

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

2026-0008140

08/17/2026
08:01 AM

Titles: 1 Pages: 3

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

\$2,302.33

for the Fiscal Year 2018-2019 Default Number:

14726

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:

West Riverview LLC

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

034170032000 (Retired34-050-022/023)
(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

[Signature]
Deputy



Exhibit A

That portion of the Northwest quarter of Section 19, T. 11 N., R. 3 E., M.D.B. & M. lying Northerly and Westerly of the parcel described in the Deed to Merle Anderson recorded February 20, 1964 in Book 542 of Official Records, page 388, Sutter County Records.

EXCEPTING THEREFROM those portions described as follows:

PARCEL NO. A:

Portion of the Northwest quarter of Section 19, Township 11 North, Range 3 East, M.D.B. & M., and being more particularly described as follows:

Beginning at a point 1708.08 feet South and 438.24 feet South 62° 45' East of the Northwest corner of Section 19, Township 11 North, Range 3 East, M.D.B. & M.; thence South 73° 30' East 60.06 feet; thence North 55° 30' East 375.54 feet; thence North 75° 15' East 321.42 feet; thence North 59° 15' East 218.46 feet; thence North 27° 45' East 81.84 feet; thence North 45° 30' East 1.32 feet; thence North 25° 30' East 104.94 feet; thence North 26° East 40.92 feet; thence North 16° 30' East 100.99 feet; thence North 62° 45' West 56.10 feet; thence South 151.14 feet to the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 19; thence West 670.56 feet to the right bank of old channel; thence South 26° West 4.09 chains; thence 21° 45' West 242.88 feet; thence South 37° 45' West 93.06 feet; thence South 72° 15' East 36.96 feet to the point of beginning, run by the true meridian, magnetic variation 18° 06' East.

PARCEL NO. B:

All that portion of Lot 70 of Sutter Basin Subdivision No. 1 lying South of the North Bluff of Mary's Lake and East of the Sacramento River, as said Lot 70 is shown on that certain map entitled, "Map of Sutter Basin Subdivision No. 1", filed in the office of the County Recorder of Sutter, California, on December 6, 1920 in Book 3 of Surveys, page 51, more particularly described as follows:

Beginning at a point on the East boundary line of said Lot 70 which point is South 563.75 feet from the Northeast corner of said lot; thence South 759.33 feet along the East boundary line of said lot to the Southeast corner thereof; thence North 89° 48' 24" West 1090.06 feet along the South boundary line of said Lot 70; thence meandering along the Northerly bluff of Mary's Lake, the following courses and distances; North 24° 36' 55" East 150.51 feet; thence North 11° 45' 16" East 186.09 feet; thence North 21° 07' 34" East 103.85 feet; thence North 42° 50' 43" East 365.03 feet; thence North 67° 54' 03" East 338.35 feet; thence North 71° 27' 51" East 179.52 feet; thence South 82° 56' 14" East 83.28 feet; thence South 61° 29' 59" East 81.84 feet; thence South 46° 35' 32" East 91.36 feet to the point of beginning.

PARCEL NO. C:

All that portion of Lot No. 70 of SUTTER BASIN SUBDIVISION NO. 1, lying North of Mary's Lake and East of the Sacramento River, as shown on that certain map entitled, "Sutter Basin Subdivision No. 1" filed in the office of the County Recorder of the County of Sutter, State of California, on December 6, 1920 in Book 3 of Surveys, page 51, more particularly described as follows:

Beginning at the Northeast corner of Lot No. 70 of Sutter Basin Subdivision No. 1 and running thence South 563.75 feet to a point on the North edge of Mary's Lake; thence Meandering the bluff along the lake, North 46° 35' 32" West 91.36 feet; thence North 61° 29' 59" West 81.84 feet; thence North 82° 56' 14" West 83.28 feet; thence South 71° 27' 51" West 179.52 feet; thence South 67° 54' 03" 338.35 feet; thence South 42° 50' 43" West 365.03 feet; thence South 21° 07' 34" West 103.85 feet; thence South 11° 45' 16" West 186.009 feet; thence South 24° 36' 55" West 150.51 feet to a point on the South boundary line of said Lot No. 70; thence 89° 48' 33" West 54.00 feet to a point on the left bank of the Sacramento River; thence following the left bank upstream North 9° 29' 26" West 96.43 feet; thence North 33° 07' 15" West 227.50 feet to a point on the West boundary line of said Lot No. 70; thence North 0° 10' 00" West 1034.34 feet the Northwest corner of Lot No. 70; thence South 89° 58' 23" East 1288.12 feet to the Northeast corner of Lot No. 70, the point of beginning.