

# Public Notices

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 • Be sure to include your name and phone number

## NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on April 13, 2023, at 8:30 a.m., to consider the following: Commercial Cannabis Use Permit CCUP21-0005/Norcanna Distribution and Delivery submitted by NORCANN request for a distribution and non-storefront retail (delivery only) operation of medicinal and adult-use recreational cannabis in an existing building. The property, identified by Assessor's Parcel Number 117-071-007, consisting of 2.0 acres, is located at the intersection of Sunset Lane, in the Shingle Springs Community Region, Supervisorial District 4. (County Planner: Evan Mattes, 530-621-5994) (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines) Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>. All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us). \*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action. COUNTY OF EL DORADO PLANNING COMMISSION KAREN L. GARNER, Executive Secretary March 24, 2023 11549

state). 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, and as more fully described in the above referenced deed of trust. Sale Date: April 13, 2023 Sale Time: 1:00 PM Sale Location: Main Entrance, El Dorado County Superior Courthouse - Placerville Main Street Branch, 495 Main Street, Placerville, CA 95667 File No.: 22-03535CA The street address and other common designation, if any, of the real property described above is purported to be: 3972 Roosevelt Ave, Camino, CA 95709. The undersigned Trustee disclaims any liability for any incorrectness of the number assigned to this case, T.S.# 22-03535CA. 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 website. 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 (800) 280-2832, or visit this internet website [www.qualityloan.com](http://www.qualityloan.com), using the file number assigned to this case 22-03535CA 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. File No.: 22-03535CA 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. For Trustee Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. Dated: February 6, 2023 By: Kellee Vollandorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0421144 To: MOUNTAIN DEMOCRAT & PLACERVILLE TIMES 03/24/2023, 03/31/2023, 04/07/2023 3/24, 3/31, 4/7 11551

of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Valerie M. Jensen, an unmarried woman Recorded: 5/6/2010 as Instrument No. 2010-0019791-00 of Official Records in the office of the Recorder of EL DORADO County, California; Date of Sale: 4/27/2023 at 1:00 PM Place of Sale: At the Main Entrance of the El Dorado County Superior Courthouse - Placerville Main Street Branch, located at 495 Main Street, Placerville, CA 95667 Amount of unpaid balance and other charges: \$97,686.99 The purported property owner, TRUSTEE, CAZ, 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 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-949907-BF 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or 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 beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION. TS. No.: CA-22-949907-BF IDSPub #0184606 3/24/2023 3/31/2023 4/7/2023 3/24, 3/31, 4/7 11552

Signature of Registrant: /s/ Amanda Styler  
**AMANDA STYLER**  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.00).) This statement filed with the county clerk of El Dorado County on 03/21/2023.  
 NOTICE-IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER, A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (see section 14411 ET SEQ., Business and Professions Code) 3/24, 3/31, 4/7, 4/14 11554

## FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. FB2023-0282

The following person(s) is/are doing business as: **TOP NOTCH HANDYMAN**, located at 946 Stoneman Way, El Dorado Hills, CA 95762  
 Registered owner(s):  
 1. Michael Klaisle, 946 Stoneman Way, El Dorado Hills, CA 95762, 2. James Hernandez, 3748 Millbrae Rd, Cameron Park, CA 95682  
 This business is conducted by Copartners.  
 The registrant commenced to transact business under the fictitious business name or names listed above on: 03/21/2023  
 Signature of Registrant: /s/ Michael Klaisle  
**MICHAEL KLAISLE**  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.00).) This statement filed with the county clerk of El Dorado County on 03/21/2023.  
 NOTICE-IN ACCORDANCE WITH SUBDIVISION (a) OF SECTION 17920, A FICTITIOUS NAME STATEMENT GENERALLY EXPIRES AT THE END OF FIVE YEARS FROM THE DATE ON WHICH IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK, EXCEPT, AS PROVIDED IN SUBDIVISION (b) OF SECTION 17920, WHERE IT EXPIRES 40 DAYS AFTER ANY CHANGE IN THE FACTS SET FORTH IN THE STATEMENT PURSUANT TO SECTION 17913 OTHER THAN A CHANGE IN THE RESIDENCE ADDRESS OF A REGISTERED OWNER, A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION. THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (see section 14411 ET SEQ., Business and Professions Code) 3/24, 3/31, 4/7, 4/14 11555

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

CASE NUMBER: 23CV0368

TO ALL INTERESTED PERSONS:  
 1. Petitioner: Suzhen Xie filed a petition with this court for a decree changing names as follows:  
 Present name: SUZHEN XIE  
 Proposed name:

SUZHEN RIBOLIN  
 2. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
 NOTICE OF HEARING:  
 JUNE 6, 2023, 8:30 A.M. DEPT. FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THE EXPIRATION.  
 THE FILING OF THIS STATEMENT DOES NOT OF ITSELF AUTHORIZE THE USE IN THIS STATE OF A FICTITIOUS BUSINESS NAME IN VIOLATION OF THE RIGHTS OF ANOTHER UNDER FEDERAL, STATE, OR COMMON LAW (see section 14411 ET SEQ., Business and Professions Code) 3/24, 3/31, 4/7, 4/14 11557

## NOTICE OF PETITION TO ADMINISTER ESTATE OF WAYNE BUCKLEY

CASE NO. 23PR0037

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WAYNE BUCKLEY  
 A PETITION for Probate has been filed by KENT BUCKLEY in the Superior Court of California, County

of El Dorado.  
 THE PETITION for probate requests that KENT BUCKLEY be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.  
 A hearing on the petition will be held in this court as follows: May 22, 2023 at 8:30 a.m. in Dept. 8 at 3321 Cameron Park Drive, Cameron Park, CA 95682  
 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
 NOTICE OF HEARING:  
 MAY 5, 2023, 8:30 A.M. DEPT. 9 AT SUPERIOR COURT OF CALIFORNIA, COUNTY OF EL DORADO, 3321 Cameron Park Drive, Cameron Park, CA 95682.  
 3. A copy of the ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Mountain Democrat.  
 This order has been filed on MARCH 15, 2023.  
 /s/ Gary Slossberg  
 GARY SLOSSBERG, Judge of the Superior Court  
 3/24, 3/31, 4/7, 4/14 11559

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the County of El Dorado Board of Supervisors will hold a public hearing at 9 a.m. or as soon thereafter as possible on Tuesday, May 2, 2023, to consider the annual update to the Traffic Impact Fee (TIF) Program schedule. General Plan Measure TC-B requires the County to adopt a traffic impact fee program and to update the program annually for changes in project costs; and County Ordinance No. 5173 provides that said fees shall be adjusted annually by an increase or decrease in actual projects costs or pursuant to the Engineering News Record - Construction Cost Index. Project costs have been updated as required by Ordinance No. 5173, resulting in revisions to the TIF Program schedule as shown below.  
 The Board of Supervisors meeting room will be open to the public, unless otherwise indicated on the published agenda. The meeting will be live-streamed via Zoom and YouTube. Members of the public may address the Board in-person or via Zoom to make a public comment. All persons interested should refer to the published agenda to obtain remote meeting ID and instructions. Any written correspondence should be directed to the Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us) by 4:00 PM on the Monday before the meeting to ensure adequate time to review.  
 Proposed changes are outlined below for the 2023 TIF Schedule, or may also be obtained from the Department of Transportation, Transportation Planning. Contact Zach Oates, Senior Civil Engineer, at [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us) or by calling 530-621-7580.

Proposed Changes to the Total TIF Schedule - 2023 Annual Update						
	EDU <sup>1</sup>	Fee per:	Zone A	Zone B	Zone C	
			Original Zones >>	1,4,5,6,7	2,3	8
<b>Residential</b>		Cost per EDU <sup>1</sup> >>	\$12,333 \$14,488	\$29,790 \$28,215	\$35,509 \$34,408	
Single Family	< 1,000 sf	0.82	\$10,113 \$9,420	\$24,428 \$23,136	\$29,117 \$28,214	
	1,000 to 1,499 sf	0.89	\$10,976 \$10,224	\$26,513 \$25,111	\$31,603 \$30,623	
	1,500 to 1,999 sf	0.95	\$11,716 \$10,914	\$28,301 \$26,904	\$33,733 \$32,687	
	2,000 to 2,999 sf	1.00	\$12,333 \$11,488	\$29,790 \$28,215	\$35,509 \$34,408	
	3,000 to 3,999 sf	1.06	\$13,073 \$12,177	\$31,578 \$29,907	\$37,640 \$36,472	
	4,000 or more sf	1.10	\$13,567 \$12,637	\$32,769 \$31,036	\$39,060 \$37,849	
	Multi-Family	0.57	Dwelling Unit \$7,029 \$6,548	\$16,981 \$16,082	\$20,240 \$19,642	
Single Family Age Restricted	0.30	Dwelling Unit N/A	\$8,937 \$8,465	\$10,653 \$10,323		
Multi-Family Age Restricted	0.26	Dwelling Unit N/A	\$7,746 \$7,336	\$9,232 \$8,946		
<b>Nonresidential</b>		Cost per EDU <sup>1</sup> >>	\$1,352 \$1,282	\$5,825 \$6,500	\$7,817 \$7,597	
General Commercial	1.55	Bldg. Sq. Ft. \$1.99	\$2.09 \$1.99	\$9.03 \$8.62	\$12.12 \$11.78	
Hotel/Motel/B&B	0.28	Room	\$378 \$369	\$1,631 \$1,540	\$2,189 \$2,127	
Church	0.25	Bldg. Sq. Ft. \$0.32	\$0.34 \$0.32	\$1.45 \$1.37	\$1.95 \$1.90	
Office/Medical	1.28	Bldg. Sq. Ft. \$1.64	\$1.72 \$1.64	\$7.44 \$7.03	\$9.99 \$9.74	
Industrial/Warehouse	0.51	Bldg. Sq. Ft. \$0.69	\$0.69 \$0.66	\$2.97 \$2.81	\$3.99 \$3.87	

<sup>1</sup>EDU (equivalent dwelling unit) equals the demand placed on the transportation network relative to one single family detached dwelling unit. EDU factors are expressed per dwelling unit for residential development, per room for hotel/motel/B&B, and per 1,000 square feet for all other nonresidential development.  
 N/A = Not Applicable.  
 Source: Traffic Impact Fee Program Update Nexus & Funding Model (El Dorado County, 2020).

3/24, 3/31

11550

## APN: 043-227-010-000 TS NO.: 22-03535CA TSG ORDER NO.: 8777562 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 29, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded July 6, 2005 as Document No.: 2005-0054746-00 of Official Records in the office of the Recorder of El Dorado County, California, executed by: CHRIS G. BOOCKS, AN UNMARRIED MAN, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by 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, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this

## NOTICE OF TRUSTEE'S SALE

TS NO. CA-22-949907-BF  
 ORDER NO.: FIN-22011438

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/30/2010. 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 bank specified in Section 5102 of the Financial Code and authorized to do business in this

## FICTITIOUS BUSINESS NAME STATEMENT

FILE NO. FB2023-0285

The following person(s) is/are doing business as: **DELICIOUS BITES**, located at 4554 French Creek Rd, Shingle Springs, CA 95682  
 Registered owner(s):  
 Amanda K Styler, 4554 French Creek Rd, Shingle Springs, CA 95682  
 This business is conducted by an individual.  
 The registrant commenced to transact business under the fictitious business name or names listed above on: 03/20/2023