

PUBLIC NOTICE

**NOTICE OF TRUSTEE'S SALE****TS No. CA-14-624167-CL Order No.: 733-1400538-70**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/22/2013. 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): DOUGLAS SCOLLON AND BARBARA SCOLLON, HUSBAND AND WIFE, AS JOINT TENANTS

Recorded: 5/3/2013 as Instrument No. 2013045729 of Official Records in the office of the Recorder of SONOMA County, California; Date of Sale: 12/16/2014 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: \$163,878.39 The purported property address is: 821 BURBANK AVE, SANTA ROSA, CA 95407 Assessor's Parcel No.: 125-141-007-000

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-14-624167-CL. 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 Mortgagor, 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-14-624167-CL IDSPub #0073876 11/25/2014 12/2/2014 12/9/2014

2689533 - Pub. Nov. 25; Dec. 2, 9, 2014

3 ti.

NOTICE OF TRUSTEE'S SALE**APN: 009-343-004-000 T.S. No. 016779-CA****IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/23/2009. 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.

On 12/30/2014 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 9/29/2009, as Instrument No. 2009093994, of Official Records in the office of the County Recorder of Sonoma County, State of CALIFORNIA executed by: JANET R. SORK, An unmarried woman WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, OR 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, 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 and State described as: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST

The street address and other common designation, if any, of the real property described above is purported to be:416 ASHBURY AVENUE, SANTA ROSA, CALIFORNIA 95404

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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$333,598.17

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 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.

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FOR SALES INFORMATION: (800) 280-2832 Publish: 11/25/2014, 12/2/2014, 12/9/2014

2689531 - Pub. Nov. 25; Dec. 2, 9, 2014

3ti.

NOTICE OF AGREEMENT TO PURCHASE TAX-DEFAULTED PROPERTY FOR DELINQUENT TAXES

NOTICE IS HEREBY GIVEN, in accordance with the provisions of Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code (and the written authorization of the State Controller), that an agreement, a copy of which is on file in the office of the board of supervisors of Sonoma County, has been made between said board of supervisors and the County of Sonoma and approved by the State Controller, whereby said County will sell to said County of Sonoma under the terms set forth in said agreement all of the real property hereinafter described, which is subject to the power of sale by the tax collector.

The effective date and time of the agreement shall be 5:00 p.m., December 16, 2014

If the property is not redeemed according to law before the effective date and time of the agreement, the right of redemption will cease and the undersigned tax collector, pursuant to said agreement, will sell said property to the County of Sonoma.

If the property is sold, parties of interest, as defined in Section 4675 of the California Revenue and Taxation Code, have a right to file a claim with the county for any proceeds from the sale that are in excess of the liens and costs required to be paid from the proceeds. If excess proceeds result from the sale, notice will be given to parties of interest pursuant to law.

For information as to the amount necessary to redeem or other related issues pertaining to the property described in this notice, contact the Sonoma County Tax Collector of the County of Sonoma, State of California.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

/s/ David E. Sundstrom, CPA,
Sonoma County Auditor-Controller Treasurer-Tax Collector

Executed at Santa Rosa, County of Sonoma, California, on November 25, 2014

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor's Parcel Number (APN), when used to describe property in this list, refers to the assessor's map book, the map page, the block on the map, (if applicable), and the individual parcel on the map page or in the block. The assessor's maps and further explanation of the parcel numbering system are available in the assessor's office.

The properties that are the subject of this notice are situated in Sonoma, California, and are described as follows:

ITEM NO.	ASSESSOR'S PARCEL NUMBER	LAST ASSESSEE NAME
1	043-280-027-000	POULSEN OLSON INVESTMENT GROUP
2	043-280-028-000	POULSEN OLSON INVESTMENT GROUP

2689532 - Pub. Nov. 25; Dec. 2, 9, 2014

3ti.

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN RONALD COOLBAUGH CASE NO. 87298

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: STEVEN RONALD COOLBAUGH.

A Petition for Probate has been filed by: Joshua Gamaliel Aguilar in the Superior Court of California, County of Sonoma.

The petition for Probate requests that: Joshua Gamaliel Aguilar 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: January 7, 2015 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 7, 2014

Roy N. Johnston SBN 185409
Ryan F. Thomas SBN 230491
1400 N. Dutton Avenue, Suite 21
Santa Rosa, CA 95401
707-545-6542
Attorney for Petitioner

2689536 - Pub. Nov. 25; Dec. 1, 2014 3ti.

NOTICE TO CREDITORS OF WARREN C. STEPHENS (Probate Code 19052) SUPERIOR COURT OF CALIFORNIA COUNTY OF SONOMA Case # 87339

In the Matter of THE WARREN C. STEPHENS FAMILY TRUST

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, at 600 Administration Drive, Santa Rosa, California, 95403, and mail a copy to Anne F. Stephens and W. Clayton Stephens, Co-Trustees of The Warren C. Stephens Family Trust dated March 3, 2011, wherein the decedent was the Grantor, at 2704 Rollo Road, Santa Rosa, California 95404, within the later of four (4) months after the date of the first publication of this notice to creditors or, if notice is personally delivered to the creditor, sixty (60) 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 Section 19103 of the Probate Code. 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.

A copy of the claim, which is to be sent to Anne F. Stephens and W. Clayton Stephens, Co-Trustees, should be sent in care of Kirt F. Zeigler Esq., P.O. Box 1498, Santa Rosa, California 95402.

Dated: November 18, 2014

Anderson, Zeigler, Disharoon, Gallagher & Gray, A Professional Corporation /s/ Kirt F. Zeigler, Esq., Attorney for Anne F. Stephens and W. Clayton Stephens, Co-Trustees

2689537 - Pub. Nov. 25, 28; Dec. 1, 2014 3ti.

SONOMA COUNTY HISTORY

In 1857

Hungarian nobleman Count Agoston Haraszthy brought cuttings of European varietal grape vines to Sonoma, creating wine industry. Barney Hoen credited with being Santa Rosa's first winemaker.

Sonoma Democrat printed first issue in Santa Rosa.

First religious camp meeting took place at Kelsey Gardens near Sonoma.

Santa Rosa boasted horse racing track; covered grandstand added in 1880. Jockey Club formed in 1860.

Harmon Heald laid out Healdsburg Plaza on a town map. Population 300.

Vallejo sold Petaluma adobe and surrounding land.

William Thomas Ross grew fruit and hops on one of the first farms near Forestville.

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