



NOTICE OF TRUSTEE'S SALE

T.S. No.: 2014-01528-CA Loan No.: 7130860674
A.P.N.:036-171-034-000

PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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

注: 本文件包含一个信息摘要

참고서공. 본 첨부 문서에 정보 요약서가 있습니다

NOTA SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO
TALA- MAYROONG BUGOD NG INFORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LUMU Y KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/20/2005. 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.

Trustor: Ryan Dunford, a Married man, and Marya Gay Miller, a married woman, all as Joint Tenants

Duly Appointed Trustee: Western Progressive, LLC

Recorded 09/29/2005 as Instrument No. 2005145300 in book ---, page--- and of Official Records in the office of the Recorder of Sonoma County, California, Date of Sale: 01/15/2015 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, 320 N. McDOWELL BLVD., PETALUMA, CA

Estimated amount of unpaid balance and other charges: \$578,371.09

WE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt

More fully described in said Deed of Trust

Street Address or other common designation of real property: 1676 GUERNEVILLE ROAD, SANTA ROSA, CA 95403-4110
A.P.N.: 036-171-034-000

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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. 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: \$578,371.09.

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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a 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 this 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 (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2014-01528-CA. 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: December 5, 2014 Western Progressive, LLC, as Trustee
C/o 30 Corporate Park, Suite 450
Irvine, CA 92606
Automated Sale Information Line: (866) 960-8299
<http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>
For Non-Automated Sale Information, call: (866) 240-

2690930 - Pub. Dec. 18, 25, 2014; Jan. 1, 2015
THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

3 ti.

NOTICE OF TRUSTEE'S SALE

T.S. No.: 9551-1879 TSG Order No.: 00256839
A.P.N.: 182-060-053-000

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/20/2006.

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.

NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 04/05/2006 as Document No.: 2006040400, Book No.: N/A, Page No.: N/A, of Official Records in the office of the Recorder of Sonoma County, California, executed by: KEVIN D CHAMPIE, SANDY CHAMPIE, HUSBAND AND WIFE, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state).

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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 01/05/2015 at 11:00 AM Sale Location: 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. The street address and other common designation, if any, of the real property described above is purported to be: 2333 CREEKWOOD CT, SANTA ROSA, CA 95409-2614

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 in an "AS IS" condition, 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, 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, to-wit: \$410,308.56 (Estimated) as of 12/24/2014. Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

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 for information regarding the trustee's sale or visit this Internet Web site, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9551-1879. 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. 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.

NBS Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, Nicole Rodriguez, Foreclosure Associate

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0239397 To: PRESS DEMOCRAT 12/11/2014, 12/18/2014, 12/25/2014

2690651 - Pub. Dec. 11, 18, 25 2014 3 ti

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 201404502

The following person (persons) is (are) doing business as:

Gardens and More located at 3890 Petaluma Hill Rd. Unit B Santa Rosa, CA 95404, Sonoma County. Registered Owner(s) 1) Angela Curry 3890 Petaluma Hill Rd. Unit B Santa Rosa, CA 95404 2) Mark Oliver 3890 Petaluma Hill Rd. Unit B Santa Rosa, CA 95404

This business is conducted by: A General Partnership.

The registrant commenced to transact business under the fictitious business name or names above on 10/30/2014.

I declare that all information in this

statement is true and correct.

Signed: Angela Curry, Mark Oliver. This statement was filed with the County Clerk-Recorder of Sonoma County on the date indicated by the filing stamp in the upper right hand corner.

This statement was filed with the County Clerk of SONOMA COUNTY on 11/26/2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

WILLIAM F. ROUSSEAU
Sonoma County Clerk-Recorder

By /s/ Darrell Light Deputy

SEAL

2690170 - Pub. Dec. 4, 11, 18, 25 2014 4 ti.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BETSY JANE ROSS AKA BETSY ROSS CASE NO. 87396

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BETSY JANE ROSS AKA BETSY ROSS.

A PETITION FOR PROBATE has been filed by JARRETT G. ROTH in the Superior Court of California, County of SONOMA.

THE PETITION FOR PROBATE requests that JARRETT G. ROTH be appointed as personal representative to administer the estate of the decedent.

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: 01/21/15 at 8:30AM in Dept. 18 located at 600 ADMINISTRATION DRIVE #100J, 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 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 section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
RONALD BERMAN
BERMAN & BERMAN, APLC
21031 VENTURA BLVD #803
WOODLAND HILLS CA 91364
12/24, 12/25, 12/31/14
CNS-2700430#
THE PRESS DEMOCRAT

2691584 - Pub. Dec. 24, 25, 31, 2014 3 ti.

NOTICE OF PETITION TO ADMINISTER ESTATE OF Randy Frank Hooker CASE NO. 87401

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will, or estate or both, of: Randy Frank Hooker

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

The Petition for Probate requests that: John Hooker 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: January 14, 2015, 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: Dec 15, 2014
Roger J. Illsley SBN 95204
Perry Johnson Anderson Miller & Moskowitz LLP
438 First Street, Fourth Floor
Santa Rosa, CA 95401
707-525-8800
Attorney for Petitioner

2691395 - Pub. Dec. 19, 22, 25, 2014 3 ti.

SONOMA COUNTY HISTORY

In 1894

In one of numerous early blazes, a fire destroyed much of Guerneville.

Female community leaders formed the Saturday Afternoon Women's Club in Santa Rosa; by 1919, it had 300 members and a paid mortgage.

The Altruria colony opened on Mark West Creek, but closed 2 years later.

Santa Rosa formed a paid fire department.

Santa Rosa held its first Rose Carnival and Parade.

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Sonoma County Historical Society
PO. Box 1373, Santa Rosa, CA 95402
www.sonomaountyhistory.org