

Mariposa County
Tax Collector's Office
PO Box 247
Mariposa CA 95338-0247

— Recorder
Mariposa Co Official Records
Recorded at the request of
Mariposa County

LJ
7/18/2011
2:04 PM

DOC#: 20112580



00020112580

Titles: 1	Pages: 2
Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
DEFAULTED INSTALLMENT PLAN**

Which, pursuant to law was declared to be tax-defaulted on 07/01/10

for the nonpayment of delinquent taxes in the amount of \$ 418.94

for the fiscal year 2005-2006 Default Number: 230026

Notice is hereby given by the Tax Collector of Mariposa County that: (1) five or more years or, in the case of a nuisance abatement, three 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:

EPPS, DONALD JR/ CAPRICE c/o CALIF RECONVEYANCE CO

and is situated in Mariposa County, State of California, described as follows:
021-020-0470
(Assessor's Parcel Number)

SEE EXHIBIT "A"

State of California
Mariposa County

Executed on
06/30/2011

Tax Collector/Assistant

On 06/30/2011, before me, Karen Herman, personally appeared, Keith Williams personally known to me to be either the Tax Collector of said county, or the person who subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on whose behalf the person acted, executed the instrument.

WITNESS my hand and official seal.
Keith M Williams
County Clerk and Ex-Officio Clerk

Deputy County Clerk

EXHIBIT "A"

Legal Description

All that real property situated in the State of California, County of Mariposa and described as follows:

A TRACT OF LAND SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 15 EAST, M.D.B.&M., SAID TRACT OF LAND BEING DESCRIBED AS FOLLOW:

LOT 1042 AS SAID LOT 1042 IS DELINEATED ON THAT CERTAIN MAP ENTITLED "LAKE DON PEDRO SUBDIVISION UNIT NO. 3-M", FILED November 4, 1969 IN BOOK OF MAPS AT PAGE 1693, MARIPOSA COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 1042 DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1042; THENCE N. 00° 16' 47" W., ALONG THE WESTERLY LINE OF SAID LOT 1042, FOR 46.69 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 1042, S. 72° 45' 29" E. FOR 154.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1042, SAID POINT BEING LOCATED N. 89° 42' 31" E. A DISTANCE OF 147.79 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1042; THENCE S. 89° 42' 31" W., ALONG THE SOUTHERLY LINE OF SAID LOT 1042, FOR 147.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF LOT 1041, AS SAID LOT 1041 IS DELINEATED ON SAID CERTAIN MAP, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1041; THENCE N. 89° 42' 31" E., ALONG THE NORTHERLY LINE OF SAID LOT 1041, A DISTANCE OF 147.79 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 1041, S. 76° 49' 08" E. FOR 184.78 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1041; THENCE N. 25° 01' 13" W. ALONG THE EASTERLY LINE OF SAID LOT 1041, FOR 47.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S. 89° 42' 31" W., ALONG THE NORTHERLY LINE OF SAID LOT 1041 FOR 159.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.