

**NOTICE OF TRUSTEE'S SALE**

T.S. No. 13-21563-SP-CA Title No. 130249422-CA-MAI

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/16/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Miguel Angel Cruz, a single man Duly Appointed Trustee: NATIONAL DEFAULT SERVICING CORPORATION Recorded 03/21/2006 as Instrument No. 2006033302 (or Book, Page) of the Official Records of Sonoma County, California. Date of Sale: 10/31/2014 at 9:00 AM Place of Sale: In the Plaza at Fremont Park, Fremont Park, 860 Fifth Street, Santa Rosa, CA 95401 Estimated amount of unpaid balance and other charges: \$670,534.65 Street Address or other common designation of real property: 4024 RICKENBACKER DRIVE, SANTA ROSA, CA 95407 A.P.N.: 035-800-010 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned mortgagee, beneficiary or authorized agent for the mortgagee or beneficiary pursuant to California Civil Code Section 2923.5(b) declares that the mortgagee, beneficiary or the mortgagee's or beneficiary's authorized agent has either contacted the borrower or tried with due diligence to contact the borrower as required by California Civil Code 2923.5.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 13-21563-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 09/11/2014 Tiffany and Bosco, P.A. as agent for National Default Servicing Corporation 1230 Columbia Street, Suite 680 San Diego, CA 92101 Phone 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com/sales

Julia Sutter, Trustee Sales Representative
A-4483466 09/16/2014, 09/23/2014, 09/30/2014

26282811 - Pub. Sep. 16, 23, 30, 2014

3ti.

NOTICE OF TRUSTEE'S SALE

Trustee Sale No. 14-001238 CXE Title Order No. 02-14012988 APN 034-680-038-000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/08/07. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/17/14 at 9:00 am, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust executed by Christopher James Coffel and Jodie Coffel, Husband and Wife, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc., solely as Nominee for First Franklin Financial Corp., an op. sub. of MLB&T CO., FSB, A Delaware Corporation, as Beneficiary, Recorded on 01/16/07 in Instrument No. 2007005238 of official records in the Office of the county recorder of SONOMA County, California; U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO L.L.SALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, as the current Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), in the Plaza at Fremont Park, 860 Fifth Street, Santa Rosa, CA 95401, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 2334 WEATHERBY AVENUE, SANTA ROSA, CA 95403 The property heretofore described is being sold "as is". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty,

expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$401,850.35 (Estimated good through 9/30/14) Accrued interest and additional advances, if any, will increase this figure prior to sale. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: September 18, 2014 Elaine Malone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation 20 Pacifica, Suite 1460 Irvine, CA 92618 Phone: (877) 257-0717 or (602) 638-5700 Fax: (602) 638-5748 www.aztectrustee.com NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit the Internet Web site, using the file number assigned to this case 14-001238. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. www.Auction.com or call (800) 280-2832 Or Aztec Foreclosure Corporation (877) 257-0717 www.aztectrustee.com P1113115 9/23, 9/30, 10/07/2014

2683497 - Pub. Sep. 23, 30; Oct. 7, 2014

3ti.

**CASE NO. SPR-086524
NOTICE OF INTENTION TO
SELL REAL PROPERTIES AT
PRIVATE SALE
[Probate Code § 10300]**

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF SONOMA

Estate of:
DOLORES M. NOYER, also
known as DOLORES NOYER and
DOLORES MARY NOYER.
Deceased.

NOTICE IS HEREBY GIVEN that subject to court confirmation by the above-entitled Superior Court, on or after October 22, 2014, at 8:30a.m. in Courtroom 18, or thereafter within the time allowed by law, the undersigned, as Administratrix with Will Annexed of the estate of DOLORES M. NOYER, also known as DOLORES NOYER and DOLORES MARY NOYER, will sell at private sale to the highest and best net bidder on the terms and conditions hereafter mentioned, all right, title and interest of said decedent, in the following real properties:

1. That real property located at 188 Ursuline Road, Santa Rosa, Sonoma County, California, legally described as follows, subject to confirmation of said sale by this court:

Parcel One:

Lot 4, as shown upon Parcel Map No. 2680-A, filed in the Office of the County Recorder on November 22, 1971 in Book 164 of Maps, Page 14, Sonoma County Records.

APN: 058-050-048 (formerly 037-240-006)

Parcel Two:

A non-exclusive easement for general road and utility purposes over the 50.0 foot roadway and cul-de-sac, as shown upon said Parcel Map No. 2680-A.

2. That real property located at 90 Merner Drive, Windsor, Sonoma County, California, legally described as follows, subject to confirmation of said sale by this court: Lot 69, as shown on the map of Oak Creek Subdivision Unit No. 1, Tract No. 507, etc., filed December 1, 1978 in Book 280 of Maps at Pages 12 through 16, Sonoma County Records.

APN: 163-210-035

Each sale is subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights-of-way, easements of record, and any encumbrance of record, to be satisfied out of the purchase price.

Each sale is to be sold on an "as is" basis, except as to title.

Bids or offers are invited for each property, and must be in writing and

may be received at the offices of Wigdahl & Passarino LLP, attorneys for the personal representative, at 165 Foss Creek Circle, Healdsburg, California 95448, or may be filed with the Clerk of the Superior Court, or may be delivered to Shelley Ocafia, Administratrix, at Post Office Box 14100, Santa Rosa, California, 95402, at any time after first publication of this notice, and before making said sale.

Any person interested in bidding on either property must appear at the hearing to confirm the sale of that property, and must comply with the terms set forth below.

Each property will be sold on the following terms:

1. This is an all cash sale to the decedent's estate.

2. Seller is the court-appointed fiduciary under Sonoma County Superior Court No. SPR-086524. As the court-appointed fiduciary for this estate, Seller has little information concerning the property, and, therefore, the property is sold in its present condition based solely upon Buyer's independent investigation and knowledge and information supplied by the Buyer's agents or representatives, excluding any agent or representative of the Seller. The Seller makes no warranties, guaranties or representations concerning the property, its condition, usage, or suitability for any use or purpose whatsoever. The property is sold in its "as-is" condition and the Buyer is solely responsible for any and all conditions of the property. Similarly, all personal property, improvements and fixtures, if any, included in this sale are bought in their "as-is" condition, with no representations or warranties whatsoever by Seller or her agents.

3. Escrow shall close within 10 days of the escrow holder receiving a copy of the order confirming sale.

4. Any over bidder shall present a 10% deposit by a certified check. The successful bidder shall pay the balance of the purchase price in all cash upon close of escrow following confirmation of the sale by the Superior Court.

5. Taxes, rents, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date of recording of the conveyance. Examination of title, recording of conveyance, transfer taxes and any title insurance policy, shall be at the expense of the purchaser or purchasers of the property.

The undersigned reserves the right to refuse to accept any bids.

Dated: September 11, 2014
Wigdahl & Passarino LLP

Lois Wigdahl, Esq.
Attorneys for Shelley Ocafia

2683303 - Pub. Sep. 20, 23, 26, 2014 3ti.

ADVERTISEMENT FOR BIDS

1. NOTICE. The City of Cotati, a local agency in the State of California, hereby gives notice that it will accept Bids for the following maintenance work:

**CONTRACT E14-04
2014 PAVEMENT MAINTENANCE
PROJECT**

2. DESCRIPTION AND LOCATION OF THE WORK. The Work consists of digout, crack seal, slurry seal and associated re-stripping on local city streets.

The bidding package contains a full description of the Work, including the requisite licensing and experience necessary to be considered a responsible bidder.

3. CONTRACT TIME. 25 working days.

4. CONTACT INFORMATION.

Jennifer O'Hagan
201 West Sierra Avenue
Cotati, CA 94931
Phone: 707.665.3637
Fax: 707.792.4604

5. PROCUREMENT OF BIDDING DOCUMENTS. Complete bid packages, including project plans, technical specifications, bid forms and contract documents may be secured at Draftech Blueprinting Inc., 1544 Terrace Way, Santa Rosa, CA 95404, (707) 578-9442.

6. PRE-BID MEETING. None.

7. BID SUBMISSION. Sealed bids will be received by the City's Community Development Department at 201 West Sierra Avenue, Cotati, California, until the hour of 3:00 p.m., on the 9th day of October, 2014 at which time they will be publicly opened and read aloud in the main conference room of City Hall, 201 West Sierra Avenue, Cotati, California.

8. ENGINEER'S ESTIMATE.
\$490,000.00

2683498 - Pub. Sep. 23, 28, 2014 2ti.

NOTICE OF LIEN SALE

Notice is hereby given that the undersigned intends to sell miscellaneous business and/or personal property identified by tenant name below, to enforce a lien imposed on said property pursuant to Sections 21700 - 21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code.

The undersigned will sell at public sale by competitive bidding on the 1st day of October, 2014 at 10:00am on the premises where said property has been stored, known as Lakeville Mini Storage, located at 25 Casa Grande Rd, Petaluma, County of Sonoma, State of California. The following is a brief description of the stored property to be sold, including but not limited to: furniture, TV's, boxes and bags of business/personal items, appliances, sporting equipment, clothes, recreational equipment and misc. items.

NAME:

Patrick McGee (2 Units)

Chris Langone (2 Units)

Leslie Dale

Scott Bole

Fred Biagini

Jackie Byrnes

Joseph Affonso

Jennifer Ealand

Purchases must be paid for at the time of purchase in cash only. All purchased items sold as, where is, and must be removed at the time of the sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. Dated this 10th day of September, 2014.

Forrest O'Brien, Auctioneer. Bond # 0010453207 Ed Baker, Facility Manager

2682812 - Pub. Sep. 16, 23, 2014

2ti.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2014-02976

The following person (persons) is (are) doing business as:

Phoenix Gardens, located at 8690 Trenton Rd., Forestville, CA 95436, Sonoma County.

Registered Owner(s) Serena Estes, 8690 Trenton Rd., Forestville, CA 95436

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name or names above on N/A.

I declare that all information in this statement is true and correct.

Signed: Serena Estes, Owner.

This statement was filed with the County Clerk-Recorder of Sonoma County on the date indicated by the filing stamp in the upper right hand corner.

This statement was filed with the County Clerk of SONOMA COUNTY on 8/12/2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

WILLIAM F. ROUSSEAU
Sonoma County Clerk-Recorder
By /s/ M. Judith Sevilla-Garcia
Deputy

SEAL

2682723 - Pub. Sep. 16, 23, 30; Oct. 7, 2014 4ti.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2014-03072

Viramontes Sweeping Service located at 2988 Park Meadow drive, Santa Rosa, CA 95407, Sonoma County, is hereby registered by the following owner(s): 1) Aracely Maldonado, 2988 Park Meadow drive, Santa Rosa, CA 95407 Sonoma county, 2) Cesar H. Viramontes, This business is conducted by: Husband and Wife.

The registrant commenced to transact business under the fictitious name or names above on 1-1-2014.

I declare that all information in this statement is true and correct. Signed: Cesar H. Viramontes, owner.

This statement was filed with the County Clerk of SONOMA COUNTY on 8-18-2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

WILLIAM F. ROUSSEAU
Sonoma County Clerk
By /s/ Alma Roman
Deputy Clerk
SEAL

2682744 - Pub. Sep. 23, 30; Oct. 7, 14, 2014 4 ti.

SONOMA COUNTY HISTORY**In 1837**

María Ignacia Lopez Carrillo built the first permanent residence in Santa Rosa valley, settling near son-in-law Vallejo on Rancho Cabeza de Santa Rosa, the only woman to be directly given a Mexican land grant.

Population of Sotoyome and other bands of Indians depleted by smallpox in 1830s and 1850s. Up to 75,000 may have died.

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Sonoma County Historical Society
P.O. Box 1373, Santa Rosa, CA 95402
www.sonomaountyhistory.org