



2018-0009173

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

County of Sutter
Treasurer-Tax Collector
Steven L. Harrah
PO Box 546
Yuba City, CA 95992



Recorded
Official Records
County of
Sutter
Donna M. Johnston
Clerk Recorder

09:48AM 11-Jul-2018

REC FEE

0.00

MJ
Page 1 of 2

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, 2013
for the nonpayment of delinquent taxes in the amount of \$565.31
for the Fiscal Year 2012 – 2013 Default Number: 22966

Notice is hereby given by the Tax Collector of Sutter County that, pursuant to Revenue and Taxation Code section 3691, (1) five or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default; (2) the property is subject to sale for nonpayment of taxes; and (3) the property will be sold unless the amount required to redeem the property is paid to the tax collector of said county before sale. The real property subject to this notice is assessed to:

Hutchinson, Frederick G

and is situated in said county, State of California, described as follows: 53-433-022
(Assessor's Parcel Number)

See Legal Description 'Exhibit One' attached hereto and made a part hereof.

State of California Executed on 7/11/18 Steven L. Harrah, Sutter County Tax Collector
Sutter County By [Signature]

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

State of California) ss.
County of Sutter)

On JULY 11, 2018, before me, M. JENKINS, Deputy personally appeared STEVEN L. HARRAH, 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 ONE

- 2
1. The Northerly one-half of Lot 20, all of Lot 21 and the Southerly 15 feet of Lot 22 as shown on that certain map entitled "Ledford's Subdivision No. 1" filed in the office of the County Recorder of Sutter County, California on November 12, 1940 in Book 5 of Surveys, Page 90.

EXCEPTING THEREFROM all oil, gas and mineral rights reserved in the Deed from Bank of America N. T. and S. A., a corporation, to J. H. Ledford and Hulda Ledford, his wife, dated January 11, 1944 and recorded April 1, 1944 in Book 203 of Official Records, Page 493.

2. PARCEL NO. 1: Lot 23, and the North half of Lot 22, as shown on that certain map entitled "Ledford's Subdivision No. 1, Sutter County, California, filed in the office of the County Recorder of Sutter County, California, on November 12, 1940 in Book 5 of Surveys, page 90, said North half of Lot 22 being more particularly described as follows:

Beginning at the most easterly corner of said Lot 22, running thence North 62 49' West along the Northeasterly line of said Lot 130 feet to the most northerly corner thereof; thence South 27 11' West along the Northwesterly line of said lot, 25 feet; thence South 62 49' east and parallel with the aforesaid northeasterly line of said lot, 130 feet to the Southeasterly line thereof; thence North 27 11' East along said last mentioned line 25 feet to the point of beginning.

PARCEL NO. 2: The Northerly 10 feet (front and rear measurements) of the southerly one-half of Lot 22 of "Ledford's Subdivision No. 1", Sutter County, California, filed in the office of the County Recorder of said County of Sutter, on the 12th day of November, 1940, and recorded in Book 5 of Surveys, page 90.

EXCEPTING from the above described parcels, all oil, gas and other minerals and hydrocarbons as reserved in the deed from Bank of America National Trust and Savings Association, a corporation, to J. H. Ledford and Hulda Ledford, his wife, dated August 22, 1940, and recorded September 6, 1940 in Book 146 of Official Records, page 255.

(commonly known as 335 Garden Way, Yuba City, Sutter County, California.)

APN 53-433-002
024

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