

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

**2026-0008189**

08/17/2026

Titles: 1 Pages: 2

12:51 PM

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, 2019

for the nonpayment of delinquent taxes in the amount of

\$47,377.67

for the Fiscal Year 2018-2019 Default Number:

19063

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:

Kizer, Erin E

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

057212009000

(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

Deputy



## Exhibit A

in the unincorporated area of the County of Sutter, State of California, described as:

Lot 83 as shown on that certain map entitled "Sandpiper Estates Unit No. 3", filed in the Office of the County Recorder of the County of Sutter, State of California on June 24, 1986 in Book 12 of Surveys, Page 239.