



NOTICE OF TRUSTEE'S SALE

APN: 152-090-035-000 TS No: CA09000239-14-1 TO No: 95305685

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 27, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On December 30, 2014 at 09:00 AM, in the Plaza at Fremont Park, 860 Fifth Street, Santa Rosa, CA 95401, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on December 5, 2006 as Instrument No. 2006149932 and that said Deed of Trust was modified by Modification Agreement recorded on November 10, 2009 as Instrument Number 2009109651 of official records in the Office of the Recorder of Sonoma County, California, executed by JEFF DANTZLER, A MARRIED MAN, as Trustor(s), MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERICAN MORTGAGE NETWORK, INC., A DELAWARE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL ONE: LOT 3, AS SHOWN UPON THE MAP ENTITLED GARDEN COTTAGES, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 3, 1993, IN BOOK 509 OF MAPS, PAGE(S) 7, 8 AND 9, SONOMA COUNTY RECORDS. PARCEL TWO: AN UNDIVIDED 1/7TH INTEREST IN AND TO COMMON AREA DESIGNATED PARCEL A, AS SHOWN UPON THE MAP ENTITLED GARDEN COTTAGES, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 3, 1993, IN BOOK 509 OF MAPS, PAGE(S) 7, 8 AND 9, SONOMA COUNTY RECORDS. PARCEL THREE: AN EASEMENT FOR PRIVATE STORM DRAIN PURPOSES OVER THE SOUTHEASTERLY AND SOUTHERLY PORTIONS OF LOT 2, SOUTHERLY PORTION OF LOT 1, AS SAID EASEMENTS ARE SHOWN UPON THE MAP ENTITLED GARDEN COTTAGES, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 3, 1993, IN BOOK 509 OF MAPS, PAGE(S) 7, 8 AND 9, SONOMA COUNTY RECORDS. PARCEL FOUR: (FOR THE BENEFIT OF PARCEL A) AN EASEMENT FOR PRIVATE STORM DRAIN PURPOSES OVER THE NORTHERLY 5 FEET OF LOT 7, AS SAID EASEMENTS AND LOTS ARE SHOWN UPON THE MAP ENTITLED GARDEN COTTAGES, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MAY 3, 1993, IN BOOK 509 OF MAPS, PAGE(S) 7, 8 AND 9, SONOMA COUNTY RECORDS. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1747 EARDLEY AVENUE, SANTA ROSA, CA 95401. 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$363,841.01 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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.

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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Web site address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000239-14-1. 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: November 11, 2014 MTC Financial Inc. dba Trustee Corps TS No. CA09000239-14-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: AUCTION.COM at 800.280.2832

MTC Financial Inc. dba Trustee Corps MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. P1120200 11/18, 11/25, 12/02/2014

NOTICE OF TRUSTEE'S SALE T.S. No. 14-1114-11

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要 참고사항: 본청부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PLEASE NOTE THAT PURSUANT TO CIVIL CODE § 2923.3(d)(1) THE ABOVE STATEMENT IS REQUIRED TO APPEAR ON THIS DOCUMENT BUT PURSUANT TO CIVIL CODE § 2923.3(a) THE SUMMARY OF INFORMATION IS NOT REQUIRED TO BE RECORDED OR PUBLISHED AND THE SUMMARY OF INFORMATION NEED ONLY BE MAILED TO THE MORTGAGOR OR TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/17/2008. 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 a 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 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, 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: COLIN P. KOPES-KERR AND DIANE M. KOPES-KERR, HUSBAND AND WIFE Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 6/20/2008 as Instrument No. 2008057224 of Official Records in the office of the Recorder of Sonoma County, California, Street Address or other common designation of real property: 6444 TIMBER SPRINGS DRIVE SANTA ROSA, CA A.P.N.: 031-390-038 Date of Sale: 1/7/2015 at 11:00 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. Amount of unpaid balance and other charges: \$694,175.71, estimated 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.

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 (916) 939-0772 or visit this Internet Web site www.nationwideposting.com, using the file number assigned to this case 14-1114-11. 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: 11/7/2014 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: (916) 939-0772 www.nationwideposting.com Frank Escalera, Team Lead NPP0238396 To: PRESS DEMOCRAT 11/18/2014, 11/25/2014, 12/02/2014

CITY OF SANTA ROSA STATE OF CALIFORNIA NOTICE TO CONTRACTORS

Sealed proposals will be received at the Office of the Transportation and Public Works Director, 69 Stony Circle, Santa Rosa, California 95401 until 2:00 p.m., December 18, 2014, for Montecito Blvd and St Mary Dr Traffic Signal, Contract No. C01819. (Engineer's Range: \$225,000 - \$300,000.)

- IMPORTANT -
For technical questions regarding this project, contact David Stolte at (707) 543-3864.
For direct access to plans, specifications and planholders' lists, visit us on-line at www.srcity.org/cip. Under CIP Engineering Links click on Capital Projects Contracts or call (707) 543-3800.
For direct access to bid results, visit us on-line at www.srcity.org/cip. Under CIP Engineering Links click on Capital Projects Contracts or call (707) 543-3835.

Bids tendered after the bid receiving deadline will not be received for any reason. The official time clock for receiving bids will be an electric date and time stamping clock, located in the Transportation and Public Works Department at

69 Stony Circle, Santa Rosa, California. In order to be considered, bids must be received prior to 2:00 p.m. Therefore, a bid stamped in at 1:59 p.m. is acceptable, but one stamped in at 2:00 p.m. is late and will not be accepted.

Prospective bidders, subcontractors, and material suppliers are invited to attend a prebid conference scheduled to be held at 10:00 a.m., December 10, 2014, in the Transportation and Public Works Department located at 69 Stony Circle, Santa Rosa, California.

Bids are required for the entire work described herein.

Attention is directed to Section 7 of the Special Provisions regarding changes to the City's insurance requirements.

Effective July 1, 2014, AB44 requires that bidders provide the contractor's license number in addition to the name and address for subcontractors listed in their bid documents.

Bids shall be made in accordance with the prevailing hourly rate of per diem wages for this locality and project as determined by the Director of Industrial Relations pursuant to Labor Code Section 1770 et seq.

The Contractor shall be responsible for compliance with the Immigration Reform Control Act of 1986.

If the project requires the employment of workers in any apprenticeable craft or trade, once awarded, the contractors or subcontractors must apply to the joint apprenticeship council unless already covered by local apprentice standards (Labor Code Section 1777.5).

All bids are to be compared on the basis of the City Engineer's estimate of the quantities of work to be done. No bid will be awarded to a Contractor who has not been licensed in accordance with the provisions of Chapter 9 of Division 3 of the Business and Professions Code. The Contractor must hold a Class C10 license for this project.

Plans, special provisions, forms of proposal, and contract forms may be obtained by properly licensed contractors at the office of the City Engineer, 69 Stony Circle, Santa Rosa, California 95401. A payment of \$50 will be charged for each set of plans and special provisions, no part of which charge will be refunded.

No bid will be considered unless it is made on a contract proposal form furnished by the City Engineer to the Contractor submitting it. No bid will be received for consideration unless the bidder has obtained and paid for an Invitation for Bids book for this project from the City Engineer and has listed the bidder's full name and mailing address with the City Engineer as a potential bidder on this project. The original of the completed bid documents, bearing an original signature, must be submitted.

The successful bidder will be required to pay the City of Santa Rosa business tax before commencing work on this project. For information regarding the business tax, contact Revenue and Collections at (707) 543-3170.

For any moneys earned by the Contractor and withheld by the City of Santa Rosa to ensure the performance of the contract, the Contractor may, at his/her request and expense, substitute securities equivalent to the amount withheld in the form and manner and subject to the conditions provided in Section 22300 of the Public Contract Code of the State of California.

The City of Santa Rosa reserves the right to reject any or all bids and the right to waive minor irregularities or informalities in any bonds or in the contract proposal.

The lowest bid shall be the lowest bid price on the base contract without consideration of the price on Additive Alternative "A".

STEPHEN DITTMER
Supervising Engineer

NOTICE OF PETITION TO ADMINISTER ESTATE OF Elaine H. Book CASE NO. 87320

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: Elaine H. Book

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

The Petition for Probate requests that: Thomas Aldendifer 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: 12/31/2014 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: NOV 13, 2014
Stephen R. Olsen 122714
2300 Bethards Drive, Suite A
Santa Rosa, CA 95405-9005
707-578-6033
Attorney for Petitioner