

# PUBLIC NOTICE

**NOTICE OF TRUSTEE'S SALE**  
T.S. No.: 2012-23364 Loan No.: 706316882  
A.P.N.: 044-141-055-000

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  
참고사항: 본 청무 문서에 정보 요약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NAKALAKAP  
LUAU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/10/2007. 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: JAMES QUAIL AN UNMARRIED MAN.

Duly Appointed Trustee: Western Progressive, LLC

Recorded 4/17/2007 as Instrument No. 2007043787 in book ---, page --- and rerecorded on --- as --- of Official Records in the office of the Recorder of Sonoma County, California, Date of Sale: 1/28/2015 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: \$288,340.10

ILL WILL SELL AT PUBLIC AUCTION TO THE 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 STAFF 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: 3588 BROOKS AVENUE, SANTA ROSA, CALIFORNIA 95407. A.P.N.: 044-141-055-000

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 warrant, 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 principal 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 : \$288,340.10

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/Sales.aspx> using the file number assigned to this case 2012-23364. 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. The best way to verify postponement information is to attend the scheduled sale

Date: 12/12/2014 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/Sales.aspx>

For Non-Automated Sale Information, call: (866) 240-3530

Tamika Smith, Trustee Sale Assistant

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

2692300 - Pub. Jan. 5, 12, 19, 2015 3ti.

**NOTICE OF INTENT TO SELL**  
Case No.: SPR-86506

Tricia A. Shindlecker, Esq.  
[Bar No. 142292]

LAW OFFICES OF TRICIA A. SHINDLECKER  
3554 Round Barn Blvd., Suite 312  
P.O. Box 12231

Santa Rosa, CA 95406-2231  
Phone: (707) 284-1424  
Fax: (707) 284-1428

Attorney for Conservators  
Tracy A. Souza and Linda M. Elliott

SUPERIOR COURT, COUNTY OF SONOMA

Conservatorship of the Person and the Estate of

PATRICIA L. CALHOUN,  
Proposed Conservatee.

[signature by fax]

NOTICE IS HEREBY GIVEN THAT, subject to Court confirmation by the Court on February 4, 2015, at 8:30 am, or thereafter within the time allowed by law, Conservators, Tracy A. Souza and Linda M. Elliott, Co-Conservators of the Estate of PATRICIA L. CALHOUN, will sell at private sale to the highest and best net bidder on the terms and conditions stated in this Notice all right, title and interest that the conservatorship estate of PATRICIA L. CALHOUN has in the real property of the estate described in this Notice.

1. The real property to be sold is a single family residence situated in the City of Petaluma, County of Sonoma, State of California, commonly known as 1020 McNear Avenue, and more

specifically described as follows:

Beginning at a point on the Southerly line of McNear Avenue distant thereon North 82° 15' East 270 feet from the intersection of said line of McNear Avenue with the Easterly line of Mt. View Avenue; from said point of beginning; thence along said South boundary of McNear Avenue North 82° 15' East 92 feet; thence south 7° 45' East 100 feet; thence South 82° 15' West 92 feet; thence North 7° 45' West 100 feet to the point of beginning. [APN 008-423-055.]

2. The property will be sold subject to covenants, restrictions, reservations, rights, rights of way, and easements of record. Property taxes for shall be prorated as of the close of escrow.

3. Other terms and conditions of the sale are as follows: The Property is sold in its "AS IS" condition, except as to title.

The sale shall be all-cash, with no financing contingency and no appraisal contingency for the Buyer (except as to the appraisal of the probate referee pursuant to Probate Code §13009). The sale shall be subject to Court confirmation of sale, including possible overbidders at the time of such confirmation.

The sale price must be within 90% of the original appraised value of the real property as appraised by the probate referee, or 90% of the reappraised value of the real property, if applicable. If the purchase price is less than 90 percent of the probate referee's appraised value, the Buyer may increase the purchase price to the minimum amount required, or may withdraw from this transaction and receive a refund of Buyer's deposit, less applicable costs.

If the Court approves the sale to Buyer, all deposit money held on behalf of Seller shall be applied toward the purchase price. If the sale is confirmed by the Court, an Order Confirming Sale to Buyer will be issued by the Court. Buyer shall pay the balance of the purchase price within 10 days from receipt of such Order by Escrow Holder or Buyer. If Buyer defaults after Court confirmation, the order confirming sale may be vacated. This may result in Buyer's forfeiture of the full deposit, or any amount the Court may determine to satisfy any deficiency of sale price, costs, or other losses by the Seller.

If the sale is not confirmed to Buyer due to an overbid, Buyer's deposit money, less applicable costs, shall be returned to Buyer.

In connection with the sale, the Seller will pay for the cost of a natural hazard zone disclosure report, the smoke detector installation, carbon monoxide detector installation and water heater bracing, and City and County transfer fees and taxes. Realtor's commissions shall not exceed 6%, payable one-half to the buyer's agent and one-half to the Seller's agent.

Buyer shall pay for the escrow fee(s) and owner's title insurance policy. Buyer shall satisfy itself as to the physical condition of the property, without additional cost to Seller, including review of existing reports identifying various conditions relating to the property, including drywood termites, erosion, faulty grade conditions, foundation inadequacies, carpenter bee activity and the presence of asbestos insulation, none of which have been or will be mitigated prior to close of escrow.

Close of escrow shall be on or before 10 days after receipt of a copy of the court Order Confirming Sale to the Buyer or the Escrow Holder.

4. Bids or offers are invited for the property and must be in writing. Offers and can be mailed to the attorney for the conservators, at P.O. Box 12231, Santa Rosa, CA 95406, or personally delivered to the Law Offices of Tricia A. Shindlecker, 3554 Round Barn Blvd, Ste. 312, Santa Rosa, CA 95403 on or before 5:00 pm on January 7, 2015. Bids must be sealed and will be opened on the date specified above.

Date: 12/22/2014 Date: 12/28/2014  
/s/ Tracy A. Souza /s/ Linda M. Elliott

2692190 - Pub. Jan. 2, 5, 9, 2015 3ti.

**CITATION FOR PUBLICATION UNDER WELFARE AND INSTITUTIONS CODE SECTION 294**

Sonoma County Human Services Department Family, Youth and Children's Services  
1202 Apollo Way  
Santa Rosa, CA 95407  
707-565-4300

Superior Court of California  
County of Sonoma  
600 Administration Drive  
Santa Rosa, CA 95403

**IN SESSION AS A JUVENILE COURT CASE NAME: SONJA SOLIS-AQUINO CASE NUMBER: 4490-DEP**

1. To Jorge E. Robles Pelayo and anyone claiming to be a parent of SONJA SOLIS-AQUINO born on October 1, 2014, at Sutter Medical Center of Santa Rosa, California

2. A hearing will be held on March 19, 2015 at 10:00a.m. in Dept: Juvenile Room: 12 located at court address above.

3. At the hearing the court will consider the recommendations of the social worker or probation officers.

4. The social worker or probation officer will recommend that your child be freed from your legal custody so that the child may be adopted. If the court follows the recommendation, all your parental rights to the child will be terminated.

5. You have the right to be present at the hearing, to present evidence, and you have the right to be represented by an attorney. If you do not have an attorney and cannot afford to hire one, the court will appoint an attorney for you.

6. If the court terminates your parental rights, the order may be final.

7. The court will proceed with this hearing whether or not you are present.

Dated: DEC 2, 2014  
Kathleen Robinson  
Deputy Clerk

2692194 - Pub. Jan. 5, 12, 19, 26, 2015 4ti.

**NOTICE OF PUBLIC MEETING HEADLSBURG UNIFIED SCHOOL DISTRICT**

NOTICE IS HEREBY GIVEN that the BOARD OF EDUCATION OF the HEADLSBURG UNIFIED SCHOOL DISTRICT, at its regularly scheduled meeting to be held on January 21, 2015, will review, consider and adopt the Annual Developer Fee Report for Fiscal Year 2013-14 prepared in accordance with Government Code Sections 66006 and 66001 regarding the collection and expenditure of developer fees imposed on residential, commercial, and industrial development.

The Annual Developer Fee Report for Fiscal Year 2013-14 is available for review at the Healdsburg Unified School District Office located at 1028 Prince Street in Healdsburg, California.

All individuals wishing to comment on the Annual Developer Fee Report for Fiscal Year 2013-14 are invited to attend the meeting of the Board of Education at the following time and location:

DATE: January 21, 2015  
TIME: 6:00 PM  
LOCATION: Healdsburg City Hall  
401 Grove Street  
Healdsburg, CA 95448

2691580 - Pub. Jan. 5, 2015 1 ti.

**NOTICE TO CREDITORS OF BULK SALE (SECS. 6104, 6105 U.C.C.)**

Notice is hereby given to the Creditors of: Redwood Montessori School Inc., Seller(s), whose business address(es) is: 11201 Main Street, Penngrove, CA 94951, that a bulk transfer is about to be made to: Ammamma Tati Inc., Buyer(s), whose business(es) address is: 11201 Main Street, Penngrove, CA 94951.

The property to be transferred is located at: 11201 Main Street, Penngrove, CA 94951. Said property is described in general as: All stock in trade, fixtures, equipment, goodwill and other property of that Montessori School business known as REDWOOD MONTESSORI SCHOOL, and located at: 11201 Main Street, Penngrove, CA 94951.

The bulk sale is intended to be consummated at the office of: FIDELITY NATIONAL TITLE COMPANY, One Daniel Burnham Court, Suite 218-C, San Francisco, CA 94109. The bulk transfer will be consummated on or after the 22nd day of January, 2015.

This bulk transfer is subject to Section 6106.2 of the California Commercial Code. If Section 6106.2 applies, claims may be filed at FIDELITY NATIONAL TITLE COMPANY, Escrow Division, Escrow No. FSSE-0101400926-LC, One Daniel Burnham Court, Suite 218-C, San Francisco, CA 94109. Phone: (415)359-2540, Fax: (415)520-6641.

This bulk transfer does NOT include a liquor license transfer. All claims must be received at this address by the 21st

day of January, 2015. So far as known to the Buyer(s), all business names and addresses used by the Seller(s) for the three (3) years last past, if different from the above, are: NONE.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below. By: Fidelity National Title Company as Escrow Agent for the herein Buyer December 30, 2014 Tiffany Criger, Escrow Assistant

2692195 - Pub. Jan. 5, 2015 1ti.

**FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2014-04674**

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

1) Heritage 2) Heritage Vintners 3) Heritage Wines 4) Heritage Winery 5) Heritage Vineyards 6) Heritage Cellars 7) Au Contraire 8) Au Contraire Estate 9) Au Contraire Winery 10) Au Contraire Cellars 11) Au Contraire Vineyards 12) Taub Family Vineyards 13) Taub Family Estates located at 824-A Healdsburg Avenue, Healdsburg, CA 95448 Sonoma County. Registered Owner(s) Popcorn Design, LLC 824-A Healdsburg Avenue Healdsburg, CA 95448

This business is conducted by: A Limited Liability Company

The registrant commenced to transact business under the fictitious business name or names above on N/A.

I declare that all information in this statement is true and correct. Signed: Jay M. Behmke, Manager

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 12/10/2014

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

2691779 - Pub. Dec. 29, 2014; Jan. 5, 12, 19, 2015 4ti.

**FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 201404509**

Santa Nella House located at 12130 Hwy 116, Guerneville, CA, 95446, Sonoma County, Mailing address 12130 Hwy 116, is hereby registered by the following owner(s): 1) Santa Nella House Corporation, 12130 Hwy 116, Guerneville, CA 95446 Sonoma County

This business is conducted by: a Corporation.

The registrant commenced to transact business under the fictitious name or names above on 12-5-2014.

I declare that all information in this statement is true and correct. Signed: Debra G. Brooks, President.

This statement was filed with the County Clerk of SONOMA COUNTY on 12-1-2014.

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  
By /s/ Alma Roman  
Deputy Clerk  
SEAL

2691429 - Pub. Dec. 22, 29; Jan. 5, 12, 2015 4 ti.

**CITATION FOR PUBLICATION UNDER WELFARE AND INSTITUTIONS CODE SECTION 294**

Sonoma County Human Services Department Family, Youth and Children's Services  
1202 Apollo Way  
Santa Rosa, CA 95407  
707-565-4300

Superior Court of California  
County of Sonoma  
600 Administration Drive  
Santa Rosa, CA 95403

**IN SESSION AS A JUVENILE COURT CASE NAME: Zaylah Marie Solorio CASE NUMBER: 4473-DEP**

1. To Luis Solorio Lara and anyone claiming to be a parent of Zaylah Marie Solorio born on July 31, 2014 at Sutter Medical Center of Santa Rosa, CA

2. A hearing will be held on March 12, 2015 at 9:00 a.m. in Dept: Juvenile Room: 12 located at court address above.

3. At the hearing the court will consider the recommendations of the social worker or probation officers.

4. The social worker or probation officer will recommend that your child be freed from your legal custody so that the child may be adopted. If the court follows the recommendation, all your parental rights to the child will be terminated.

5. You have the right to be present at the hearing, to present evidence, and you have the right to be represented by an attorney. If you do not have an attorney and cannot afford to hire one, the court will appoint an attorney for you.

6. If the court terminates your parental rights, the order may be final.

7. The court will proceed with this hearing whether or not you are present.

Dated: Nov. 24, 2014  
Kathleen Robinson  
Deputy Clerk

2691623 - Pub. Dec. 29, 2014; Jan. 5, 12, 19, 2015 4ti.

**Notice of Self Storage Sale**

Please take notice Central Self Storage - Rohnert Park located at 6100 State Farm Dr., Rohnert Park, CA 94928 intends to hold an auction of the goods stored in self-service storage units by the following persons. The sale will occur at the storage facility: Central Self Storage - Rohnert Park on 01/21/2015 at 12:00PM.

Unless stated otherwise the description of the contents are household goods, furnishings and misc. items.

Stephen Sooper Ilana Denise Weiss; Sophia Kick; Steve Clark; Robert J. Horwede; Gustavo Martin, Chad Fuller; Tina M. Hernandez; Nicole E. McAlvain. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice.

Certain terms and conditions apply. See manager for details.

2691400 - Pub. Jan. 5, 12, 2015 2ti.

**Notice of Lien Sale**

Notice of public auction as defined by: The California Self Storage Facilities Act, Chapter 10 commencing with section 21700, division 8 of the California Business and Profession Code.

Empire Mini Storage  
6320 Forestville St  
Forestville CA 95436  
January 12 @ 12:30 pm  
Auctioneer: Forrest O'Brien  
D487 & D498 Jeremy Page, D494 Santiago Velasquez, F135 Kathleen Zanutto.

Misc. items to be sold. In accordance with the California Self Storage Act, should bids fall short of agent's predetermined fair market value on a given storage unit, agent shall have the right to halt sale of said storage unit.

Agent for owners, Forestville LLC  
2691704 - Pub. Dec. 29, 2014; Jan. 5, 2015 2 ti.

**SONOMA COUNTY HISTORY**

## In 1841

Russians returned to their homeland from the Fort Ross colony, selling to

Capt. John Sutter.

Henry D. Fitch of San Diego won his claim to Sotoyome Rancho (Healdsburg); at

his death in 1849, wife Josefa Carrillo moved the family to the rural northern

California location.

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Sonoma County Historical Society  
P.O. Box 1373, Santa Rosa, CA 95402  
[www.sonomaountyhistory.org](http://www.sonomaountyhistory.org)