

Ordinance No. 6089

An Ordinance Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending Chapter 26 Of The Sonoma County Code To Add Or Replace Miscellaneous Definitions, Rename The Rural Commercial District, Replace The Biotic Resource Combining District With Separate Combining Zones For Riparian Corridors And Biotic Habitat, Revise Stream Protection Policies For Riparian Corridors To Implement Sonoma County General Plan 2020, And Rezone Properties To Add The Riparian Corridor Combining Zone To All Designated Streams

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Chapter 26 of the Sonoma County Code is amended as follows:

(a) Section 26-020-140 [Definitions] is amended to add or replace the following terms:

Agricultural Crop: Any cultivated crop grown and harvested for commercial purposes.

Agricultural Cultivation: The act of preparing the soil for the raising of agricultural crops.

Contiguous riparian vegetation: Riparian vegetation that is physically touching or adjacent, and not separated by features like roads, developed land, or cropland.

Cropland: Land devoted to the production of agricultural crops.

Designated Stream: A river or stream mapped or identified in the Open Space and Resource Conservation Element of the General Plan, or in an adopted area plan or specific plan or other adopted stream protection standards, guidelines, or mitigation measures.

Resource Agency: A federal or state agency having jurisdiction by law over natural resources affected by an activity or use. Resource agencies include the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, NOAA Fisheries, California Department of Fish and Wildlife, North Coast and San Francisco Bay Regional Water Quality Control Boards, State Water Resources Control Board, and other similar federal and state agencies.

Restoration: Actions taken with the primary goal to maintain, improve, or restore physical, chemical, and biological functions of a stream, wetland, or other sensitive habitat.

Riparian Corridor: The area occupied by a river or stream and related plant and animal communities.

Riparian Corridor, 50-foot: A riparian corridor with a streamside conservation area of 50 feet on each side of a designated stream measured from the top of the higher bank.

Riparian Corridor, 100-foot: A riparian corridor with a streamside conservation area of 100 feet on each side of a designated stream measured from the top of the higher bank.

Riparian Corridor, 200-foot: A riparian corridor with a streamside conservation area of 200 feet on each side of a designated stream measured from the top of the higher bank.

Riparian Functions: The beneficial uses of areas in and along streams, including: providing food, water, and breeding, egg deposition and nesting areas for fish, amphibians, reptiles, birds, insects, and mammals; providing protective cover, shade and woody debris to stream channels as habitat for coho salmon, steelhead, freshwater shrimp, and other protected and common aquatic-dependent species; providing movement opportunities, protective cover, and breeding, roosting, and resting habitat for terrestrial wildlife; filtering sediment and pollutants in runoff into streams; providing erosion protection for stream banks; and facilitating groundwater recharge.

Riparian Tree: A woody perennial plant growing in a riparian corridor, typically larger than 14 feet at maturity with a well-defined stem and definite crown having a single or multi-trunk structure, with a minimum diameter at breast height of two (2) inches for a single stem or aggregate of multi-trunk stems of five (5) inches, and a minimum height of ten (10) feet.

Riparian Vegetation: Plant communities contiguous to and affected by surface and subsurface hydrologic features of water bodies (rivers, streams, lakes, or wetlands) that have one or both of the following characteristics: 1) distinctly different vegetative species than adjacent areas, and 2) species similar to adjacent areas but exhibiting more vigorous or robust growth forms. Riparian vegetation is usually transitional between wetland and upland.

Soils, Highly Erodible: Soils in the Diablo, Dibble, Goldridge, Laughlin, Los Osos, Steinbeck, and Suther soil series as mapped by the U. S. Department of Agriculture.

Soils, Less Erodible: Any soils that are not highly erodible soils.

Upland Area: An area with less erodible soils and a natural slope steeper than 15 percent, or highly erodible soils and a natural slope steeper than 10 percent.

Vegetation Removal: The cutting, breaking, burning or uprooting of vegetation, the application of herbicide to vegetation, the covering over of vegetation with earth, or the compacting of the soil under and around vegetation. For the purposes of this chapter, vegetation means all natural, non-cultivated plant life including the root system, stem, trunk, crown, branches, leaves or blades.

(b) Section 26-04-010 (d) [Permitted Uses - LIA zoning district], Section 26-06-010 (d) [Permitted Uses - LEA zoning district], Section 26-08-010 (d) [Permitted Uses - DA zoning district], Section 26-10-010 (d) [Permitted Uses - RRD zoning district], Section 26-16-010 (h) [Permitted Uses - AR zoning district], Section 26-18-010 (e) [Permitted Uses - RR zoning district], Section 26-26-030 (g) (2) [Permitted Uses - PC zoning district], Section 26-40-010 (e) [Permitted Uses - AS zoning district], and Section 26-42-010 (e) [Permitted Uses - K zoning district] are amended to read as follows:

"The growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, including wholesale nurseries, conducted and maintained in compliance with Article 65, RC Riparian Corridor Combining Zone."

(c) Article 38 RC Rural Commercial District is amended to change the title of the Article to the CR Commercial Rural District.

(d) Article 65 RC Riparian Corridor Combining Zone is added to read as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

(e) Article 66 BR Biotic Resource Combining District is amended to change the title of the Article to the BH Biotic Habitat Combining Zone, and amended to read as set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

(f) The Official Zoning Database is amended to rezone properties to reflect the new combining zones for all riparian corridors and biotic habitat areas and to rezone Rural Commercial properties to CR Commercial Rural as set forth in the Table in Exhibit "C," attached hereto and incorporated herein by this reference.

Section II. For the purposes of Section I of this ordinance, only cropland under active cultivation on the effective date of this ordinance shall be deemed to be existing cropland.

Section III. The amendments in Section I of this ordinance are consistent with Sonoma County General Plan 2020 in that they incorporate into zoning the General Plan's goals, objectives, and policies that provide for the protection of riparian corridors, including the establishment of streamside conservation areas as set forth in the Open Space and Resource Conservation Element and as specifically required by Open Space and Resource and Element Implementation Programs 11 and 12. The amendments in Section I of this ordinance are also consistent with the County's Area/Specific Plans in that the proposed stream setbacks would correspond with the standards of the applicable Area/Specific Plan when those standards are more stringent than the General Plan as required by General Plan Policy LU-1a.

Section IV. The Program Environmental Impact Report (EIR) for Sonoma County General Plan 2020, certified by the Board of Supervisors in 2008, disclosed, evaluated, and mitigated potential environmental impacts of General Plan policies. Potential impacts of riparian protection measures and stream setbacks were analyzed in multiple sections of the EIR. In addition, Mitigation Measure 4.6-2(b) directs the rezoning of all lands within Streamside Conservation Areas to the Biotic Resources combining zoning district, and the adoption of a riparian protection ordinance. The amendments in Section I of this ordinance would implement Mitigation Measure 4.6-2(b). Riparian protection will be achieved through application of the zoning database and planning process. The amendments in Section I of this ordinance would not relax any existing standards or policies in the General Plan or Area Plans. The amendment in Section I of this ordinance would not result in any new significant impacts, or a substantial increase in the severity of any previously-identified impacts, due to substantial changes in the project or its circumstances, or new information of substantial importance that was not known and could not have been known at the time of certification of the General Plan Program EIR in 2008. The amendments in Section I of this ordinance are within the scope of the General Plan covered by the EIR, and would not have effects that were not examined in the EIR. As a result, pursuant to CEQA Guidelines Section 15168 (c) (2), no new environmental document is required. The Program EIR for the General Plan 2020 is available for review at the PRMD office and online at http://www.sonoma-county.org/prmd/divpages/complanddiv.htm.

Section V. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI. This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in The Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California. Pursuant to Government Code Section 25124, complete copies of Exhibits "A," "B," and "C" to this ordinance are on file with the Clerk of the Board of Supervisors and are available for public inspection and copying during regular business hours in the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, California. Complete copies of the Exhibits are also available for public review on the County's website at http://www.sonoma-county.org/prmd/docs/riparian\_corridor/index.htm

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this 24th day of November, 2014, on regular roll call of the members of said Board by the following vote:

Supervisors: Gorin: Aye Zane: Aye McGuire: Aye Carrillo: Aye Rabbitt: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

Whereupon, the Chair declared the above and foregoing ordinance duly adopted and

So Ordered

2690401 - Pub. Dec. 9, 2014 1 ti.

NOTICE OF TRUSTEE'S SALE T.S. No. 14-2649-11

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: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

ATALA: MAYROONG BUOD NG IFORMASYON SA DOKUMENTONG ITO NA NAKALAPIN LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY

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 11/28/2006. 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 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: VIBOL TUON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SARY DIM, AN UNMARRIED MAN, AS TENANTS IN COMMON Duly Appointed Trustee: The Wolf Firm, A Law Corporation Recorded 12/6/2006 as Instrument No. 2006151240 of Official Records in the office of the Recorder of Sonoma County, California, Street Address or other common designation of real property: 2302 VALLEY WEST DRIVE SANTA ROSA, CA 95401 A.P.N.: 035-350-029-000 Date of Sale: 12/30/2014 at 9:00 AM Place of Sale: In the Plaza at Fremont Park, 860 Fifth Street, Santa Rosa, CA 95401 Amount of unpaid balance and other charges: \$281,865.37, 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 mortgage, 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.auction.com, using the file number assigned to this case 14-2649-11. 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: 12/1/2014 The Wolf Firm, A Law Corporation 2955 Main Street, 2nd Floor Irvine, California 92614 Foreclosure Department (949) 720-9200 Sale Information Only: (800) 280-2832 Auction.com Frank Escalera, Team Lead NPP0238846 TO: PRESS DEMOCRAT 12/09/2014, 12/16/2014, 12/23/2014

2690400 - Pub. Dec. 9, 16, 23, 2014 3 ti.

Public Notice

Proficio Bank, a Utah state-chartered Bank with its corporate office located at 6985 Union Park Center, Suite 150, Salt Lake City, Utah, 84047, hereby provides notice that it is assuming the assets and liabilities of its wholly-owned subsidiary, Proficio Mortgage Ventures, LLC, which has its corporate office located at 110 Hillcrest Street, Orlando, Florida, 32801, through a corporate reorganization.

After the reorganization, both entities will operate as "Proficio Bank," from the aforementioned address in Salt Lake City, Utah.

Any person wishing to comment on Proficio Bank's application for reorganization may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at the appropriate FDIC office located at 25 Jessie Street at Ecker Square, Suite 2300, San Francisco, CA, 94105-2780, not later than January 2, 2015.

The non-confidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular business hours. Photocopies of the non-confidential portion of the application file will be made available upon request.

As a part of its reorganization, Proficio Mortgage Ventures, LLC will be closing the following offices, and relocating the business from those offices to the additional locations listed below.

Table with 2 columns: Proficio Mortgage Ventures, LLC Offices to be Closed 30 days from the date of this Notice; Business will be Relocated to the Following Addresses. Rows include addresses in Bloomington, MN; Brunswick, OH; Independence, OH; Leesburg, VA; and Santa Rosa, CA.

2690604 - Pub. Dec. 9, 2014 1 ti

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 of 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 mortgage, 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 Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have 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: 106-020-006-000, 106-020-009-000 TS No: CA08003935-14-1 TO NO: 140149184-CA-VOI

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 15, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On December 29, 2014 at 11:00 AM, at the end of the North parking lot turnabout of the City of Petaluma Community Center in Lucchesi Park 320 N. McDowell Blvd. Petaluma, CA 94954, 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 September 22, 2003, as Instrument No. 2003198390, of official records in the Office of the Recorder of Sonoma County, California, executed by DAVID W. HAINES, AN UNMARRIED MAN AND VIRGIL SALZMAN, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for RBC MORTGAGE COMPANY 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: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 5701 AUSTIN CREEK ROAD, CAZADERO, CA 95421 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 \$707,833.81 (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 Mortgage, 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 Priority Posting and Publishing at 714-573-1965 for information regarding the Trustee's Sale or visit the Internet Web site address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08003935-14-1. 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 24, 2014 MTC Financial Inc. dba Trustee Corps TS No. CA08003935-14-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.priorityposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Priority Posting and Publishing AT 714-573-1965 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. P1121857 12/2, 12/9, 12/16/2014

2690031 - Pub. Dec. 2, 9, 16, 2014 3 ti.

NOTICE OF TRUSTEE'S SALE File No. - 11-12886

YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 07-22-2011. 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 12-16-2014 at 11:00 A.M., ALLIED TRUSTEE SERVICES (Trustee) under and pursuant to Notice of Delinquent Assessment, recorded 07-28-2011 as Instrument 2011063360 Book - Page - - of Official Records in the Office of the Recorder of SONOMA County, CA, publicly owned by: SANDRA HOPPKICK AND DIANE M ELLIS WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States) at: AT THE END OF THE NORTH PARKING LOT TURNABOUT OF THE CITY OF PETALUMA COMMUNITY CENTER IN LUCCHESI PARK 320 N. MCDOWELL BLVD. PETALUMA, CA all right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: A.P.N.: 146-071-014-000

The street address and other common designation, if any, of the real property described above is purported to be: 1010 RUTH PLACE 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee. The estimated total amount of the unpaid balance at the time of the initial publication of the Notice of Sale is \$6,244.47.

PROPERTY WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION. The claimant, LINCOLN MANOR ASSOCIATION under said Notice of Delinquent Assessment 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 and more than three months have elapsed since such recordation.

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 mortgage, 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, or visit this Internet Web site www.priorityposting.com for information, using the file number assigned to this case: 11-12886. 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 06, 2014 ALLIED TRUSTEE SERVICES SARAH PERCOX, Authorized Signatory FOR SALES INFORMATION, CALL (714) 573-1965 ALLIED TRUSTEE SERVICES 990 RESERVE DRIVE, SUITE 208 ROSEVILLE, CA 95678 (877) 282-4991 P1121024 11/25, 12/2, 12/9/2014

2689535 - Pub. Nov. 25; Dec. 2, 9, 2014 3 ti.

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