

**NOTICE OF TRUSTEE'S SALE****TS No. CA-11-434033-RM Order No.: 110156773-CA-BFI**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/11/2003. 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 drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The 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 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): JOHN R BAUM AND REGINA BAUM, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 5/7/2003 as Instrument No. 2003092481 of Official Records in the office of the Recorder of SONOMA County, California; Date of Sale: 10/9/2014 at 11:00:00 AM Place of Sale: At the end of the North Parking lot turnabout of the City of Petaluma Community Center in Lucchesi Park, at 320 N. McDowell Blvd Petaluma, CA 94954 Amount of unpaid balance and other charges: \$204,827.29 The purported property address is: 42 FRANCIS CIRCLE, CROHNERT PARK, CA 94928 Assessor's Parcel No.: 160-283-027-000

**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 714-573-1965 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-11-434033-RM. 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-573-1965 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-11-434033-RM IDSPub #0071000 9/18/2014 9/25/2014 10/2/2014

2683043 - Pub. Sep. 18, 25; Oct. 2, 2014

3ti.

**Ordinance Summary**

Summary Of A Proposed Ordinance Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending Chapter 26 (Zoning Ordinance) Of The Sonoma County Code To Implement Certain Policies And Programs Of The General Plan Housing Element To Add New Definitions And Incentives For Residential Universal Design, To Allow Affordable Ownership Housing To Use A Limited Sales Price Approach, And To Make Changes To Article 89 (Affordable Housing Incentives And Requirements) For Consistency With State Law And Compatibility With The New Development Code Format And Finding The Project Exempt From CEQA.

On October 7, 2014 at 2:10 p.m., or as soon thereafter as the matter may be heard, the Board of Supervisors of the County of Sonoma will hold a public hearing to consider the adoption of an

Ordinance amending Chapter 26 (Zoning Ordinance) of the Sonoma County Code to define and incentivize residential universal design; to allow affordable ownership housing to use a limited sales price approach where appropriate; and to reformat and make minor changes to Article 89 (Affordable Housing Incentives and Requirements) to provide consistency with state law and compatibility with the new development code format, as follows:

Amendments to Zoning Definitions. Section 26-02-140 (Definitions) of the Sonoma County Code is amended to add definitions related to universal design, and to delete terms no longer used;

Amendments to the R1 Low-Density Residential District. Subsection 26-20-020 (a) (Uses Permitted with a Use Permit) - Planned developments and condominiums) of the Sonoma County

Code is amended to add universal design as a public benefit that may be considered in evaluating a planned development; and

Amendments to Article 89. Article 89 (Affordable Housing Incentives and Requirements) is rescinded and replaced in its entirety in order to provide an additional density bonus for Universally Design Housing; to remove references to special needs housing agreements and to redevelopment agencies; to remove references to the shared equity approach to maintaining long-term affordability of ownership housing in order to allow other approaches including the restricted sales price approach; and to make formatting changes and minor text changes to provide consistency with state law and better compatibility with the new Development Code.

The project is exempt from further review under the California Environmental Quality Act (CEQA) because there is no potential for adverse environmental impacts resulting from the foregoing amendments to the Sonoma County Code, pursuant to Section 15061 (b) (3) of the Public Resources Code and in compliance with State and County CEQA guidelines.

Copies of the proposed Ordinance are available for public inspection during regular business hours in the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, California.

Veronica A. Ferguson, Clerk of the Board of Supervisors, County of Sonoma

By: **ROXANNE EPSTEIN**  
Deputy Clerk

2684433 - Pub. Oct. 2, 2014 1ti.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF**

Robert Curtis Freeman, Jr., aka Robert C. Freeman, Jr., aka Robert Curtis Freeman, aka Robert C. Freeman

CASE NO. 87161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: Robert Curtis Freeman, Jr., aka Robert C. Freeman, Jr., aka Robert Curtis Freeman, aka Robert C. Freeman.

A Petition for Probate has been filed by: Ramona K. Freeman in the Superior Court of California, County of Sonoma.

The Petition for Probate requests that: Ramona K. Freeman be appointed as personal representative to administer the estate of the decedent.

X The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

X The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: 11/19/2014 at 8:30 a.m. in Dept. 18, located at 3055 Cleveland Ave., Santa Rosa, CA 95403.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file

your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice (FORM DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code §1250. A Request for Special Notice form is available from the court clerk.

FILED: SEP 30, 2014  
Donald Jensen SBN 071346  
3510 Unocal Place #106  
Santa Rosa, CA 95403  
707-544-8102  
Attorney for Petitioner

2684470 - Pub. Oct. 2, 5, 8, 2014 3ti.

**NOTICE OF PUBLIC SALE**

Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction, on October 24th, 2014 personal property including but not limited to furniture, clothing, tools, and/or other household items located at:

Public Storage 22004  
914 Hopper Ave,  
Santa Rosa, CA 95403  
(707) 579-7600  
Time: 10:00 AM

Stored by the following person(s):

B029 - Garcia, Guadalupe  
C058 - Coppock, Wally  
D023 - DeLaMontanya, Scott  
E359 - Greco, Catherine  
E368 - Rosen, Hedi

Public Storage 21017  
3491 Santa Rosa Ave ,  
Santa Rosa, CA 95407  
(707) 584-2258  
Time: 11:15 AM

Stored by the following person (s):

A005 - Jackson, Jennifer  
A036 - Wood, Paul  
D019 - Holm, Kathryn  
E010 - Payne, Pauline  
E064 - Wiley, Tera  
H004 - Paulson, Suzanne  
H009 - Lundeen, Namu

Public Storage 23419  
900 Transport Way  
Petaluma, CA 94954  
(707) 778-2967  
Time: 12:15 PM

Stored by the following person (s):

A3045 - LLORENCE, KIM  
C002 - WILLIAMS SR, STEVEN  
C042 - Gittings, Karen  
C061 - Jackson, Jennifer  
C086 - Mccullough, Virginia

Public Storage 21011  
798 Baywood Dr  
Petaluma, CA 94954  
(707) 778-2966  
Time: 1:00 PM

Stored by the following person (s):

A004 - MOODY, LISA  
A040 - Licu, Mark

All sales are subject to prior cancellation. Terms, rules and regulations are available at sale. Dated on this October 2nd & October 9th, 2014, by PS OrangeCo, Inc., 701 Western Avenue, Glendale, CA 91201, (818) 244-8080, Bond No. 5857632

10/2, 10/9/14  
CN-2672207#  
THE PRESS DEMOCRAT

2684432 - PUB. OCT. 2, 9, 2014 2Ti.

**Law Offices of  
Passalacqua, Mazzoni,  
Gladden,  
Lopez & Maraviglia, LLP**  
1201 Vine St., Ste. 200  
P.O. Box 455  
Healdsburg, CA 95448  
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MARK L. GLADDEN  
State Bar No. 65934

Attorneys for SUSAN S. LEAKE AND ROBERT P. SMITH, Successor Co-Trustees  
SUPERIOR COURT FOR THE STATE OF CALIFORNIA  
COUNTY OF SONOMA

No. SPR-87140

NOTICE TO CREDITORS OF  
JUNE M. SMITH

In the Matter of  
THE TEMPLE SMITH and JUNE M. SMITH TRUST (Dated March 2, 1993)  
JUNE M. SMITH, Deceased.

Notice is hereby given to the creditors and contingent creditors of the above-named Decedent, that all persons having claims against the decedent are required to file them with the Superior Court, County of Sonoma, 600 Administration Dr., Room 107-J, Santa Rosa, California 95403, and mail or deliver a copy to SUSAN S. LEAKE AND ROBERT P. SMITH, Successor Co-Trustees of THE TEMPLE SMITH and JUNE M. SMITH TRUST (Dated March 2, 1993), wherein the Decedent was a Trustor, at PASSALACQUA, MAZZONI, GLADDEN, LOPEZ & MARAVIGLIA, LLP, 1201 Vine Street, Suite 200, P.O. Box 455, Healdsburg, California 95448, within the later of four (4) months after the date of the first publication of notice to creditors or, if notice is mailed or personally delivered to you, thirty (30) days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in California Probate Code Section 19103.

A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Dated: September 23, 2014

/s/ MARK L. GLADDEN, Attorney for SUSAN S. LEAKE AND ROBERT P. SMITH, Successor Co-Trustees  
PASSALACQUA, MAZZONI, GLADDEN, LOPEZ & MARAVIGLIA, LLP

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**NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)**

Notice is hereby given to the Creditors of: Vikings Can Inc., Seller(s), whose business address(es) is: 8099 La Plaza, Suites C, D, F, G, and K, Cotati, CA 94931, that a bulk transfer is about to be made to: Juicy Bird, Inc., Buyer(s), whose business(es) address is: 8099 La Plaza, Suites C, D, F, G, and K, Cotati, CA 94931.

The property to be transferred is located at: 8099 La Plaza, Suites C, D, F, G, and K, Cotati, CA 94931.

Said property is described in general as: All stock in trade, fixtures, equipment, goodwill and other property of that Bar and Restaurant business known as COTATI YACHT CLUB, and located at: 8099 La Plaza, Suites C, D, F, G, and K, Cotati, CA 94931.

The bulk transfer will be consummated on or after the 21st day of October, 2014.

This bulk transfer is subject to Section 6106.2 of the California Commercial Code. If Section 6106.2 applies, claims may be filed at FIDELITY NATIONAL TITLE COMPANY, Escrow Division, Escrow No. FSSE-0101400489-LC, One Daniel Burnham Court, Suite 218-C, San Francisco, CA 94109. Phone: (415)359-2540, Fax: (415)520-6641.

This bulk transfer includes a liquor license transfer. All claims must be

received prior to the date on which the Notice of Transfer of the liquor license is received by Escrow Agent from the Department of Alcoholic Beverage Control.

So far as known to the Buyer(s), all business names and addresses used by the Seller(s) for the three (3) years last past, if different from the above, are: NONE.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

By: Fidelity National Title Company as Escrow

Agent for the herein Buyer

Date: September 29, 2014

Tiffany Criger, Escrow Assistant

2684430 - Pub. Oct. 2, 2014 1ti.

**SONOMA COUNTY HISTORY****In 1925**

Sonoma County had 141 grammar schools, 7 high schools and 8,132 enrollees: Analy had 375; Cloverdale, 66; Geyserville, 56; Healdsburg, 282; Petaluma, 575; Santa Rosa 697 and Sonoma Valley, 156.

Santa Rosa paved over 18 miles of streets.

Sebastopol insurance man, Republican Herbert Scudder, held a state assembly seat until 1940.

To lure tourists, investors pledged money and built a new Hotel Petaluma; the Jewish Community Center opened in Petaluma.

In the middle of Prohibition, Silvio Volpi took over the operation of historic Volpi's Italian Market on Washington Street in Petaluma; the restaurant and bar were still operated by the Volpi family.

Sonoma's Joe Ryan, "terror of bootleggers," became sheriff but died of a heart attack in 1926.

Panizzera family took over the Union Hotel in Occidental; the hotel closed in 1930 but the restaurant and saloon remained open and the Gonnella family took over operations.

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Sonoma County Historical Society  
P.O. Box 1373, Santa Rosa, CA 95402  
[www.sonomacountyhistory.org](http://www.sonomacountyhistory.org)