

REAL ESTATE

**HAYFORK OFFICE: (530) 628-5850**

**WEAVERVILLE OFFICE: (530) 623-5690**

**REDDING OFFICE: (530) 768-1975**

**DESIGNER HOME, 40'x60' WORKSHOP, RV PARKING IN WEAVERVILLE!**

Right in town, but with end of the road privacy! Built in 2006, this 2400 sq ft designer home features a spacious Living Room, Kitchen, & Family Room, with beautiful Architectural designs throughout the home. Featuring tile entry and kitchen, laundry room, and both bathrooms also have tiled floors. Kitchen has granite counter tops, custom oak cabinetry, drop lighting and dining area, with access to the back porch and garden area. The home also has extra wide hallways and other ADA compliant features including the Master Bedroom and en-suite. Also featuring 2 guest bedrooms and guest bathroom. Stepping outside you'll find a huge 40'x60' Workshop with parking for 5 vehicles, a 40' X 18 loft for extra storage, a large separate heated work space, & 1/2 bathroom. There is also a 30'x45' RV Carport with 50 Amp Electric service for an RV, and 2 dump stations on the property. A large pull-through asphalt driveway allows for easy access as well. With 2.45 acres there is plenty of room for developing even more if you'd like. Current owners have thought of just about everything you could need though. Come take a look!

**MLS# 2109944 - \$395,000 - Weaverville ... Call Shannon at 530.623.5690 for details!**

**BEAUTIFUL MOUNTAIN TOP VIEWS & LOADS OF SUN!**

Large beautiful property on 14.36 acres, with sloping terrain, amazing views, and some flats at the top with full sun! This property features a pond and riparian rights to Devil's Gulch and would easily allow for a well to be drilled. Solar could be easily installed at the top for an amazing off-grid home with beautiful views. The possibilities are endless on this large mountain property. Zoning has not been confirmed and agent advised buyers to contact Trinity County Bid Dept to verify the zoning for their needs. Possible seller financing.

**MLS# 2109937 - \$150,000 - Hayfork ... Call Cheryl at 530.628.5850 for details!**

**MEET YOUR LOCAL REAL ESTATE TEAM!**

*Supporting the Communities We Love*

**BIG VALLEY PROPERTIES**  
www.bvptrinity.com

**RETTA TREANOR**  
BROKER/OWNER  
530.410.1992

**SHANNON AIKINS**  
REALTOR\*  
530.524.2479

**LAIRD CRANDALL**  
REALTOR\*  
530.410.3075

**LYDIA MCALLISTER**  
REALTOR\*  
530.394.0239

**BRANDON REA**  
REALTOR\*  
707.380.9069

**ANDREA REYNOLDS**  
ADMINISTRATIVE ASSISTANT  
530.739.8639

**CHERYL SMITH**  
REALTOR\*  
760.560.7193

**TEBBI TOWNSEN**  
REALTOR\*  
530.524.6801

**CLINTINA WATERS**  
REALTOR\*  
707.496.9989

**HANNAH EVANS**  
ADMINISTRATIVE ASSISTANT

**TRINITY OUTDOOR PREMIER PROPERTIES**

**HAYFORK - (530) 628-4422**

**WEAVERVILLE - (530) 623-2041**

DRE 01392745

**TRINITY COUNTY'S PREMIER REAL ESTATE COMPANY**

7691 STATE HIGHWAY 3 HAYFORK

661 MAIN STREET WEAVERVILLE

**www.trinityopp.com**

RE MAX

**NEW**

**LARGE IN-TOWN HOME!!**

- 3 bed/2.5 bath rambler style home close to everything
- Sizable rooms include separate living & family rooms
- Attached 2 car garage, all city utilities

**HAYFORK - \$157,900**

**AFFORDABLE MOUNTAIN HOME!**

- 2 bed/1 bath home w/ loft, approx. 1100 s.f.
- Recent interior updating, 400 s.f. guest quarters
- 3.23 acres, barn w/ workshop, carport, more!

**JUNCTION CITY - \$195,000**

**GET TOP REAL ESTATE SUPPORT AND GUIDANCE WHEN YOU WORK WITH THE TOPP TEAM!**

**SUMMER BASHORE**

**ANGELA RIGGS**

**PATTY DOERPINGHAUS**

**ROBYN BOLES**

**DIANE CAMPION**

**THOMAS DOERPINGHAUS**

**ELIZABETH FRY**

**DILLON FRY**

**COAST CENTRAL CREDIT UNION**

*Somebody's Excited About Moving Day...*

**Here's up to \$550 to Help.**

**We'll credit you up to \$550 on your appraisal fee when your loan closes.**

**Offer ends 02/28/19**

✓ Low Rates   ✓ Flexible Terms   ✓ Local Decisions

✓ Fast Approval   ✓ Voted Best Place to Get a Loan\*

Offer ends February 28, 2019. New Coast Central loans only. Payment for appraisal fee due when loan is approved and disclosed, credit of up to \$550 provided when loan closes.

**623-3374**, 40 Glen Road • Weaverville

**Belonging Never Felt Better®**

**Coast Central Credit Union**

NCUA

**NSR**

**North State Realty**

**Mark Treanor, Broker/Owner • 530 739-5603**

7818 State Highway 3 in Hayfork, CA

**(530) 628-1000**

**RANCHES HOMES • LAND**

**Don Coffin**  
Broker Associate  
530-623-7761

**North State Realty is committed to providing a superior level of quality service with the goal of 100% satisfaction. Come work with our agents who love living in Trinity County and continue to stay on top of the current Real Estate market!**

**Denell Patton**  
Realtor®  
530-515-7502

Serving Trinity, Humboldt and Shasta Counties!  
Visit our website: **www.nsrtrinity.com** DRE#01851767

**REAL ESTATE & PROPERTY MANAGEMENT**

- Residential
- Commercial
- Bare Land
- Rentals
- Off-the-grid Homes & Land

**Sharon Eggleston, Broker/Notary Public**

Bus: 530-628-5513  
Home: 530-628-5326 ; Fax: 530-628-5513  
P.O. Box 1677, Hayfork, CA 96041  
**eliz@snowcrest.net**  
**www.hayforkrealtor.com**

Lic. #01168195

**Super Crossword**

**Answers**

ALIENATE	RICED	CAVIL
BINAURAL	AMORE	OVINE
BESSTRUMAN	BURNS	SMEATS
ENTER	NOUN	PER USA
LISABONET	BEATSLION	
BAA	ADA	EER ETNA
EMMASTONET	AMESNEMO	
DEBUT	ALAN	IMA BRA
RITAWILSON	WINSTAILOR	
GORAN	ESTAS	SNUCK
DAUB	CHURCHWOMAN	TES
ODIUM	ANODE	NANOS
PATSYCLINE	CLIPS	YENTA
AMY	ROE	HITS DEERE
SANDRADEED	ARESDEAN	
ICEE	IRA	TET LBS
SALLYRIDER	ILES	LADY
ONA	EEN	KROC OASTS
DINAHSHORE	HOARDS	SNEHI
INURE	ARENA	PARENTAL
DEISM	LADEN	THISISIT

REAL ESTATE FOR RENT

1 bed 1 bath in Weaverville. Brewer Property Management DRE #00688835. Ask for Lee 623-7767

APARTMENTS

Clean, large, renovated 1 Bedroom apartment near downtown Weaverville. Stove, fridge, AC, walk-in closet. Laundry facilities, lots of parking. 131 Forest Ave. \$675/mo. + deposit. Eagle Mgmt. Service 623-9403

Clean, updated upstairs 1 Bedroom apartment in Weaverville. Laundry facilities, stove, fridge. No dogs. 157 Center Street. \$600/mo. + deposit. Eagle Mgmt. Service 623-9403

COMMERCIAL

COMMERCIAL OFFICE SPACE FOR RENT, 509 Main St, Weaverville, 1 of 4 upper level offices, off street parking, \$225/mo per office + utilities 623-5418

Professional shared Medical office space offered. 4 rooms, 2 bath, close to Hospital, ample parking. \$1000/mo. Call (530)623-7486

Highest traffic corner offered! Approx. 900sqft., 1 bath, HWY 299/Martin. next to Holiday Market, lots of parking. \$800/mo. Available Now! Call (530)623-7486



HOMES

1 bed 1 bath manufactured home \$625 a month, small fenced yard, located in Douglas City, pets OK. first month free to those who qualify. Call for details 530-623-6640

2 bedroom house in Junction City on Canyon Creek, walking distance to store and bus line, fishing in Trinity River. All electric, washer, dryer, stove, refrigerator and storage shed. No smoking/marijuana, drinking or pets. Senior friendly, references a must. 1 year lease, \$700 a month + \$700 deposit 623-3336

Weaverville 3 bedroom 2 baths with attached garage. In nice neighborhood. \$1400/mo. plus deposit. Bear Creek Property Management. (530)739-2533

HOMES

A PLACE FOR MOM. The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is FREE/no obligation. CALL 1-800-550-4822. (Cal-SCAN)

Very large (over 1200 sf), clean & bright 2 bedroom, 2 bath home in Weaverville. Stove, fridge, dishwasher, laundry hookups, deck, yard. \$1200/mo. + deposit. Eagle Mgmt. Svc. 530-623-9403

LAND

NORTHERN AZ WILDERNESS RANCH \$198 MONTH - Quiet & secluded 37 acre off grid ranch in AZ's best year-round climate. No urban noise /sunny days dark sky nights. Blend of mature evergreen trees & grassy meadows with sweeping views across sur-

rounding wilderness mountains and valleys. Abundant clean groundwater/ free well water access/ loam garden soil & maintained road to property. Near historic pioneer town & fishing lake. Camping and RV ok. \$23,000, \$2,300 dn. Free brochure with similar properties includes photos/topo maps/ weather/ town info. 1st United Realty 800.966.6690. (Cal-SCAN)

MOBILE HOMES

Coffee Creek Campground and RV Park 26 foot trailer for rent \$350 a month + deposit 530-266-3534

ROOMMATES

Hayfork - Single person will share neat and clean 3 bedroom 2 bath home in quiet neighborhood with 1 other. \$463/month. 1/2 utilities, plus deposit. 628-1658.

**KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated . Same day offer! (951) 777-2518 WWW.KCBUYS-HOUSES.COM (Cal-SCAN)**

COMMERCIAL & OFFICE SPACE

Commercial office space available in Weaverville, 3900 sf, approx. 15 offices, kitchen, 2 break rooms, 2 reception areas, 2 ADA bathrooms, can rent all or half, approx., 27 parking spaces, Call Shannon Aikins 530-524-2479 for more information

PRICE SLASHED ON COMMERCIAL BUILDING-.21 acres with 1152 sq.ft of interior office space including large central area, 2 separate offices, kitchen in rear, shelved storage area plus half bath. Carpeted floor with knotty pine side walls and lots of windows for light. Garage and

COMMERCIAL & OFFICE SPACE

storage in rear. Great Weaverville location with off street parking. \$145,000 call Laird at Big Valley Properties, DRE #00770846. (530)410-3075.

LAND

SALERO RANCH, TUBAC, ARIZONA. Magnificent High Desert Property Totally Improved and Ready For Build. 73 scenic acres amid unparalleled beauty and tranquility. Private gated deed restricted executive community of cus-

tom homes. Distant Mexican mountain views, hiking, horseback riding, walk to national forest. Cooler 4500 foot elevation. Well house and all underground utilities, private well, septic, electric, driveway, building pad completed. Custom Santa Fe style home plans included. Bring your builder and live your dream or invest for your future. Rarely available package. Easy drive from Tucson. \$899,000. Inquiries: J. Winter 631-987-7371. JohnandNina@earthlink.net

PUBLIC NOTICE

NOTICE OF REVISIONS PUBLIC NOTICE TRINITY COUNTY PLANNING DEPARTMENT PERMITTING REVISIONS OF FLOOD HAZARD AREAS IN CHAPMAN RANCH PHASE A Project Area

The Trinity County Planning Department, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the County's intent to permit revision of the floodway, generally located about 3 miles upstream of Dutch Creek Road Bridge on the Trinity River. Specifically, the floodway would be revised from between river miles 82.86 and 83.7. This floodway revision is expected to cause minor changes to the floodway and floodplain relative to the effective Flood Insurance Rate Map. In addition, the 1% annual chance water-surface flood elevations ("Base Flood Elevations - BFEs") and/or the 1% annual chance floodplain ("100-year floodplain") would be revised from river miles 82.86 upstream to river miles 83.03. As a result of the revision, the 1% annual chance water-surface elevations would both increase and decrease within this area. No increases in the BFE are expected around insurable structures. The project, as proposed, is not anticipated to change your insurance rates for structures from rates established by the 2016 Flood Insurance Rate Map applicable to your property. Maps and detailed analysis of the revision can be reviewed at the Trinity River Restoration Program at 1313 South Main Street (next to Holiday Market) or online at <http://www.trcp.net/restoration/channel-rehab/chapman/>. Individual notices will be mailed to landowners in the proposed Chapman Ranch Phase A project vicinity with specific information regarding individual parcels. Interested persons may call the County at 530-623-1351, ext 3, for additional information.

January 30, February 6, 2019

NOTICE OF TRUSTEE SALE

T.S. No.: 17-18008 A.P.N.: 007-740-12 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/22/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: KEITH KIRKLAND, A SINGLE MAN Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 3/1/2007 as Instrument No. 200700954 in book , page Loan Modification recorded on 6/19/2008 as Instrument No. 200801910 of Official Records in the office of the Recorder of Trinity County, California, Described as follows: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST Date of Sale:

2/14/2019 at 9:00 AM Place of Sale: Outside the Court Street entrance to the Superior Court of Trinity County located at 11 Court Street, Weaverville, CA 96093 Amount of unpaid balance and other charges: \$183,778.64 (Estimated) Street Address or other common designation of real property: 911 CARRVILLE LOOP COFFEE CREEK, CA 96091 A.P.N.: 007-740-12 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 17-18008. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 01/16/2019 Carrington Foreclosure Services, LLC 1500 South Douglass Road, Suite 150 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Vanessa Gomez, Trustee Sale Specialist