

Form **2434-B**  
(March 2017)

Department of the Treasury - Internal Revenue Service

## Notice of Encumbrances Against or Interests in Property Offered for Sale

**Note:** The Internal Revenue Service does not warrant the correctness or completeness of the information listed but provides it solely to help the prospective bidder determine the value of the interest being sold. Bidders should, therefore, verify for themselves the validity, priority, and amount of encumbrances against the property offered for sale. Each party listed below was mailed a notice of sale on or before *(date)* \_\_\_\_\_

**As of this date, the following are the encumbrances against or interests in the property (as described in the Notice of Public Auction or Notice of Sealed Bid Sale) that was seized for nonpayment of Internal Revenue taxes due from *(name)***

MERCEDITA ABRAHAM

**Some of these encumbrances or interests may be superior to the lien of the United States.**

| Type of Encumbrance or Interest                    | Amount of Encumbrance or Interest | Date of Instrument Creating Encumbrance or Interest | Date and Place Recorded            | Name and Address of Party Holding Encumbrance or Interest                   | Date of Information |
|--|-----------------------------------|---|------------------------------------|---|---------------------|
| Property Taxes                                     | \$5,180.21                        |   |                                    | Kern County Tax Treasurer<br>1115 Truxtun Ave<br>Bakersfield, CA 93301      | 08/07/2025          |
| NFTL   | \$245,144.88                      | 03/25/2016  | 04/05/2016<br>Kern County Recorder | Internal Revenue Service<br>212 Coffee Rd. Ste 200<br>Bakersfield, CA 93309 | 08/07/2025          |
| Judgment   | \$5,877.62                        | 12/06/2016  | 12/12/2016<br>Kern County Recorder | Fidelity National Title Company<br>2315 S Bascom Ave<br>Campbell, CA 950 06 | 08/07/2025          |
| NFTL   | \$610,066.99                      | 10/24/2023  | 11/01/2023<br>Kern County Recorder | Internal Revenue Service<br>212 Coffee Rd. Ste 200<br>Bakersfield, CA 93309 | 08/07/2025          |
| Name<br>Kelila Callahan                            |                                   |   | Signature                          |   | Date<br>08/08/2025  |
| Title<br>Property Appraisal Liquidation Specialist |                                   |   |                                    |   |                     |