

PUBLIC NOTICE

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/22/2005. 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.

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: **SHARYN MITCHELL AN UNMARRIED WOMAN**
Duly Appointed Trustee: **LAW OFFICES OF LES ZIEVE** Deed of Trust recorded 7/29/2005 as Instrument No. 2005109653 in book , page And further modified by that certain Modification Agreement dated 1/1/2008, and recorded on 1/24/2008, as Instrument #2008006129 of Official Records in the office of the Recorder of Sonoma County, California,
Date of Sale: **1/16/2015** 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: **\$468,035.09**

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 owed.

Street Address or other common designation of real property:

6686 SANTERO WAY

COTATI, California 94931

Described as follows:

As more fully described in said Deed of Trust

A.P.N #: **144-770-070-000**

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 (714) 848-9272 or visit this Internet Web site www.elitepostandpub.com, using the file number assigned to this case 14-29672. 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.

Dated: 12/23/2014 **Law Offices of Les Zieve, as Trustee**
30 Corporate Park, Suite 450
Irvine, CA 92606
For Non-Automated Sale Information, call: (714) 848-7920
For Sale Information: (714) 848-9272
www.elitepostandpub.com

Natalie Franklin, Trustee Sale Officer

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 10905 12/26, 1/2, 1/9/2015.

2691774 - Pub. Dec. 26, 2014; Jan. 2, 9, 2015

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Notice Inviting Bids

1.1 NOTICE. The County of Sonoma ("County") hereby gives notice that it will accept Bids for construction of the following public work:

COUNTY OF SONOMA RIDGE TRAIL EXTENSION PROJECT LOS GUILICOS TO HIGHWAY 12

1.2 BID SUBMISSION. County will receive sealed Bids at County's General Services Purchasing Division's office at 2300 County Center Drive, Suite A208, Santa Rosa, California, until 2:00 p.m. Pacific Standard Time (PST), as determined by the time and date stamp clock at the County's Purchasing Division on January 15, 2015. The opening will be in accordance with procedures set forth in Document 00200 (Instructions to Bidders). Bidders shall refer to Document 00200 (Instructions to Bidders) for required documents and items to be submitted in a sealed envelope to the Purchasing Division.

1.3 CONTACT INFORMATION.

Mailing address: Sonoma County Regional Parks
2300 County Center Dr. 120A
Santa Rosa, Ca. 95403
707-565-2041

Project Manager:
Karen DavisBrown, Park Planner I
Phone: (707) 565-2041
Fax: (707) 579-8247
Email: Karen.Davis-Brown@sonoma-county.org

1.4 DESCRIPTION AND LOCATION OF THE WORK. The Work consists of construction of County's Bay Area Ridge Trail Extension Project Los Guilicos to Hwy 12, Road Work, at 7425 Rancho Los Guilicos Rd., Santa Rosa. The Work includes, construction of pedestrian ramps and road crossing and signal modification improvements at Pythian Rd and Hwy 12 intersection, and pedestrian ramp and street crossing improvements on Rancho Los Guilicos Rd.

1.5 CONTRACT TIME. Substantial Completion shall be within Forty-five (45) Working Days from the date when work is to commence as stated in the Notice to Proceed. Final Completion shall be within Sixty (60) Working Days from the date when work is to commence as stated in the Notice to Proceed.

1.6 REQUIRED CONTRACTOR'S LICENSE(S). A California "A" contractor's license is required to Bid this Contract and through the completion of the project. All contractors and subcontractors shall be properly licensed by the Contractor's State Licensing Board and possess the necessary license classification for the work they perform under this project.

1.7 PREVAILING WAGE LAWS. The successful Bidder must comply with all prevailing wage laws applicable to the Project, and related requirements contained in the Contract Documents.

Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are located at: <http://www.dir.ca.gov/DLSR/PWD/index.htm> and are deemed included in the Bidding Documents. Contractor shall post the applicable prevailing wage rates at the Site.

1.8 SUBSTITUTION OF SECURITIES. County will permit successful Bidder to substitute securities for retention monies withheld to ensure performance of Contract, as set forth in Document 00680 (Escrow Agreement for Security Deposits in Lieu of Retention), in accordance with California Public Contract Code, Section 22300. By this reference, Document 00680 (Escrow Agreement for Security Deposits in Lieu of Retention) is incorporated in full in this Document 00100 (Notice Inviting Bids).

Revision Date 4-8-2013

1.9 PRE-BID CONFERENCE AND SITE VISIT. County will conduct a Pre-Bid Conference Site Visit on January 5, 2015 @9:00am at the site - the corner of Hwy 12 and Pythian Rd. Santa Rosa, California to generally discuss project scope, to consider such matters as Bidders may request, and to review site condition. The Pre-Bid Conference and Site Visit will last approximately one (1) hour.

1.10 PROCUREMENT OF BIDDING DOCUMENTS. Bidders may examine Bidding Documents at the office of the Sonoma County Regional Parks Department, 2300 County Center Drive, Suite A120, Santa Rosa, California. Bidders may obtain copies of Bidding Documents upon payment of a non-refundable fee of Fifteen dollars (\$15). County will accept checks payable to "County of Sonoma." Bidding Documents need not be returned to County.

1.11 BID PREPARATION COST. Bidders are solely responsible for the cost of preparing their Bids.

1.12 RESERVATION OF RIGHTS. County specifically reserves the right, in its sole discretion, to reject any or all Bids, or re-bid, or to waive inconsequential deviations from Bid requirements.

1.13 ESTIMATED BASE BID CONSTRUCTION COST. The estimated base bid construction cost is \$125,000.00 - \$135,000.00

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