

**NOTICE OF TRUSTEE'S SALE**

Trustee Sale No. : 20130015001820 Title Order No.: 130178819  
FHA/VA/PMI No.:

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/16/2005. 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.

NDEX West, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 08/30/2005 as Instrument No. 20050127981 of official records in the office of the County Recorder of SONOMA County, State of CALIFORNIA. EXECUTED BY: KEITH MASON CROWNOVER AND LORI ANN CROWNOVER, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by California Civil Code §2924h(b), (payable at time of sale in lawful money of the United States).  
DATE OF SALE: 12/08/2014  
TIME OF SALE: 10:00 AM

PLACE OF SALE: IN THE PLAZA AT FREMONT PARK LOCATED AT 860 FIFTH STREET, SANTA ROSA, CA 95401. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 3550 GOLF VIEW TER, SANTA ROSA, CALIFORNIA 95405 APN#: 147-410-013-000

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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$685,725.34. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

**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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site [www.lpsasap.com](http://www.lpsasap.com) for information regarding the sale of this property, using the file number assigned to this case 20130015001820. 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES AND POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 [www.lpsasap.com](http://www.lpsasap.com) NDEX West, L.L.C. as Trustee Dated: 11/12/2014

NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 A-4495540 11/17/2014, 11/24/2014, 12/01/2014

2688691 - Pub. Nov. 17, 24; Dec. 1, 2014

3ti.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF James Frederick Gutsch CASE NO. 87277**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: James Frederick Gutsch

A Petition for Probate has been filed by: Richard Thomas Gutsch in the

Superior Court of California, County of Sonoma.

The Petition for Probate requests that: Richard Thomas Gutsch be appointed as personal representative to administer the estate of the decedent.

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: December 3, 2014, at 8:30 a.m. in Probate Dept., Rm. 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: OCT 31, 2014

Anne N. Dennis, SB 172217  
726 Mendocino Avenue  
Santa Rosa, CA 95401

707-528-3965

Attorney for Petitioner

2687844 - Pub. Nov. 11, 14, 17, 2014 3ti.

**NOTICE OF PETITION TO ADMINISTER ESTATE OF GARY W. CUMMINGS CASE NO. 87293**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: GARY W. CUMMINGS

A Petition for Probate has been filed by: Eugene Botteri in the Superior Court of California, County of Sonoma.

The Petition for Probate requests that: Eugene Botteri be appointed as personal representative to administer the estate of the decedent.

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 important actions, however, the per-

sonal 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: December 31, 2014, at 8:30 a.m. in Probate Dept., Rm. 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: NOV 6, 2014

John Maderious SBN 54031  
131A Stony Circle, Ste 55,  
Santa Rosa CA 95401  
707-526-5200

Attorney for Petitioner

2688114 - Pub. Nov. 11, 14, 17, 2014 3ti.

**NOTICE OF ADMINISTRATION OF THE ESTATE OF JOSE C. MONTENEGRO, Decedent NOTICE TO CREDITORS**

1 Jaime Montenegro  
c/o Welty/Welty, PC  
141 North Street, Suite A  
Healdsburg,, CA 95448  
707-433-4842

Is the personal representative of the Estate of Jose C. Montenegro, who is deceased

2 The personal representative has BEGUN ADMINISTRATION of the decedent's estate in the SUPERIOR COURT OF CALIFORNIA, COUNTY OF SONOMA

3055 Cleveland Ave., Santa Rosa, CA 95403, probate division  
b. Case number: 87113

3 You must FILE YOUR CLAIM with the court clerk AND mail or deliver a copy to the personal representative before the last to occur of the following dates.

a. FOUR months after 10/22/2014, the date letters were first issued to a general personal representative as defined in subdivision b of section 58 of the California Probate Code, OR

b. SIXTY DAYS after 10/28/2014, the date this notice was mailed or personally delivered to you.

4. LATE CLAIMS: If you do not file your claim within the time required by law, you must file a petition with the court for permission to file a late claim as provided in Probate Code section 9103.

Not all claims are eligible for additional time to file. See section 9103(a) EFFECT OF OTHER LAWS: 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.

WHERE TO GET A CREDITOR'S CLAIM FORM: If a Creditor's Claim (form DE-172) did not accompany this notice, you may obtain a copy of the form from any superior court clerk or from the person who sent you this notice. You may also access a fillable version on the internet at [www.courts.ca.gov/forms](http://www.courts.ca.gov/forms) under the form group Probate-Decedents' Estates. A letter to the court stating your claim is not sufficient.

FAILURE TO FILE A CLAIM: Failure to file a claim with the court and serve a copy of the claim on the personal representative will in most instances invalidate your claim.

IF YOU MAIL YOUR CLAIM: If you use the mail to file your claim with the court, for your protection you should send your claim by certified mail, with the return receipt requested. If you use the mail to serve a copy of your claim on the personal representative, you should also use certified mail.

Note: To assist the creditor and the court, please send a copy of the Creditor's Claim form with this notice.

2688115 - Nov. 11, 14, 17, 2014 3ti.

**CITATION FOR PUBLICATION UNDER WELFARE and INSTITUTIONS CODE SECTION 294**

Sonoma County  
Human Services Department  
Family, Youth and Children's Services  
1202 Apollo Way  
Santa Rosa, CA 95407  
707-565-4300

Superior Court of California  
County of Sonoma  
600 Administration Drive  
Santa Rosa, CA 95403

IN SESSION AS A JUVENILE COURT  
CASE NAME: JESSE GIOVANNI FLORES

CASE NUMBER: 4229-DEP

1. To Roberto Beltran aka Jesus Hernandez aka Benito Benavidez and anyone claiming to be a parent of JESSE GIOVANNI FLORES born on October 16, 2008 at Sutter Medical Center, Santa Rosa, California

2. A hearing will be held on Feb. 5, 2015 at 11:00 a.m. in Dept: Juvenile Room: 12 located at court address above.

3. At the hearing the court will consider the recommendations of the social worker or probation officers.

4. The social worker or probation offi-

cer will recommend that your child be freed from your legal custody so that the child may be adopted. If the court follows the recommendation, all your parental rights to the child will be terminated.

5. You have the right to be present at the hearing, to present evidence, and you have the right to be represented by an attorney. If you do not have an attorney and cannot afford to hire one, the court will appoint an attorney for you.

6. If the court terminates your parental rights, the order may be final.

7. The court will proceed with this hearing whether or not you are present.

Dated: Oct. 31, 2014

Ivonne Cotto  
Deputy Clerk

2688692 - Pub. Nov. 17, 24; Dec. 1, 8, 2014 4ti.

**NOTICE INVITING BIDS**

Contractor Solar Works, license number 878231, hereby gives notice that it will accept Bids for design & construction of the Sonoma County Water Agency Sonoma Valley 100kW PV Project located at 22675 8th Street East in Sonoma, CA.

Bidders may request additional information and RFPs by contacting

Solar Works  
PO Box 1938  
Sebastopol CA 95473  
(707) 829-8282

until 5pm on 11/25/14.

Subcontractors must be eligible to work on public works projects and must meet all requirements of the prime contract. Subcontracts may not be fulfilled by a subcontracting, joint venture, or co- production arrangement.

2688385 - Pub. Nov. 14 - 18, 2014 5ti.

**SONOMA COUNTY HISTORY**

**In 1938**

Sonoma's population was 1,050.

Santa Rosa Jr. College Bear Cubs won their first conference football title; stars included Gene Benedetto, Bob Acorne and Ken Battaglia.

John Frankfurter's Pioneer Motel south of Cotati served as a swim center for more than 30 years.

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