

SONOMA COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING AND PRE-ADOPTION SUMMARY FOR AN ORDINANCE AMENDING THE OFFICIAL ZONING DATABASE AND RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP TO MAKE TECHNICAL CORRECTIONS

HEARING DATE AND TIME: Tuesday, November 12, 2024, at 10:30 AM, in the Board of Supervisors Chambers, 575 Administration Drive, Room 102A, Santa Rosa, CA. The Sonoma County Board of Supervisors will hold a public hearing to consider adopting a resolution amending the General Plan Land Use Map and an ordinance amending the Official Zoning Database (OZD) to implement technical corrections. Instructions for participating in the hearing will be published on the Board's agenda.

WHO & WHAT: Permit Sonoma File No. PLP24-0013 Summary of a Proposed Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Amending the Official Zoning Database: The Board of Supervisors will consider an Ordinance to amend the Zoning designations of specific parcels countywide to correct mapping errors, implement previously adopted Project Conditions of Approval which have not yet been completed, and update Combining District boundaries to align with shifted parcel boundaries and updated data sources including the California Geologic Survey Earthquake Fault Zones and the Federal Emergency Management Agency (FEMA) Flood Hazard Areas. Maps of Earthquake Fault Zone are created by the State and required to be implemented locally by State law. Maps of Flood Hazard Areas are created by FEMA and required to be implemented locally for the County to maintain participation in the National Flood Insurance Program.

The zone changes affect 2,920 individual parcels. In addition to base zoning districts, the changes affect the boundaries of the following combining zoning districts: BH (Biotic Habitat), HD (Historic District), F1 (Flowway), F2 (Floodplain), LG (Local Guidelines), MR (Mineral Resources), OAK (Oak Woodland), RC (Riparian Corridor), SR (Scenic Resources), G (Geologic Hazard), and VO (Valley Oak Habitat).

Summary of Amendments to the General Plan Land Use Map: The Board of Supervisors will concurrently consider a resolution to make amendments to the General Plan Land Use Map to correct mapping errors and implement previously adopted Project Conditions of Approval which have not yet been completed, affected specific parcels countywide.

The General Plan Land Use amendments affect 15 individual parcels. The proposed technical correction zone changes and General Plan Land Use amendments affect approximately 27,135 acres across the County.

A list of affected parcels, a copy of this notice, and project materials may be found at the following link, through the Project Planner identified below, or by visiting the Permit Sonoma office at 2550 Ventura Ave, Santa Rosa: www.permitsonoma.org/TechnicalCorrectionsFAQ

Permit Sonoma has determined that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) and Section 15305 (Minor Alterations). The project will have no significant effect on the environment because the project consists of technical corrections that are editorial in nature or are minor changes to satisfy conditions of prior project approvals analyzed in compliance with CEQA as part of the originating project. Updates needed to align combining district boundaries with shifted parcel boundaries and updated data sources are directed by County Code and are thus ministerial and statutorily exempt from CEQA pursuant to CEQA Guidelines § 15268.

Planning Commission Recommendation: The Planning Commission held a public hearing to consider the item on October 17, 2024, and passed a resolution recommending that the Board of Supervisors approve the amendments to the General Plan Land Use Map and the Official Zoning Database.

Notice of the Planning Commission hearing was mailed to owners of affected parcels, and owners of neighboring parcels within 300 feet, 10 days prior to the hearing.

ADDITIONAL MATERIALS: Meeting materials, including a copy of the proposed ordinance and resolution, 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 INVOLVED: 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 Azine Spalding at Azine.Spalding@sonoma-county.org or (707) 565-2541. Written comment can also be mailed to Permit Sonoma Attn: Azine Spalding, 2550 Ventura Ave, Santa Rosa, CA 95403. All comments submitted to the Project Planner in advance of the meeting will be provided to the Board of Supervisors prior to the hearing.

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 comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. Interested persons may view the hearing remotely via the Zoom platform, but remote public comment is not available. The agenda will be posted in advance of the meeting date on 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: 01 November 2024

218003 - Pub Nov 1, 2024

NOTICE OF TRUSTEE'S SALE

T.S. No. 24-67748 APN: 143-221-009-000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/16/1994. 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 herein-after 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: PAINI S AFU AND MANUSIU S AFU, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST AND TEVITA LAVALU, A SINGLE MAN AS TO AN UNDIVIDED 1/2 INTEREST, ALL AS TENANTS IN COMMON Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 5/25/1994, as Instrument No. 1994 0067740, of Official Records in the office of the Recorder of Sonoma County, California, Date of Sale: 11/8/2024 at 10:00 AM Place of Sale: In the Plaza at Fremont Park located at 860 Fifth Street, Santa Rosa, CA Estimated amount of unpaid balance and other charges: \$14,957.47 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: 342 BRUCE AVE ROHNERT PARK, CALIFORNIA 94928 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 143-221-009-000 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-67748. 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 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 (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case 24-67748 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 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. Dated: 10/8/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41362 Pub Dates 10/18, 10/25, 11/01/2024

216316 - Pub Oct 18, 25, Nov 1, 2024

6ti.

NOTICE OF TRUSTEE'S SALE

T.S. No. 125382-CA APN: 107-160-006-000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/27/2004. 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 ON 12/4/2024 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/7/2004 as Instrument No. 2004086229 of Official Records in the office of the County Recorder of Sonoma County, State of CALIFORNIA executed by: RONALD L DIGIORGIO 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; IN THE PLAZA AT FREMONT PARK LOCATED AT 860 FIFTH STREET, SANTA ROSA, CA 95404 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 described as: PARCEL ONE: LOT 36, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 160.772", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, STATE OF CALIFORNIA, ON JUNE 22, 1977 IN BOOK 253 OF MAPS AT PAGE(S) 39 TO 46, INCLUSIVE, SONOMA COUNTY RECORDS. PARCEL TWO: EASEMENTS FOR RIGHT OF WAY AND UTILITY PURPOSES OVER 60 FOOT RIGHTS OF WAY AS SHOWN ON PARCEL MAP NO. 160-722. EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN PARCEL ONE. PARCEL THREE: EASEMENTS FOR PRIVATE DRIVEWAY 50 FEET IN WIDTH, IN ANY, WHICH PROVIDE ACCESS TO THE ABOVE LOT, AS SHOWN ON SAID PARCEL MAP. The street address and other common designation, if any, of the real property described above is purported to be: P A N 107-160-006, CAZADERO, CA 95421 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said 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: \$106,322.83 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 under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said 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 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 (855) 313-3319 or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125382-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. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125382-CA 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 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, San Diego, California 92108

216581 - Pub Oct 18, 25, Nov 1, 2024

6ti.

TOWN OF WINDSOR NOTICE OF ADOPTION OF PROPOSED ORDINANCE

On October 16, 2024, the Town Council introduced an ordinance to update the Town's motor vehicle and traffic regulations. The Town of Windsor Town Council will consider the proposed ordinance for adoption at its November 6, 2024, Town Council meeting. The meeting will be held at 6:00 p.m. in the Town Council Chambers, located at 9291 Old Redwood Highway, Building 400, Windsor, CA 95492. The following is a summary of the proposed ordinance. If the proposed ordinance is adopted at the November 6, 2024, Town Council meeting, it shall become effective thirty (30) days from and after the date of its passage. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR ADDING SECTIONS 4-5-314 AND 4-5-315 OF THE WINDSOR MUNICIPAL CODE TO UPDATE THE TOWN'S MOTOR VEHICLE AND TRAFFIC REGULATIONS

The ordinance will provide the authority to the Town to adopt parking related fines and fees via resolution as authorized by the California Vehicle Code. Additionally, it creates regulations related to the parking of electric vehicles in electric vehicle charging stations.

For further information regarding this ordinance, you may contact Chief of Police Greg Piccinini at gpiccinini@townofwindsor.ca.gov. You may also review the ordinance by requesting copies of the full text from the Town Clerk's office, 9291 Old Redwood Highway, Building 400, Windsor, CA 95492.

Published: The Press Democrat Publication Date: November 1, 2024

217890 - Pub Nov 1, 2024

1ti.

SUMMONS (CITACION JUDICIAL)

Case Number: (Numero del Caso): 24CV04836

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Sabina Grogan, as Trustee of the Pacific Blue Marlin Trust aka Steve Grogan Trust aka Revocable living trust of Steve Grogan aka Revocable Trust of Steve Grogan dated January 30, 2003 and amended and restated on March 23, 2015, and Sabina Grogan, individually and Does 1-20 Incl. YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): County of Sonoma

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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.gov/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 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer 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 costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene Que pagar el gravamen de la corte antes de que la corte pueda desear 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

The Case Management Conference (CMC) is set for February 13, 2025 at 3:00 p.m. in Dept. 17 at 3035 Cleveland Avenue, Santa Rosa, CA 95403. DATE (Fecha): 08/16/2024

Robert Oliver, Clerk By Ryan Carle, Deputy W0055251 - November 1,8,15,22 2024 4ti.

NOTICE OF TRUSTEE'S SALE

T.S. No. 124325-CA APN: 106-260-033-000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/15/2007. 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 ON 12/4/2024 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/25/2007 as Instrument No. 2007071467 of Official Records in the office of the County Recorder of Sonoma County, State of CALIFORNIA executed by: LAURA E BARNABY AN UNMARRIED WOMAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; IN THE PLAZA AT FREMONT PARK LOCATED AT 860 FIFTH STREET, SANTA ROSA, CA 95404 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 described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 535 MOHRHARDT RIDGE RD., CAZADERO, CA 95421 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said 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: \$22,167.52 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 under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said 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 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 (855) 313-3319 or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 124325-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. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 124325-CA 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 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

217694 - Pub Nov 1, 8, 15, 2024

3ti.

NOTICE TO PROPERTY OWNERS COUNTY OF SONOMA 2024-25 REAL PROPERTY TAX BILLS

Made pursuant to Section 2609, California Revenue and Taxation Code Erick Roeser, Sonoma County Auditor-Controller-Treasurer-Tax Collector (ACTTC), hereby announces that regular secured property tax bills have been mailed out to all property owners, to the addresses shown on the tax roll. If you own property in Sonoma County and have not received a tax bill, please contact the ACTTC, 585 Fiscal Drive, Suite 100, Santa Rosa, or call (707)565-2281. Failure to receive a tax bill does not relieve the taxpayer of the responsibility to make timely payments.

The FIRST INSTALLMENT of 2024-25 taxes are due and payable on November 1, 2024, if not paid by 5:00 PM on Tuesday, December 10, 2024 a 10% penalty will be added.

The SECOND INSTALLMENT of 2024-25 taxes are due and payable on February 1, 2025, if not paid by 5:00 PM on Thursday, April 10, 2025, a 10% penalty and a \$20.00 cost will be added.

BOTH INSTALLMENTS MAY BE PAID when the first installment is due. SUPPLEMENTAL TAX BILLS are an additional tax liability due to a reassessment of your property value and are due on the date the bill is mailed to you. Please check the supplemental delinquent dates to ensure timely payment.

There are several safe and convenient ways to pay your property taxes. Electronic Payments can be made online from our property tax payment website: https://common3.mptsweb.com/mbc/sonoma/tax/search. Phone Payments can be made at 1 (888) 636-8418. Payments can be mailed to P.O. BOX 3879, SANTA ROSA, CA 95402-3879, and must be POSTMARKED BY THE DELINQUENT DATE to avoid late penalties, or placed in the drop box outside our front lobby. In-person payments can be made at the County Tax Collector's Office, 585 Fiscal Drive, Suite 100, Santa Rosa, between the hours of 8:00 AM and 5:00 PM, Monday through Friday, holidays excepted.

(Signed) Erick Roeser SONOMA COUNTY ACTTC Date: November 1, 2024

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Bay Area Toll Authority Notice of Public Hearing

The Bay Area Toll Authority (BATA) proposes to increase the tolls for all vehicles crossing any of the seven state-owned toll bridges in the San Francisco Bay Area (Antioch, Benicia-Martinez, Carquinez, Dumbarton, Richmond-San Rafael, San Francisco-Oakland Bay, and San Mateo-Hayward bridges) pursuant to Section 30918 of the California Streets and Highways Code; and to update the high-occupancy vehicle (HOV) requirements for reduced rate tolls on the Antioch, Benicia-Martinez, Carquinez, Dumbarton, Richmond-San Rafael, and San Mateo-Hayward bridges. The public comment period for the proposed toll increase and HOV policy update will open on Monday, November 4, 2024 and will close at 5 p.m. on Tuesday, December 3, 2024. The toll increase and the HOV policy update are expected to be effective January 1, 2026.

Created by state law in 1997, BATA manages the toll revenues from the Bay Area's seven state-owned bridges and the region's electronic toll payment system known as FasTrak.

The purpose of the toll increase is to maintain the State-owned bridges in a state of good repair. The purpose of the update in the HOV requirements for reduced rate tolls is to improve safety, increase person throughput, utilize excess capacity in the HOV lanes, and promote regional consistency.

The proposed five-year toll increase and HOV policy may be changed, supplemented, or eliminated as a result of public comments received and/or Board action. Public input is sought on the proposal, as outlined below.

Toll Increase Proposal: Two-Axle Vehicle Toll* Table with columns for Payment Option and dates from Jan 1, 2026 to Jan 1, 2030. Rows include HOVs**, FasTrak®, License Plate Account***, and Invoice***.

Toll rates include the last voter-approved RM 3 toll increase that goes into effect January 1, 2025. **HOV rate is 50% of two-axle FasTrak rate. *** Commencing January 1, 2027, an additional \$0.25 would be added to the toll for vehicles paying by license plate account and an additional \$1.00 would be added to the toll for vehicles paying by invoice to help recoup the increased costs of collecting tolls via these methods.

Corresponding annual increases in toll rates of 50 cents per axle are also under consideration for vehicles with three or more axles. Public input is invited during the public comment period.

HOV Proposal

BATA proposes changing eligibility for the HOV discount on the Dumbarton and San Mateo-Hayward Bridges from HOV2+ to HOV3+, and allowing HOV2 vehicles to use the HOV lanes at the Antioch, Benicia-Martinez, Carquinez, Richmond-San Rafael, Dumbarton, and San Mateo-Hayward Bridges without a toll discount. No changes to the HOV policy are proposed for the San Francisco Oakland Bay Bridge.

BATA will hold a public webinar with a presentation and an opportunity for questions regarding the proposed toll increase and HOV policy update. BATA also will hold a public hearing to receive oral testimony and written comments about the proposed toll increase and HOV policy update. Copies of the proposed toll increase and HOV policy being considered for adoption are on file at the Bay Area Metro Center, 7th floor reception, 375 Beale Street, San Francisco, California, Monday through Friday between 9:00 a.m. - 4 p.m., and open to public inspection at https://mtc.ca.gov/whats-happening/events/public-hearings. Should you require a hard copy of the proposed toll increase and HOV policy update, please submit your request to info@bayareametro.gov or call 415-778-6757 and one will be mailed to you.

The public webinar will be held:

Wednesday, November 13, 2024 from 6:30 p.m. to 8 p.m. Zoom: https://bayareametro.zoom.us/j/89705037686?pwd=DHkPrGoEs2d0FarmRVVbUjRkPSRkdjRl. Webinar ID: 897 0503 7686. Passcode: 034321. Phone: 877-853-5247

The public hearing will be held during BATA's regular meeting on:

Wednesday, November 20, 2024 at 9:35 a.m. Bay Area Metro Center Board Room, First Floor 375 Beale Street, San Francisco, California

Written comments will be accepted until 5 p.m. on Tuesday, December 3, 2024 and may be submitted by mail to the MTC/BATA Public Information Office at 375 Beale Street, Suite 800, San Francisco, CA 94105 or sent via e-mail to info@bayareametro.gov. Please include "Toll Increase & HOV Policy" in the subject line. Oral testimony will be received until the close of the public hearing on November 20, 2024. For more information, call the MTC/BATA Public Information Office at 415-778-6757.

At the regularly scheduled December 11, 2024 BATA Oversight Committee meeting, BATA staff will report on public comment received, and the Committee will refer recommendations to the BATA Board for final action. After receipt and review of public comments, BATA is scheduled to consider the adoption of the revised toll schedule and HOV policy at its December 18, 2024 meeting.

Do you need an interpreter or any other assistance to participate? Please call 415-778-6757. We require at least three working days' notice to accommodate interpreter requests. For TDD or hearing impaired, call 711, California Relay Service, or 1-800-735-2922 (TTY/VCO/HCO) and ask to be relayed to 415-778-6700.

¿Necesita un intérprete u otra asistencia para participar? Por favor llámenos con tres días de anticipación al 415-77