE CANAL COMPANY OF RECORD IN BOOK 71 OF DEEDS, PAGE 209, SUTTER COUNTY RECORDS, SAID EASTERLY LINE OF SAID STRIP OF LAND BEING PARALLEL TO AND 70 FEET EASTERLY AT A RIGHT ANGLE FROM THE DIVIDING SAID SECTION 25 INTO EAST AND WEST HALVES; SAID POINT OF BEGINNING BEING 687.00 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE OF SAID STRIP OF LAND FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF SAID SECTION 25; RUNNING THENCE EASTERLY AT A RIGHT ANGLE TO SAID EASTERLY LINE OF SAID STRIP OF LAND, 335.00 FEET; THENCE SOUTHERLY PARALLEL TO SAID LINE DIVIDING SECTION 25 INTO EAST AND WEST HALVES, 1300.30 FEET; THENCE WESTERLY AT A RIGHT ANGLE TO SAID LAST NAMED COURSE 335.00 FEET TO SAID EASTERLY LINE OF STRIP OF LAND NOW OR FORMERLY OWNED BY SUTTER BUTTE CANAL COMPANY; AND THENCE NORTHERLY ALONG SAID LAST NAMED LINE 1300.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BUTTE VISTA TRACT AS PER MAP FILED MAY 29, 1961 IN BOOK 9 OF SURVEYS, PAGE 9, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN BUTTE VISTA TRACT NO. 1 AS PER MAP FILED MAY 5, 1964 IN BOOK 9 OF SURVEYS, PAGE 38, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TOM. P. ARTHURS, ET UX, BY DEED RECORDED APRIL 12, 1957 IN BOOK 469 OF OFFICIAL RECORDS, PAGE 95, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO HAROLD W. MOORE, ET UX, BY DEED RECORDED MAY 21, 1959 IN BOOK 511 OF OFFICIAL RECORDS, PAGE 129, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROBERT J. MOREAU, ET UX, BY DEED RECORDED DECEMBER 1, 1959 IN BOOK 521 OF OFFICIAL RECORDS, PAGE 599, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO HUGH CLARK LOVE, ET UX, BY DEED RECORDED APRIL 21, 1960 IN BOOK 531 OF OFFICIAL RECORDS, PAGE 189, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WILLIAM H. ROSEMAKER, ET UX, BY DEED RECORDED APRIL 27, 1960 IN BOOK 531 OF OFFICIAL RECORDS, PAGE 360, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROBERT A. POAGE, ET UX, BY DEED RECORDED JANUARY 14, 1964 IN BOOK 639 OF OFFICIAL RECORDS, PAGE 229, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO RAY LONG, ET UX, BY DEED RECORDED MARCH 2, 1964 IN BOOK 643 OF OFFICIAL RECORDS, PAGE 308, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ORVILLE W. HOUSE, ET UX, BY DEED RECORDED MARCH 6, 1964 IN BOOK 643 OF OFFICIAL RECORDS, PAGE 530, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WAYNE R. LEACH, ET UX, BY DEED RECORDED MARCH 5, 1969 IN BOOK 735 OF OFFICIAL RECORDS, PAGE 23, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO EDITH H. LOVE, BY DEED RECORDED AUGUST 29, 1966 IN BOOK 697 OF OFFICIAL RECORDS, PAGE 337, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BERNETTE H. RISENHOOVER, ET UX, BY DEED RECORDED SEPTEMBER 16, 1975 IN BOOK 854 OF OFFICIAL RECORDS, PAGE 286, SUTTER COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROBERT S. HOLMES, ET UX, BY DEED RECORDED SEPTEMBER 24, 1975 IN BOOK 854 OF OFFICIAL RECORDS, PAGE 588, SUTTER COUNTY RECORDS.

ALSO EXCEPTING ALL OIL, GAS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATE THEREIN AND THEREUNDER TOGETHER WITH ALL EASEMENTS AND RIGHTS NECESSARY OR CONVENIENCE OR FOR THE PRODUCTION, STORAGE AND TRANSPORTATION THEREOF AND THE EXPLORATION AND TESTING OF SAID REAL PROPERTY AND ALSO THE RIGHT TO DRILL FOR, PRODUCE AND USE WATER FROM THE SAID REAL PROPERTY IN CONNECTION WITH ITS DRILLING OR MINING OPERATIONS THEREON; AS RESERVED BY CAPITAL COMPANY IN DEED RECORDED MARCH 26, 1943 IN BOOK 194 OF SUTTER COUNTY RECORDS, PAGE 406.