

NOTICE OF TRUSTEE'S SALE

File No. - 12-13300 YOU ARE IN DEFAULT UNDER THE LINCOLN MANOR ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 10-26-2012. 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 01-13-2015 at 11:00 AM, 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, ALLIED TRUSTEE SERVICES (Trustee) 990 Reserve Drive #208, Roseville, CA 95678, (877) 282-4991 under and pursuant to Lien, recorded 10-31-2012 as Instrument 2012108501 Book - - Page - - of Official Records in the Office of the Recorder of SONOMA County, CA, WILL CAUSE TO BE SOLD 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) the property owned by: ANA FERNANDEZ, situated in said County, describing the land therein: A.P.N.: 146-072-046-000 The street address and other common designation, if any, of the real property described above is purported to be: 945 W 8TH STREET 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 satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$7,552.43. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5915(B). Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a 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 Association, 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: 12-13300. 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 on or the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. DATE: December 02, 2014 ALLIED TRUSTEE SERVICES, Trustee KATHLEEN YOUNG, Authorized Signature P1123667 12/23, 12/30, 01/06/2015

NOTICE OF TRUSTEE'S SALE
File No. 9022.20025
Title Order No. 1626499 MIN No.
APN 183-250-033-000

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/14/2007. 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.

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 §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 satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): R-House, Inc., a California Non-Profit Corporation Recorded: 12/28/2007, as Instrument No. 2007136194, of Official Records of Sonoma County, California.

Date of Sale: 01/20/2015 at 10:00 AM
 Place of Sale: In the Plaza at Fremont Park located at 860 Fifth Street, Santa Rosa, CA

The purported property address is: 540 Middle Rincon Rd., Santa Rosa, CA 95409

Assessors Parcel No. 183-250-033-000
 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 \$516,076.36. 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, plus interest. The purchaser shall have no further recourse against the beneficiary, the Trustor or the trustee.

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 877-484-9942 or visit this Internet Web site www.USA-Foreclosure.com or www.Auction.com using the file number assigned to this case 9022.20025. 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 23, 2014 NORTHWEST TRUSTEE SERVICES, INC., as Trustee Candice Yoo, Authorized Signatory 1241 E. Dyer Road, Suite 250, Santa Ana, CA 92705 Reinstatement and Pay-Off Requests: (866) 387-NWTS

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE ORDER # 9022.20025: 12/30/2014,01/06/2015,01/13/2015

2691822 - Pub. Dec. 30, 2014; Jan. 6, 13, 2015 3 ti.

SONOMA COUNTY HISTORY

In 1844
 Joaquin Carrillo is the first settler in Analy township, residing in what is now Sebastopol.
 The Fitch adobe is built by Cyrus Alexander and native laborers.

Copyright © 2010
 Sonoma County Historical Society
 P.O. Box 1373, Santa Rosa, CA 95402
www.sonomacountyhistory.org