

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

2026-0008293

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, 2020

for the nonpayment of delinquent taxes in the amount of

\$4,814.74

for the Fiscal Year 2019-2020 Default Number:

16480

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:

051141051000

(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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/4 INTEREST IN AND TO LOT 25 OF LAS CASITAS SUBDIVISION NO. TWO, IN THE CITY OF YUBA CITY, COUNTY OF SUTTER, STATE OF CALIFORNIA, AS PER MAP RECORDED ON MARCH 4, 1971 IN BOOK 9 OF SURVEYS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING:

- (A) UNITS 1 THROUGH 4 AS SHOWN UPON THE CONDOMINIUM PLAN RECORDED MARCH 31, 1971 IN BOOK 766 OF OFFICIAL RECORDS, PAGE 5, SUTTER COUNTY RECORDS.
- (B) THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE AREA DESIGNATED AS BALCONIES, PATIOS, STORAGE AREAS AND GARAGES AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 2:

UNIT 1 OF LOT 25 AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 3:

THE EXCLUSIVE RIGHT TO POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF LOT 25 DESCRIBED IN PARCEL 1 ABOVE, DESIGNATED AS A/C NO. 1, STORAGE NO. 1 AND PARKING SPACE 1, AS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED.

TOGETHER WITH AN UNDIVIDED 156TH INTEREST IN COMMON AREA LOT 20 MENTIONED IN THE ABOVE REFERRED TO CONDOMINIUM PLAN AND IN THAT CERTAIN ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAS CASITAS, RECORDED MARCH 31, 1971 IN BOOK 766 OF OFFICIAL RECORDS, PAGE 15, SUTTER COUNTY RECORDS AND AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CONDOMINIUM OWNERSHIP OF LAS CASITAS SUBDIVISION NO. 1 YUBA CITY SUTTER COUNTY, CALIFORNIA, RECORDED JANUARY 22, 1970 IN BOOK 748 OF OFFICIAL RECORDS, PAGE 143, SUTTER COUNTY RECORDS.

APN: 51-141-051