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

2026-0008165

08/17/2026 10:44 AM Titles: 1 Pages: 2

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 $8,271.97

for the Fiscal Year 2020-2021 Default Number: 27638

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:

Rocha, John C

and is situated in said county, State of California, described as follows: 057022018000
(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

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SUTTER, UNINCORPORATED AREA OF YUBA CITY, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 110 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEING A PORTION OF LOT 12 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF SUBDIVISION OF THE MCCUNE TRACT" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, CALIFORNIA, ON OCTOBER 23, 1893 IN BOOK 1 OF SURVEYS, PAGE 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 119.50 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID LOT, 240 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID LOT, 210.50 FEET TO A POINT IN THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM S. L. GREATHOUSE AND LOTTIE E. GREATHOUSE, HIS WIFE, TO O. D. GREATHOUSE AND MATTIE LUCILLE GREATHOUSE, HIS WIFE, BY DEED DATED JUNE 3, 1947 AND RECORDED JULY 1, 1947 IN BOOK 265 OF OFFICIAL RECORDS, PAGE 87; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID O. D. GREATHOUSE PARCEL AND PARALLEL TO THE NORTH LINE OF SAID LOT 223.90 FEET TO A POINT IN CENTER LINE OF THAT CERTAIN COUNTY ROAD DESCRIBED IN THE DEED FROM ERNEST C. GREATHOUSE AND GUSSIE MERLE GREATHOUSE, HIS WIFE, TO COUNTY OF SUTTER, DATED JULY 23, 1947 AND RECORDED AUGUST 6, 1947 IN BOOK 269 OF OFFICIAL RECORDS, PAGE 81; RUN THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD AND PARALLEL WITH THE WEST LINE OF SAID LOT 330.00 FEET TO THE SOUTH LINE OF SAID LOT 12; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 223.90 FEET TO A POINT THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID LOT 119.50 FEET TO THE POINT OF BEGINNING.

Unofficial Copy

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