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

2026-0008160

08/17/2026 Titles: 1 Pages: 2
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, 2021

for the nonpayment of delinquent taxes in the amount of $3,615.18

for the Fiscal Year 2020-2021 Default Number: 23693

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:

Bridge Street Mini Market In

and is situated in said county, State of California, described as follows: 052130026000
(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

the following described property in the City of **Yuba City**, County of **Sutter**, State of **California**:

ALL THAT PORTION OF LOT 19 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF THE EAST 1/2 OF THE WHYLER ESTATE" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON OCTOBER 17, 1894 IN BOOK 1 OF SURVEYS, PAGE 12, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF FIPPINS TRACT NO 3" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON JUNE 5, 1953 IN BOOK 8 OF SURVEYS, PAGE 47; THENCE RUNNING NORTH 0° 15' EAST, A DISTANCE OF 179.621 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM HAROLD A. FIPPINS TO COUNTY OF SUTTER DATED SEPTEMBER 21, 1954 AND RECORDED SEPTEMBER 27, 1954 IN BOOK 418 OF OFFICIAL RECORDS, PAGE 259; THENCE SOUTH 89° 45' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 99.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 15' WEST, A DISTANCE OF 112.00 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM HAROLD A. FIPPINS TO ORVILLE HOUSE AND ESSIE HOUSE, HIS WIFE, DATED MARCH 15, 1955 AND RECORDED MARCH 28, 1955 IN BOOK 126 OF OFFICIAL RECORDS, PAGE 217; THENCE SOUTH 89° 45' WEST ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 98.00 FEET; THENCE NORTH 00° 15' EAST, A DISTANCE OF 112.00 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN DEED TO COUNTY OF SUTTER AS RECORDED IN BOOK 418 OF OFFICIAL RECORDS, PAGE 259, AND HEREINABOVE REFERRED TO; THENCE NORTH 89° 45' EAST ALONG SAID SOUTH LINE, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING.

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