PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Sonoma

I am a citizen of the United States and a resident of the county aforesaid: am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Press Democrat, a newspaper of general circulation, printed and published DAILY IN THE City of Santa Rosa, County of Sonoma; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sonoma, State of California, under the date of November 29, 1951, Case number 34831, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

The Press Democrat - Legal Notices

01/24 - 01/24/2025

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct

Dated 01/24/2025

at Santa Rosa, California

Stefanie Puckett

IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE

Class	Description
Class 2	Prepetition Secured Lender Claims
Class 4	General Unsecured Claims

IN THE DINTED STATES BANKBUPTCY COURT
FOR THE DISTINCT OF DELAMARE
University (Close Ind. 24-11575 (MFV))
Close Ind. 24-11575 (MFV)
Close Ind. 24-1157 (MFV)
Close I

PUBLIC NOTICE

PUBLIC NOTICE Ш

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221654 - Pub Jan 3, 10, 17, 24, 2025

SONOMA COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING AND PRE-ADOPTION ORDINANCE SUMMARY FOR A PROPOSED ORDINANCE

WHERE & WHEN:

WHAT:

Tuesday, February 4, 2025, at or after 1:45 P.M., in the Board of Supervisors Chambers, 575 Administration Drive, Room 102A, Santa Rosa, CA. Instructions for participating in the hearing will be published on the Board's agenda.

Project File No.: PLP16-0054 Forestville Downtown Park Project Address & APN: 6990 Front Street & 6720 Hwy 116, Forestville; APNs 083-270-001 and -002

Project Applicant: Forestville Planning Association Request for a Zone Change from the PC (Planned Community) zoning district to the PF (Public Facilities) zoning district, General Plan Amendment from the LC (Limited Commercial) Land Use Designation to the PQP (Public and Quasi Public) Land Use Designation and Use Permit with Design Review for a new public park to be completed in two phases. The intent of the PQP land use designation of the General Plan is to provide sites that serve the community, including community parks. The Zoning Code standards for PF zoning allows community parks with an approved use permit. The proposed General Plan Amendment and Zone Change would facilitate the development of an urban community park with opportunities for public gathering and public recreational amenities, oak woodland, and wetlands preservation areas in downtown Forestville, for the benefit of the surrounding community. Specifically, the use permit proposes a picnic area for 6 tables; an amphitheater with covered stage and sound wall; a plaza gathering area for 20 annual community events with a maximum of 200 attendees; pathways and sidewalks; 24 bicycle parking spaces at West County Trailhead; public restrooms/storage structure; drinking fountain and seating; an improved parking lot for 17 vehicles (includes 2 ADA accessible parking spaces); drainage improvements; relocated bus stop with a new shelter; trash cans and trash storage area; information kiosk and donor plaque displays; and oak woodland and wetlands preservation areas. Proposed hours of operation will be Sunrise to Sunset, 7 days per week. Located on a 4.26-acre. Supervisorial District 5.

Parcel Zoning: Planned Community, Local Area Guidelines, Highway 116, Oak Woodland, and Scenic Resources.

The Sonoma County Board of Supervisors will hold a public hearing to consider adopting a Mitigated Negative Declaration and an action approving a General Plan Amendment, adopting an Ordinance amending the parcel's zoning, and approving a Use Permit with Conditions of Approval. If adopted, the proposed ordinance will become effective March 6, 2025. All interested persons are invited to attend in person or remotely via the Zoom platform, using the Zoom app or by phone, using the phone number provided on the first page of the meeting agenda.

An Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

Planning Commission Recommendation: The Planning Commission heard the item on September 19, 2024 and passed a resolution recommending that the Board of Supervisors adopt the MND and approve the requested General Plan Amendment, adopt an Ordinance amending the parcel's zoning, and approve the Use Permit for the Forestville Downtown Park with modified conditions that require a minimum of 2 ADA parking spaces and loading signage for special events. signage for special events

ADDITIONAL

Meeting materials, including a copy of the proposed ordinance, will be available on the Board of Supervisors website, https://sonoma-county.legistar.com/Calendar.aspx and will also be available for public inspection during normal business hours in the office of the Board of Supervisors 575 Administration Drive, Room 100A, Santa Rosa, CA...

GETTING

Public comment prior to the Board meeting: You may submit an emailed public comment to the project planner, identifying the specific item and agenda number on which you are commenting. The Project Planner is Hannah Spencer at Hannah.Spencer@sonoma-county.org or (707) 565-1928. Written comment can also be mailed to Permit Sonoma Attn: Hannah Spencer, 2550 Ventura Ave, Santa Rosa, CA 95403, All comments submitted to the Project Planner in advance of the hearing will be provided to the Board of Supervisors.

Public comment during the Board meeting: Members of the public who join the meeting, in person in the Board Chambers, will have an opportunity to provide live coments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. The agenda will be posted in advance of the meeting date on the Board of Supervisors website: https://sonoma-countv. the Board of Supervisors website: https://sonoma-county legistar.com/Calendar.aspx.

In compliance with the Americans with Disabilities Act of 1990, if you require accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org at least 72 hours before the meeting. To request an accommodation for review of the file, please contact the project planner.

If you challenge the decision on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sonoma County Board of Supervisors, directly or via Permit Sonoma, at, or prior to, the public hearing.

DATE: January 24, 2025, Press Democrat

223183 - Pub Jan 24, 2025

The Roseland School District invites interested members of the community to apply for a position on the Citizens Bond **Oversight Committee.**

If you are interested in being appointed to this committee, please visit our website to learn more about the committee's purpose and activities, and to obtain an application for membership.

https://www.roselandsd.org/District/Department/19-Citizens-Oversight-

(Or visit www.roselandsd.org and click on District • Citizens Oversight

Members must meet one of the following criteria:

Member of the community at large (2 positions)
 Parent of child enrolled in Roseland School District (1 position)
 Member of community active in bona fide taxpayer organization (1

Member of community active in senior citizens organization (position)

For more information, please contact: AJ Giersch, CBO

ajgiersch@roselandsd.org Roseland Public Schools 1691 Burbank Avenue

Santa Rosa, CA 95407

All appointments are made by the Board of Education from application submitted to the District.

221128 - Pub Jan 3, 10, 17, 24, 31, 2025

INVITATION TO BID

GROUNDWATER SANTA **ROSA PLAIN** SUSTAINABILITY AGENCY (GSA) - Invitation to Bid for Groundwater Elevation Monitoring Network Design and Construction, Santa Rosa Plain Subbasin

Project Description: The proposed work consists of construction of two (2) multiple-completion groundwater monitoring wells and up to one (1) additional well as described in bid package. The Work includes, but is not limited to, the drilling, construction, and development of multiple-completion groundwater monitoring wells up to approximately 500-feet in depth, each with two (2) to three (3) depth-specific screened intervals, located in unincorporated Sonoma County in the Santa Rosa Plain Subbasin. This is a prevailing wage project.

Bid Due: March 4, 2025 at 2:00pm (PST)

Public Bid Opening: March 4, 2025 at 2:30pm (PST) More Information & Bid Documents at:

https://sonomacountygroundwater.org/rfp

Publish: 1/24/2025 and 2/14/2025

223452 - Pub Jan 24, Feb 14, 2025

2ti

NOTICE OF HEARING - DECEDENT'S ESTATE OR TRUST Case No.: SPR095845

Estate of: ARCHIE C. SCHUMANN, Decedent

1. NOTICE is given that: DAVID KOMAR, ADMINISTRATOR OF THE ESTATE has filed a petition, application, report, or account: REPORT OF SALE AND PETITION FOR ORDER CONFIRMING SALE OF REAL PROPERTY LOCATED AT 18322-18340 RAILROAD AVE., SONOMA, CA APN# 052-212-013-000 THE PROPERTY IS BEING SOLD FOR \$725,000, "AS IS, WITH ALL FAULTS"; THE MINIMUM OVERBID AT THE HEARING IS \$761,150 AND A 2% COMMISSION IS PAYABLE TO SOTHEBY'S

2. A HEARING on the matter described in 1 will be held as follows: . Date: <u>2/28/2025</u> Time: <u>9:30am</u> . Dept.: <u>12</u> Rm.: n/a

Hall of Justice, 600 Administration Drive, Santa Rosa, CA 95403
To join online, go to Zoom.us/join or by phone, Dial 1-669-254-5252
Meeting ID: 160 377 2262
Passcode: 419097

Filed: 01/21/2025

/s/ Alavean Griffiths, Clerk Law Offices of Gregory E. Stubbs

747 Appleton Way, Sonoma, CA 95476 223307 - Pub Jan 24, 27, 30, 2025

Notice is hereby given from the Sonoma County Office of Education Schools Connect Consortium, requesting proposals for work done under a federal funding program known as E-rate for E-Rate Eligible Wide Area Network Services and Dark Fiber Modulating Equipment.

PUBLIC NOTICE

See 470 forms # 250014445 at USAC's E-rate Productivity Center that can b accessed at https://www.usac.org/e-rate/. Vendors must be a participant of the E-rate discount program, understand all of the rules, billing steps, etc., and have a valid SPIN#.

The Consortium requires RFP submissions no later than 2:00 PM PST, Wednesday, February 12, 2025. Responses to be directed via email to the Consortium's Consultant at mharken@csmcentral.com.

No proposals will be accepted after this date and time. The Sonoma County Office of Education Schools Connect Consortium reserves the right to reject any and all bids and to waive irregularities or information in the bids or in the bidding process. The project may proceed if/when approved by the Sonoma County Office of Education Schools Connect Consortium, but reserves the right not to proceed even with E-rate funding approval.

223061 - Pub Jan 17, 24, 2025

| INTHE UNITED STATES BANKBUPTCY COURT FOR THE DISTRICT OF DELAWARE | In re: | Chapter 11 | Chap

4. Voting Deadline. All votes (or provisional votes) to accept and any be reviewed by accessing the Bankruptcy Court or reject the Plan must be actually received by the Debtors' website: www.debusgourts.gov. Note that a PACER password and bogin are needed to access documents on the Bankruptcy (Durt's Website: www.debusgourts.gov. Opies of the Disclosure Ballut may disqualify your Ballot and your vote.

(*pervailing Eastern Time) (the "Voting Deadline"). Any failure to follow the voting instructions included with your Sallout so disqualify your Ballot and your vote.

5. *Parties in Interest Not Entitled to Vote. Holders of impaired Claims and/or Interests in classes deemed to accept the Plan are not entitled to vote and will not receive a ballot. In addition, to reject the Plan are not entitled to vote and will not receive a ballot. In addition, to reject the Plan are not entitled to vote and will not receive a ballot. In Addition, to Respectfully submitted, **/ Matthew P. Milana, Daniel J. Berfanceschi (No. 2732), Michael J. Merchant (No. 3854), Cachary J. Jayorisky (No. 7069), RICHARDS, LAYTON & FINGER, A. One Rodney Gauare, 290 N. King Street Willington.

to reject the Plan are not entitled to vote and will not receive a ballot.

6. Releases. Please be advised that the Plan Contains various releases, exculpation, and injunction provisions that may affect your rights.

A COPY OF THE PLAN CAN BE FOUND AT:

A COPY OF THE PLAN CAN BE FOUND AT:

BY OU ARE ADVISED TO CAREFULLY REVIEW AND CONSIDER THE PLAN, INCLUDING THE INJUNCTION, RELEASE, AND EXCULPATION PROVISIONS, AS YOUR RIGHTS MAY BE AFFECTED. IF YOU VOTE TO ACCEPT THE PLAN WIND AND THE RELEASES CONTAINED TO HAVE CONSENTED TO THE RELEASES CONTAINED TO HAVE CONSENTED TO THE RELEASES CONTAINED IN ARTICLE VII OF THE PLAN.

IF YOU ABSTAIN OR VOTE TO REJECT THE PLAN AND THE THE PLAN.

17. Objections. The deadline to object or respond to final approval of the Disclosure Statement and confirmation of the Plan (including objections to the releases and exculpation provisions provided therein) is February 19, 2025 at 4:00 (LG 393), Splinter Group Mapa, Lic (1491); Sabotage Wine Company, provisions provided therein) is February 19, 2025 at 4:00 (LG 393), Splinter Group Mapa, Lic (1491); Sabotage Wine Company, provisions provided therein is responses must: (i) be in writing; (ii) conform to the Bankruptcy Rules and the Local Rules; (iii) set forth the name of the objection party and the nature chapter 11 cases is 205 Concourse Boulevard, Santa Rosa, and amount of Claims or Interests held or asserted by the Giffornia 5403.

ORDER ON REQUEST TO TRANSFER JURISDICTION

ORDER ON REQUEST TO TRANSFER JURISDICTION from Sonoma County, CA to Pike County, MO Petitioner/Plaintiff: Carly Yokem Respondent/Defendant: Johnathon Warren Case Number: SFL085645 NOTICE OF HEARING

1. To: JOHNATHON WARREN, Respondent
2. A COURT HEARING WILL BE HELD AS FOLLOWS:
a. Date: 02/06/2025 Time: 9:00am Dept: 21
b. Address of court: 3055 Cleveland Ave, Santa Rosa, CA 95403, AND See item #8

3. WARNING to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.)

It is ordered that:

4. N/A

5. N/A 6. N/A

8. Other: All parties may appear by Zoom or in-person, to join online, go to Zoom.us/join or to join by phone, dial *67 1 669 254 5252, Meeting ID: 160 223 6856 Password: 876992 Date: 12/23/2024

/s/ Judicial Officer REQUEST FOR ORDER Petitioner: Carly Yokem Respondent: Johnathon Warn

Case Number: SFL085645 [X] Restraining order information violence restraining/protective orders are now in

effect between: [X] Petitioner [X]Respondent o orders are from the following court or courts: X] Family: Pike Co., MO Case No. 24PI-PN00155/24PI-PN00156 b. [X] Family: Pike Co., MO

N/A N/A

N/A [X] OTHER ORDERS REQUESTED: Transfer Jurisdiction from CA to Pike County, MO pursuant to Family Code section 3427 (a) (b). [X] FACTS TO SUPPORT the orders I request are listed below. The facts that

write in support and attach to this request cannot be longer than 10 pages, unless the court gives me permission. Please see attached. Date: 12/23/2024 /s/ Carly Yokem

In Re Matter of Case No.: SFL085645

Petitioner: CARLY YOKEM ATTACHMENT 10 TO REQUEST FOR

Respondent: JOHNATHON WARREN

10. FACTS TO SUPPORT: I, CARLY YOKEM, am the Petitioner/Mother ("Mother") in the above-en action. Respondent, JOHNATHON WARREN and I have 2 minor chil dren. BRYLYNN WARREN ("BRYLYNN") born December 10, 2009 and BRENNA WARREN ("BRENNA") born July 9, 2013.

I am competent to testify as to the matters set forth herein and if called as a witness would testify as to the following. The matters set forth below are based on my own personal knowledge except for the matters alleged on information and belief, and as to those matters, I believe them to be true. REQUESTED RELIEF

I respectfully request the following orders:

1. Transfer jurisdiction to Pike County, Missouri pursuant to Family Code INTRODUCTION

In December 2020, I was granted a move away with our daughters BRYLYNN and BRENNA. In January 2021, I moved with our children to Pike County, Missouri, where I purchased a home and where we currently live. I also have sole legal and physical custody of our children.

Father has visitation in Sonoma County during the holiday's and summer breaks from school. During Father's last visit he was arrested for domestic vio-lence against his pregnant wife. During this visitation a Criminal Protective Order was also issued against Father protecting our children from him because he assaulted our 14 year old daughter. They returned to my care in Missouri, shortly

Upon return from Sonoma County back to my care in Missouri, I applied for and received a Judgment of Full Order of Protection for both BRYLYNN and BRENNA, which is effective until February 23, 2025. (See Exhibit A attached and incorporated herein by reference.)

TRANSFER JURISDICTION

3ti

I have lived in Pike County, Missouri since January 2021. Our daughters have primarily resided with me in this county since that time as well. I have sole legal and physical custody of our children. Both the girls are enrolled in school, and extra circular activities, and are well established in our community and have their doctors and dentists located here as well. The only tie left to Sonoma County is their Father, whom they are protected from by a restraining order because of his abuse towards BRYLYNN. Father has a propensity for violence which has also resulted in criminal charges against him for domestic violence.

Considering Pike County, Missouri, is our primary residence and I have sole legal and physical custody of our children, this forum is more convenient for the parties and the ends of justice would be promoted by the change.

PUBLIC NOTICE

SUMMONS (CITACION JUDICIAL) Case Number: (Numero del Caso): 24CV04565

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Karen D. Tanner, Does 1 through 20 Inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMAN-

DANTE): County of Sonoma Case Management Conference set for January 30, 2025 at 3:00 p.m. in Court-

room 17, Sonoma County Superior Court, 3035 Cleveland Avenue, Ste. 200, Santa Rosa, CA 95403

NOTICE! You have been sued. The court may decide against you without

your being heard unless you respond within 30 days. Read the information be-

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the court-house nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Court Online Self-Help Center (www.courtinfo.ca.gow/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede cidir en su contra sin escuchar su version. Lea la information a continuacion.
Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación papeles legales para presentar una respuesta por escrito en esta corte y acer que se entregue una copia al demandante.

Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.courtinfo.ca.gov/selfhelp/ espanol/), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le

podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.courtinfo.ca.gov/selfhelp/espanol/) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a relamar las cuotas y los exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene Que pager el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Sonoma County Superior Court

3055 Cleveland Avenue Santa Rosa, CA 95403

The name, address and telephone number of plaintiff's attorney, or plaintiff

without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Diana E. Gomez 127417

Sonoma County Counsel 575 Administration Drive, Room 105-A Santa Rosa, CA 95403 707-565-2421

DATE (Fecha): 08/06/2024 Robert Oliver. Clerk

By Ryan Carle,

W0056098 - January 10,17,24,31 2025 4ti.

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

UNDER DEED OF TRUST LOAN: MXY11747 / MCEACHERN OTHER: 91232586 T.S. #: 24145-MC YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/31/2017. 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. NOTICE is hereby given that REDWOOD TRUST DEED SERVICES, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by SEBASTIAN P. MCEACHERN, an unmarried man, as to an undivided 75% interest and PATRICK MCEACHERN, and THERESA MCEACHERN, husband and wife as Joint Tenants, as to an undivided 25% interest, as Tenants in Common, recorded on 8/4/2017 as Instrument No. 2017060650 and Notices of Advance under Deed of Trust recorded on 02/01/2022 as Instrument No. 2022007939 and recorded on 10/05/2022 as Instrument No. 2022064376 of Official Records in the office of the County Recorder of SONOMA COUNTY, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 10/16/2024, as Instrument No. 2024048105 of said Official Records, WILL SELL on 2/21/2025 in the Plaza at Fremont Park located at 860 Fifth Street, Santa Rosa, CA at 10:00 AM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: LOT 11, BILMREFED AND DESIGNATED LIPON THE MAP OF TRACT, NO situated in said County and State hereinafter described: LOT 11, BLOCK 2, AS SAID LOT IS NUMBERED AND DESIGNATED UPON THE MAP OF TRACT NO. 43, MAP OF OAKVIEW SUBDIVISION, A SUBDIVISION OF THE FORMER FRANK STEELE PROPERTY IN RANCHO SAN MIGUEL, COUNTY OF SONOMA, STATE OF CALIFORNIA, FILED APRIL 09, 1947 IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 58 OF MAPS, PAGE 5, SONOMA COUNTY RECORDS. Assessor's Parcel Number 19, 240, 260, 200 The property address and ether page 19, 240, 260, 200 The property address and ether page 19. Number: 180-240-006-000 The property address and other common designation, if any, of the real property described above is purported to be: 2304 Rowe Drive, Santa Rosa, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and 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 inclusion of the property may be obtained by senting a written request to the undersigned within 10 days of the date of first publication of this Notice of Sale. The property heretofore described is being sold "as is". 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: \$192,467,94. 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 by a state or rederal credit union, or a check drawn by a state or rederal 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note(s) secured by said Deed of Trust with interest thereon as provided in said Note(s), fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. If the Trustee is unable to convey title for any reason, the successful bidder's sole and 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. Dated: January 17, 2025 REDWOOD TRUST DEED SERVICES, INC., as said Trustee ATTN: ROBERT CULLEN P.O. BOX 6875, SANTA ROSA, CA 95406-0875 By: ROBERT CULLEN, President 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 existreceive clear title to the property. You are encouraged to investigate the exist-ence, priority, and size of outstanding liens that may exist on this property by conence, 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 gagee, 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) 683-2468 or visit this Internet Web site: www.servicelinkASAP.com, using the Trustee Sale number assigned to this file, T.S. #24145-MC. 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. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 683-2468, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 24145-MC to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4833143 01/24/2025, 01/31/2025, 02/07/2025

223256 - Pub Jan 24, 31, Feb 7, 2025

SALE

1973 FORD F100 NO LICENSE PLATE/ **NO RECORD** VIN F10YRR03940 **SALE DATE 1/29/2025** AT 9:00 AM **LOCATION 40 MILL** ST HEALDSBURG CA 95448

222652 - Pub Jan 24, 2025 1ti.

SALE 2014 FORD F250 CA LICENSE 11113A3 EXP 9/30/2024 VIN 1FT7W2BT2HEE85126 SALE DATE 1/29/2025 AT 9:00 AM **LOCATION 3649** STANDISH AVE SANTA **ROSA CA 95407** 222582 - Pub Jan 24 2025

3ti.

1ti.