Home & Real Estate

OPEN HOME GUIDE 49

Also online at PaloAltoOnline.com

Home Front

PIE-IN-A-JAR ... Julie Propp will teach how to make simple, organic fruit fillings, pie dough and lattice tops in a class called "Pie-in-a-Jar" from 10 a.m. to noon on **Saturday, Jan. 19**, at the Arrillaga Family Recreation Center, 700 Alma St., Menlo Park. Take home three mini-pies. Cost is \$85 for nonresidents, \$64 for Menlo Park residents. Information: 650-330-2200 or www.menlopark.org

SOIL FOODWEB ... Theresa Lyngso, who's been brewing compost tea for seven years, will teach a class on the "Soil Foodweb" from 10:30 a.m. to 12:30 p.m. on **Saturday, Jan. 19**, at Common Ground, 559 College Ave., Palo Alto. Focus is on increasing and nurturing the aerobic organisms that make fertile soil. Cost is \$31. Information: 650-493-6072 or www.commongroundinpaloalto.org

SAY CHEESE ... Yannette Fichou Edwards will offer a cheese class — which includes demonstration, participation and a tasting — from 6:30 to 9 p.m. on **Tuesday, Jan. 22**, at Palo Alto High School, Room 103, 50 Embarcadero Road, Palo Alto. Cheese dishes include Rosemary Parmesan Wafers and Warm Goat Cheese Salad with hazelnuts. Cost is \$50. Information: 650-329-3752 or www.paadultschool.

CREATING NATIVE GARDENS ... Dee Wong, maintenance division manager at the Village Gardener and member of the California Native Plant Society - Santa Clara Valley Chapter, will offer a series on California Native Gardens, beginning Friday, Jan. 25, from 9:30 to 11:30 a.m. at Gamble Garden, 1431 Waverley St., Palo Alto. Drawing from her field experience and extensively from "Care & Maintenance of Southern California Native Plant Gardens" by Bart O'Brien, Betsey Landis and Ellen Mackey, she will teach how to groom, prune and rejuvenate native plants. Cost is \$35 for nonmembers, \$25 for members, for each class. The second class is Friday, Feb. 1. Information: 650-329-1356 or www. gamblegarden.org

LOOKING FOR HANDSOME HOMES

... If you've noticed a well-painted house, outstanding front garden or unusual design in Palo Alto or very nearby, send a photo to cblitzer@ paweekly.com. We are always scouting for interesting homes to write about

ORGANIC EDIBLES ... Lisa and Kathleen Putnam will talk about "Organic Gardening Techniques for the Edible Garden" for the Garden Club of Los Altos at 1:30 p.m. on Tuesday, Jan. 22. The group meets at the Los Altos Lutheran Church, 460 S. El Monte Ave., Los Altos. Guests pay \$5. Information: www.gardencluboflosaltos. org ■

Send notices to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or email cblitzer@paweekly. com. Deadline is one week before publication

Triple El

A close-knit Eichler community with long traditions



NEIGHBORHOOD SNAPSHOT



Homes in Triple El are mainly Eichlers, such as this one on nearby Blair Court, top, and Elsinore Drive, bottom. John Baum, middle, stands outside his Triple El home in December.

by Pierre Bienaimé photos by Veronica Weber

wouldn't expect anyone to have any kind of problems and not end up getting full support from the community," said Jon Baum, a resident of Palo Alto's Triple El neighborhood since 1971.

"It's not as prestigious as Old Palo Alto. And certainly everybody's their own individual, but at the same time it's a really serious community in terms of people being there for each other and knowing each other."

The neighborhood is named after three residential streets — Elsinore

(continued on page 35)



Current Listings and Recent Sales



475 Oxford Avenue, Palo Alto List Price \$1,795,000



PENDING

SOLD

SOLD

Santa Ana Street, Palo Alto List Price \$2,295,000



Emerson Street, Palo Alto List Price \$3,495,000

SOLD



Guinda Street, Palo Alto List Price \$3,195,000



Downtown Palo Alto (Private Sale)

SOLD

SOLD

SOLD



Channing Avenue, Palo Alto List Price \$2,695,000

SOLD



Lincoln Avenue, Palo Alto List Price \$2,495,000



Ramona Street, Palo Alto List Price \$2,080,000



Lowell Avenue, Palo Alto List Price \$2,195,000

SOLD



Santa Rita Avenue, Palo Alto List Price \$2,295,000



Emerson Street, Palo Alto List Price \$1,998,000



SOLD List Price \$1,195,000



Cowper Street, Palo Alto **SOLD**



Michael Dreyfus, Broker DRE 01121795 | 650.485.3476 mdreyfus@dreyfusproperties.com



Summer Brill, Sales Assoc. DRE 01891857 | 650.701.3263 sbrill@dreyfusproperties.com



Noelle Queen, Sales Assoc. DRE **01917593** | **650.427.9211** nqueen@dreyfusproperties.com



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This home on Elsinore Drive is typical of Triple El Eichlers.

Triple El

(continued from page 33)

Drive, Elsinore Court and El Cajon — between North California Avenue and Oregon Expressway and by Louis and Greer roads. Its sinuous streets are lined with Modesto ash and Chinese elm trees and comprise 68 homes; most are Eichlers built rapidly in the post-war era.

"That's how they did it in the post-war period. Somebody would go out and buy a piece of farmland, and then get a permit

for subdivision," Baum said.

A single-story mandate is a point of pride for most residents. According to Stew Plock (Triple El's unofficial mayor), "Eight years ago, somebody wanted to build a second story," he recalled. Although the city allowed that, covenants in the deeds prohibited building a second story. It took a vote by residents, who achieved a supermajority of 70 percent, to create a single-story overlay, officially prohibiting any secondstory construction in the subdivi-

"Our properties sell within two

weeks of being listed with multiple bids above asking, and new owners cite our having the protection of an overlay and the inability of someone to have a two-story home right next to them as one of the reasons they found Triple El so attractive," Plock wrote in an email.

"As a result, we continue to see young families with lots of kids moving in. When we have one of our three neighborhood events each year, there are typically 30-40 children participating, plus parents and neighbors," he added.

Plock and Baum agree that the legal motions helped draw the community together: "Around Memorial Day we get as many neighbors for a potluck in this corner of the horseshoe. There's a slight fee collected to cover the cost of putting that on, and with whatever's left over, we get together around Labor Day and have an ice cream social."

New Year's Day also ushers in a Mummers Parade, a tradition with deeper roots in Plock's hometown of Philadelphia.

Ed Yao and Amy Yang, who moved into the neighborhood in 2006, learned to love the relatively small size inherent to Eichler designs. "Once you move into one of these homes and you see all the lighting you get inside, and the openness of these Eichler designs ... you realize that's part of the value, not having somebody towering over you," Ed said.

Like many neighbors-to-be,

they had been invited to the neighborhood's gatherings before moving in. "Obviously we know the people around us the best, but it is quite astounding how many people we do know in these couple of streets here, in the Triple El neighborhood," he said.

It's also "kind of an international community," Amy said. Across the street are a few families from France, Switzerland and India. Another home is being rented from its owners, a couple that met in Japan and renovated their home's interior in a Japanese style. They're still living abroad, but stay in touch with Triple El's residents.



For more Home and Real Estate news, visit www.paloaltoonline.com/real

CHILDCARE AND PRESCHOOLS (nearby): First Congregational Church Nursery School, 1985 Louis Road; Parents Nursery School, 2328 Louis Road; Duveneck Kids' Club, 705 Alester Ave.

FIRE STATION: No. 3, 799 Embarcadero Road LIBRARY: Main Library, 1213 Newell Road LOCATION: Elsinore Drive, Elsinore Court and El Cajon Way

PARKS (nearby): Rinconada Park, 777 Embarcadero Road; Greer Park, 1098 Amarillo Ave.

POST OFFICE: Main, 2085 E. Bayshore Road

PUBLIC SCHOOLS: Duveneck Elementary School, Jordan Middle School,

Palo Alto High School SHOPPING: Midtown

2909 & 2911 Simkins Court

PALO ALTO





A delightful duplex in a special location, includes 5 bedrooms, 5 full baths, and 2 half baths - perfect for living comfortably, conveniently, and even economically in Palo Alto! Enjoy the privacy on one side with separate in-law accommodations on the other, or generate great income renting the other side out. Or, combine both sides into one spacious, five bedroom home. With a beautifully landscaped front yard that looks out to the green expanse of Greer Park — this 3138 sq ft home is ready and waiting for exercise, dogwalking, or just enjoying the serenity of the wide open space — a rarity in Palo Alto. All five bedrooms are en-suite and both sides of this duplex are in excellent, move-in condition, each with its own private yard and trellised patio in the rear. Convenient to the Palo Alto Baylands, to Midtown shopping and restaurants. 7500 sq ft lot size. Excellent Palo Alto schools Palo Verde Elementary, JLS middle school, and Palo Alto High (buyer to verify designated school availability)

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For more photos and information please visit: www.2911Simkins.com

HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

Atherton

29 De Bell Drive Bothun Trust to M. Harbour for \$1,970,000 on 12/7/12

East Palo Alto

2161 Addison Ave. I. White to D. Diego for \$290,000 on 12/7/12; previous sale 1/92, \$140,000 ous sale 1/92, \$140,000 2207 Addison Ave. H. & M. Are valo to G. & M. Chen for \$240,000

2721 Gonzaga St. M. Sabir to M. Cobb for \$466,000 on 12/6/12 **2150 Poplar Ave.** Deutsche Bank to Houseable Limited for \$350,000 on 12/12/12; previous sale 1/05, \$600,000

Los Altos

735 Greenview Place Tye Trust to S. Bonthron for \$1,685,000 on 12/18/12

Los Altos Hills 11642 Dawson Drive B. & M. Woo to A. & S. Bassiri for \$3,170,000 on 12/20/12; previous sale 9/99, \$2,058,500

Menlo Park

1243 Carlton Ave. N. Talbot to A. & K. Storek for \$480,000 on 12/11/12; previous sale 5/09, \$425,000

121 Laurel Ave. C. & J. Becker to N. Winterstorm for \$1,225,000 on 12/12/12; previous sale 9/80, \$97,000

154 Linfield Drive C. & M. Sweat to M. & E. Klein for \$1,355,000 on 12/11/12; previous sale 9/10,

180 Newbridge St. E. Aguilar to G.

Williams for \$325,000 on 12/10/12

Mountain View

344 Camille Court DP Ventures to J. & O. Talajia for \$1,234,000 on 12/19/12

1920 Rock St. #13 A. & A. Huaman to Y. Jbanov for \$499,000 on 12/18/12; previous sale 3/02, \$370,000

820 San Pablo Drive P. Kapasi to Y. Zhang for \$807,000 on 12/18/12; previous sale 6/00, \$550,000

262 S. Shoreline Blvd. Kahler Trust to J. Jin for \$810,000 on 12/19/12

49 Showers Drive #J221 Moore Trust to J. Cumbers for \$455,000 on 12/18/12

Palo Alto

2458 W. Bayshore Road #4 W. He to R. Monteiro for \$510,000 on 12/19/12; previous sale 8/01, \$335,000

325 Channing Ave. #106 Cohen Trust to A. Hoskins for \$1,960,000 on 12/18/12; previous sale 10/09, \$1.500.000

4150 Mackay Drive Delong Trust to L. Delong for \$913,000 on 12/19/12; previous sale 9/77,

3826 Magnolia Drive W. & K. Latour to Nicolaou Trust for \$3,250,000 on 12/20/12

939 Oregon Ave. Hill Trust to Crescent Park for \$1,505,000 on 12/19/12

1104 Trinity Lane #62 S. Qiu to L.

Redwood City

1043 10th Ave. Heartland Coalition to C. & B. Banys for \$582,000 on 12/12/12; previous sale 8/07, \$695,000

1517 Arguello St. Lococo Trust to A. Seagrove for \$583,000 on 19/7/19

327 B St. Summers Trust to M. Wells for \$650,000 on 12/12/12 457 Cork Harbour Circle #D A. & C. Domingo to B. Yeung for

\$526,000 on 12/6/12; previous sale 4/07, \$615,000

595 Douglas Ave. M. Ceschin to Jiangira Limited for \$228,000 on

372 Genoa Drive #24 N. Kim to Y. & S. Feng for \$710,000 on 12/7/12; revious sale 9/09 \$655 000 **2524 Hampton Ave.** Ivor Trust

to C. Lindores for \$650,000 on 12/6/12 3025 Hoover St. Working Dirt to A.

& S. Diaz for \$513,000 on 12/12/12; previous sale 7/06, \$780,000 **246 Nimitz Ave.** SaintJohn Diane to K. Cohen for \$770,000 on

2670 Ohio Ave. Seguoia Realty Services Group to J. Andrighetto for \$895,000 on 12/12/12

279 Santiago Ave. Alan Baker Company to K. Parizi for \$850,000 on 12/6/12; previous sale 5/00, \$800.000

540 Shorebird Circle #21102 H Damron to W. Zhang for \$552,000 on 12/11/12; previous sale 3/93, \$242,000

636 Spar Drive Smith Trust to T. & H. Tomita for \$925,000 on 12/7/12; previous sale 3/77, \$76,500

343 St. Francis St. D. Severi to G. & C. Hussussian for \$1,239,000 on 12/10/12; previous sale 3/97, \$567,000

14 Tidewater Drive Pera Trust to M. & A. Hale for \$1,123,000 on 12/12/12; previous sale 9/08, \$1.093.000

858 Upland Road Garner Trust to K. & M. Subramanian for \$1,310,000 on 12/10/12; previous sale 1/02, \$1,050,000

FORECLOSURES

Foreclosures are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. The date is the recorded date

SALES AT A GLANCE

Atherton

Total sales reported: 1 Lowest sales price: \$1,970,000

Highest sales price: \$1,970,000

East Palo Alto

Total sales reported: 4 Lowest sales price: \$240,000 Highest sales price: \$466.000

Los Altos

Total sales reported: 1 Lowest sales price: \$1,685,000 Highest sales price: \$1.685.000

Los Altos Hills

Total sales reported: 1 Lowest sales price: **\$3,170,000** Highest sales price: \$3,170,000

of the deed when the lender

took title to the property. The

price is what the lender paid

balance plus foreclosure fees).

Each property is now owned

by the lender and is for sale, or

will be for sale soon, individu-

ally or through public auction.

Realtor for further information.

East Palo Alto

11/26/12, \$340,000, 1,070 sf, 4 bd **1213 Jervis Ave.** Working Dirt, 11/05/12, \$486,482, 910 sf, 2 bd

475 Bell St. Working Dirt.

1729 Tulane Ave. Leroy Inve

ment, 11/13/12, \$261,000, 1,010

Individuals should contact a

for it (usually the mortgage

Menlo Park

Total sales reported: 4 Lowest sales price: \$325,000 Highest sales price: \$1,355,000

Mountain View

Total sales reported: 5 Lowest sales price: \$455,000 Highest sales price: \$1,234,000

Palo Alto

Total sales reported: 6 Lowest sales price: \$510,000 Highest sales price: \$3.250.000

Redwood City

Total sales reported: 16 Lowest sales price: \$228.000 Highest sales price: \$1,310,000

Source: California REsource

Menlo Park

1224 Windermere Ave. JP Morgan Chase Bank, 11/15/12, \$447,539, 1 440 sf 3 bd

Mountain View

2255 Showers Drive #332 CYMACH Limited, 11/26/12, \$604,000, 1,418 sf, 3 bd

Redwood City

449 2nd Ave. US Bank, 12/05/12, \$470,000, 1,310 sf, 2 bd 718 Brewster Ave. Blue Mountain Homes, 11/09/12, \$446,000, 1,030

2508 Eaton Ave. E-Trade Bank 11/27/12, \$696,708, 1,590 sf, 3 bd 1614 Hudson St. #109 Federal National Mortgage, 11/13/12, \$135,780, 389 sf

Sunnyvale 1241 Oak Creek Way Pinewood

Capital, 11/26/12, \$471,150, 1,492

BUILDING PERMITS

Palo Alto

836 Sycamore Drive temporary power, \$n/a 965 Colonial P. & J. Schug, ad-

dition at front for accessibility, remodel kitchen for wheelchair access. \$42,600

857 Seale Ave. B. Lewis, rebuild fireplace, \$7,640

185 University Ave. Sunshine Enterprise, remodel restaurant to include two pizza ovens, new employee restroom, \$120,000

4182 Georgia Ave. R. Fisher, two tunnels and a window, \$5,400 **1063 Amarillo Ave.** M. Rommel, install new roof, upgrade service panel, \$62,550

140 CAMPO ROAD

JUST LISTED - PORTOLA VALLEY

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DRE#01351481



DRE#00884747

5 bedrooms, 3 ½ baths

Spacious living room and formal dining room

Hardwood floors, French doors and treetop views

Cul-de-sac location within walking distance to schools and shops

Lovely gardens and sunny patio

1/3+ acre parcel

Offered for \$2,100,000

www.140Campo.com





2394 Williams St. Intero Real Es-

102 University Ave. Circle Palo Alto, LLC, install mesh partition at storage area, \$800

4250 Pomona Ave. Campbell, remodel kitchen, laundry room, \$35,000

1985 Louis Road FCCPA, remodel landscape, \$90,000

3330 Hillview Ave. Stanford University, exterior alterations, \$85,000

1734 Webster A. & N. Gupta, remodel kitchen/nook/pantry/powder room move laundry \$86 000

337 Hawthorne Ave. Windy Hill LLP, remodel kitchen, bathroom,

3557 Whitsell Ave. B. Cheng, update kitchen with new cabinets, appliances, electrical, \$18,000 **4216 Manuela Ave.** S. & P. Braf-

man, replace fence, \$5,000 **328 Guinda St.** D. Henkels-Luntz, re-roof and two skylights. \$n/a

1494 Kings Lane J. Blum, remodel bathroom, \$5,000 857 Robb Road Zamer swimming

pool and spa, \$65,000 **315 Cowper St.** M. Kuhn, replace

480 Marlowe St. R. Taylor, replace window, \$4,800

675 El Camino Real remove equipment, antennas, \$n/a **180 El Camino Real, suite 369** new single-story retail building, \$4,564,000

1301 Bryant St. P. Craig, replace shower pan, redirect shower drain,

3445 Tippawingo R. & M. Georgia, addition to master bedroom, bathroom, laundry room, remodel kitchen, garage, \$150,000 1441 Hamilton Ave. C. & K. Bavor.

remodel kitchen, add bedroom, bathroom, remodel second-floor bath \$68,000

(continued on next page)

Real Estate Matters

Tax disincentives to selling

by Michael Repka

wning real estate is part of the American Dream; a dream that is fully supported by federal and state tax policy. Both the federal government and Sacramento offer numerous tax incentives that encourage people to buy real estate, especially the home in which they live. Conversely, due to the strong appreciation of the Silicon Valley housing market, there are some significant tax rules that may serve as a disincentive to selling. Homeowners should be cognizant of all tax consequences when deciding whether or not to sell.

Capital gains tax erodes equity

Capital gains taxes are the most obvious cost to selling real estate that has appreciated over time. In 2012, the combined federal and California tax bite on the gain on real estate was almost 25 percent for taxpayers in the highest California tax bracket. Bear in mind that, unlike the federal government, California does not offer preferential tax rates for capital gains. Worse yet, these rates should be significantly higher going forward due to the passage of Prop. 30, which established higher income-tax brackets for individuals



earning more than \$250,000 (\$500,000 for married couples filing jointly), and a new 3.8 percent tax passed as part of "Obama-

care." Further, there have been numerous calls to raise capital-gains rates above the 15 percent applicable in 2012. Although married couples filing jointly may be able to exclude up to \$500,000 in gain on their primary residence, many in Silicon Valley are sitting upon gain well in excess of this limit.

Proposition 13

After much debate, Prop. 13 was passed in the late '70s. Under Prop. 13, property values for tax-assessment purposes were pegged to the then-current property value and each property was taxed at the rate of 1 percent of that value. Further, the maximum annual increase to the property's assessed value was set at 2 percent unless there was a change in ownership. Because Silicon Valley prices have generally gone up far faster than 2 percent per year, many

long-term homeowners are paying substantially less property tax than they would if they sold and bought the identical house next door. Therefore, unless the taxpayer qualifies to transfer their property-tax value to their new house, they will lose their preferential property-tax rate if they sell their home.

Loss of basis step-up

One of the biggest tax costs to selling, which is often overlooked, is the loss of a basis step-up upon death. Although simplified, taxpayers are generally taxed on the difference between the selling price of their home and what they originally paid (including the cost of capital improvements to the home). However, under current IRS rules, the basis of the home (original cost plus improvements) is adjusted to the fairmarket value of the home as of the date of death of the owner. If properly structured and held, this generally beneficial adjustment is made even if only one of the spouses passes away. However, if the property is sold prior to death, the entire gain may be subject to tax. Thus, elderly homeowners may be better served holding on to a highly appreciated property until their passing.

Incentives to sell

While there are a number of disincentives to selling, there are currently a few tax incentives as well. First, the federal capital-gains rate is generally considered low when

compared to the historical average. Even if the rate increases from 15 percent to 23.8 percent it is still lower than the 28 percent rate that was in place in the '90s. Many commentators feel that the capital-gains rates are more likely to go up than down in coming years.

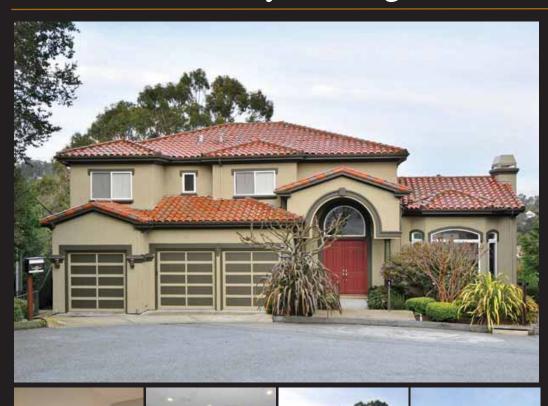
Additionally, Internal Revenue Code Section 121 provides an exemption for the first \$250,000 in gain for most taxpayers (\$500,000 if married filing jointly) when they sell the personal residence in which they have lived for at least two of the past five years. However, any gain in excess of these limits is subject to tax. Therefore, taxpayers that are approaching \$500,000 in gain would benefit from selling and purchasing a new home, thus starting the climb towards the \$500,000 limit all over again.

Before deciding to sell a home, it is generally a good idea to speak with a tax professional or experienced real-estate agent about any possible opportunities to limit the tax bite. The right timing and approach could result in significant

Michael Repka, managing broker and general counsel for De-Leon Realty, Palo Alto, formerly practiced real estate and tax law in Palo Alto. He serves on the Board of Directors of the California Association of Realtors. He can be reached at MichaelR@DeLeonRealty.com.

880 Chandler Way Burlingame





Burlingame Hills Elegance

Designed by John L. Stewart, this stunning, spacious home is situated on a private, gated cul-de-sac. The newly remodeled, contemporary kitchen and upper family room feature concrete counters and ebony-stained oak floors. The versatile lower second family room can easily accommodate work, exercise and media needs. Graced with an open floor plan and views, the multiple decks and flat yard further enhance the indoor and outdoor living on all levels. This beauty with modern amenities and fine details is a must see!

- 13 years new
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- 5 bedrooms, all suites and one master
- 5 full baths and 2 half baths
- Living room with cathedral ceiling and fireplace
- 2 family rooms
- CAT5 network and surround sound in most rooms
- Multiple decks and gorgeous views
- Landscaped level backyard
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Judy Meuschke 650.400.2543 judy@judymeuschke.com judymeuschke.com DRE #01471840



(continued from previous page)

1441 Hamilton Ave. C. & K. Bavor, remodel kitchen, add bedroom, bathroom, remodel bathroom, \$68,000

855 El Camino Real, suite 85 tenant improvement for Jamba Juice, \$100,000

3912 Laguna Ave. R. & K. Toft, two-story addition to one-story house, \$135,869

934 Ilima K. Michael, remodel kitchen, greenhouse window, \$16,000

11.31 Lincoln Ave. C. Bannon, remodel bathroom, re-roof, \$24,000
4198 King Arthurs Court S. Xu, convert family room to bedroom and bathroom, add pantry, remodel bathroom \$40.647

4282 Ponce Drive R. Thompson, renovate bathroom, \$3,200 **736 Forest Ave.** D. Clementson, remodel kitchen, \$14,500

remodel kitchen, \$14,500 **836 Sycamore Drive** T. Yan & R. Lau, construct new two-story house with attached one-car garage, \$386,000

3478 Rambow Drive R. Stata, replace hardboard siding, \$36,000 1731 Park Blvd. S. Wanner, add half bath, bay window to accessory structure, \$16,000

3895 Page Mill L. & M. Wilkinson, new stairwell, recessed lighting, replace nine windows, \$75,000 900 Blake Wilbur Drive Stanford Real Estate, tenant improvement to first floor to be used as gift shop,

102 E. Charleston Road H. Lui & S. Bao, change tub and tile in hallway bath, remodel master bath,

1539 Mariposa Ave. C. Venkataraman, upgrade electrical panel, new tankless water heater, reroute sewer line, \$34,000

1635 Madrono Ave. S. Chism, install solar thermal rooftop system, replace water heater with storage tank, replace furnace, \$n/a

A Fresh Look

Rocks: the frugal decorator's ideal accessory

by Kit Davey

have a thing about rocks. They're everywhere in my home — on window sills, in pots, nestled in secret corners. Some people would say I have rocks in my head, but, what better accessory could the frugal decorator ask for? Think about it — they're plentiful, beautiful and best of all, they're free.

A fellow rock-hound recently wrote asking for ideas for displaying her heap of stones. There are an astounding number of ways to use them in your home. Here are some of the ways I use them in mine:

- Create a mini Zen garden. Fill a large, low platter or tray with sand and add rocks of varying sizes and shapes. Arrange them at will, "raking" the sand with a fork to imitate the look of a Japanese meditation yard.
- Fill a wooden or natural-hued ceramic bowl with a handful of pebbles and display it on an end table, dresser or vanity top. On special occasions, fill the bowl with water and float a few colorful leaves or flowers on its surface.
- Go rock hunting on your next trip. Instead of buying souvenirs, bring back a pocket full of stones.



Use a fine-point waterproof pen to write the origin of the stone on the rock's underside. Display your geologic memorabilia on

your bookshelf or étagère. Out in your yard, you can line them up on a fence rail, or heap them in a low flower pot. Use larger stones to line a flower bed or walkway.

- Intersperse a few river rocks in your bookshelves they make great bookends. Or, fill a jar with small stones and use it the same way.
- Instead of using glass beads or marbles in a glass vase to hold up your flower arrangement, use your carefully selected pebbles. I like to use my green rocks in a tall, cylindrical vase full of calla lilies.
- Prop your door open with a beach cobble or chunk of serpentine.
- Lay smooth stones in one color around the base of a house plant, completely covering the soil. This works well for potted plants out on

your deck or patio, too.

- Have a fish tank or terrarium? Use your rocks to layer the floor of the tank.
- Use a nail to scratch a design onto a thin wedge of sandstone or other soft rock. My brother etched the head of a bighorn sheep onto a slab of red river shale. It sits on a plate stand on my parent's mantel.
- On your windowsill, mantel or vanity top, arrange loose rocks around the base of a potted plant, vase, pair of candelabras or sculpture.
- Make a rock bundle. Select a smooth fist-sized stone and decoupage it with bits of origami paper. Tie a feather, Chinese coin, antique button or fetish to the rock with a bit of raffia or leather. Place your art piece on a stack of papers on your deek or your affect to be
- on your desk or your coffee table.

 * Hang a small shelf unit on your bathroom wall, by your back door or in your bedroom and on it arrange your most unusual rocks. Cluster your rocks in odd-numbered groupings, leaving spaces in between each group. Try draping a necklace of natural stone amongst the rocks. You may want to add in a few shells, leaves, feathers, moss-covered twigs or mini stone-sculpture pieces.
- Make your own spirit stones. Collect several smooth, flat basalt stones from a riverbed or beach and clean off any soil or salt. Leaf through a book with designs you can copy (American Indian pottery motifs or Japanese woodcut patterns

work well). Use a fine-point permanent marker to draw one of the patterns onto the stone.

- Create a mosaic picture or mirror frame. Make or buy a simple, flat frame; this project won't work if you use a molded or complex frame. Using tile adhesive, adhere small rocks to the front of the frame, leaving an eighth to a quarter-inch of space between the pebbles. Let dry for two days. Follow the instructions on a box or bag of sanded tile grout (in the color of your choice) to fill in the gaps between the stones. The frame will look best if you use one color rock, rather than a wide variety.
- Create garden orbs using the same technique as above. Purchase Styrofoam globes, used for making Christmas tree ornaments, at your local craft store and apply pebbles in the same fashion. I made three orbs — small, medium and large which I have moved from my front door, to my picnic table, to my coffee table and then to the floor by my armchair. They're now in my bathroom and look striking next to my one-of-a-kind mosaic mirror. Some people think they look weird, but then they just don't understand the true beauty of rocks, do they?

Kit Davey, Allied Member, ASID, specializes in re-design, staging, design consulting and professional organizing. Email her at KitDavey@aol.com, call her at 650-367-7370, or visit her website at www. AFreshLook.net.

360 Everett Avenue, Unit 5B, Palo Alto





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remodeled 2-bedroom unit features 2 updated bathrooms,
a large open living room with floor to ceiling windows and doors
that lead to an expansive balcony. The updated kitchen
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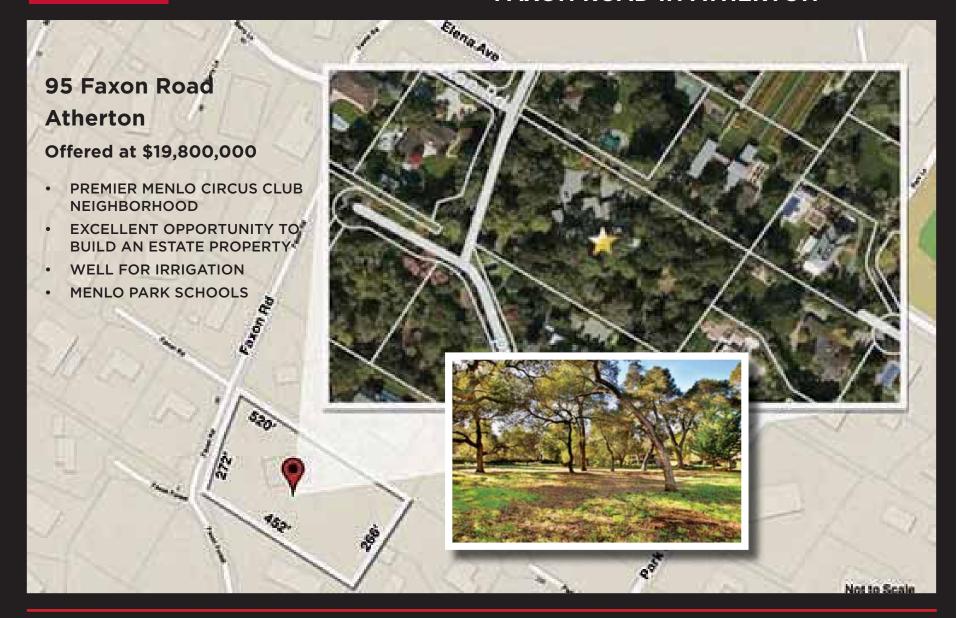


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MARY: DRE 00373961 | BRENT: DRE 01329216 Information deemed reliable, but not guaranteed. Square footage and/or acreage information contained herein has been received from seller, existing reports, appraisals, public records and/or other sources deemed reliable. However, neither seller nor listing agent has verified this information. If this information is important to buyer in determining whether to buy or to purchase price, buyer should conduct buyer's own investigation.



553 Gerona Road, Stanford

Open House Saturday & Sunday, 1:30-4:30PM

AVAILABLE QUALIFIED STANFORD FACULTY/STAFF ONLY

High architectural standard of timeless, lasting quality and craftsmanship is evident in this Aaron Green (disciple of Frank Lloyd Wright) masterpiece. This two bedroom, one bath home offering a study and detached guest house is designed to meld into the beautiful wooded property.

Offered at \$1,200,000 www.553Gerona.com











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1840 Appletree Lane, Mountain View



- · Chef's kitchen with eat-in area includes top-of-the-line Viking and Bosch appliances
- · Remodeled tile bathrooms with designer finishes.
- Hardwood floors, new dual pane windows, new water heater, and high-energy air conditioner and furnace
- Freshly painted interior and exterior
- New landscaping in front and back yards
- Finished garage with shelving, ideal as a bonus family room or playroom
- ^a Top ranking Los Altos Schools!

Offered at \$1,399,000

250 Churchill Avenue, Palo Alto



- 5 BR/ 4 BA Mediterranean home built in 1996
- · Grand formal living and dining rooms with soaring ceilings
- Chef's granite kitchen opens to family room
- Deep, private lot with outdoor cooking island
- Located in the heart of Old Palo Alto
- Top Palo Alto Schools—Palo Alto High School

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NEW LISTING!

Elegant Style in the Las Lomitas School District!

1441 Franks Lane, Menlo Park

gracious formal entry with window-box seating and a recessed Alighted display-alcove welcomes you to this striking one-level home. Thoughtfully redesigned, the home was completely remodeled, expanded, and updated in 2005 including, but not limited to, replacement of the major electrical, plumbing, and heating systems. Under the careful watch and guidance of its current owners, the attention to detail is evident throughout. Function and style are skillfully integrated with one another to provide comfortable and warm everyday living.

Elegantly appointed and featuring three bedrooms and two bathrooms this appealing home with formal dining room is beautifully accented by crown molding, gleaming hardwood floors, recessed lighting, dual pane windows, high-quality appliances, finishes, cabinetry, and custom tile work. A lovely paver tile patio entertainment area with top of the line outdoor kitchen provides wonderful California living. Ideally located and in close proximity to all local conveniences, including popular Alameda and Sharon Heights shops, Stanford University and highway 280 commute routes.

Outstanding value at \$1,445,000



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101 Stockbridge, Atherton, \$3,500,000



925 South Road, Belmont, \$1,350,000

The list is getting longer!

Join the list of our very satisfied clients who retained us in 2012.



5 Chateau, Menlo Park, \$1,750,000

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AND MORE.

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Ann & Denis



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650-245-2448

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2 Alverno Court, Redwood City, \$1,350,000



PRESENTS



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661 SEALE AVENUE PALO ALTO

Wonderful opportunity in desirable Old Palo Alto on 10,000 sf lot

Located on a lovely tree-lined street in one of Palo Alto's finest neighborhoods. This quaint and charming 1,250 sq ft home offers 3 bedrooms and 2 baths on a 50 x 200 lot. Additional 1 bedroom, 1 bath cottage at the rear of the property. Located in Old Palo Alto close to top rated Palo Alto schools, parks, and convenient commuter access to 101 and 280.

OFFERED AT \$2,495.000.



www.661Seale.com









ALAN DUNCKEL

Cell: 650.400.0327 adunckel@apr.com





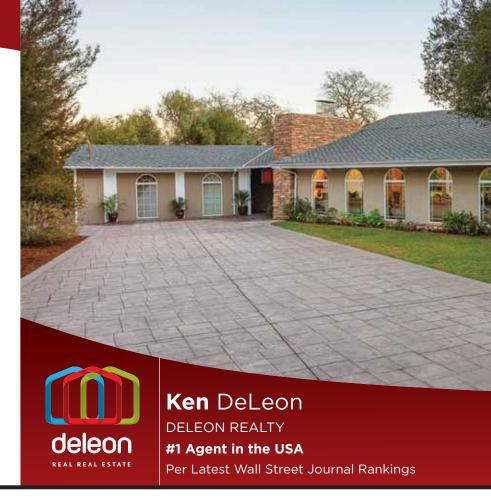
Lunch & Lattes at the Open House! OPEN HOUSE SATURDAY & SUNDAY 1:30PM - 4:30PM

12031 Hilltop Drive

LOS ALTOS HILLS

Atop the hills in a serene, lush setting, this 3 bedroom, 3 bath home of 3,018 square feet features bright rooms and sweeping views on a large 56,192 sq. ft. lot. The spacious living room's vaulted ceilings and wood-burning fireplace create a warm, welcoming space, the wall of windows featuring views of the foothills and the backyard patio. The master suite includes a large bedroom, sitting area, walk-in closet and spacious en suite bath. Updated with fine finishes, the stunning eat-in kitchen features a walkout to the patio, perfect for an outdoor dining and entertainment space, and the large backyard is ideal for creating a beautiful garden.

Listed at \$1,798,000















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For video tour, more photos and information please visit:

www.12031Hilltop.com



802 Pico Lane, Los Altos











Custom Built Los Altos Home

ocated on a charming small cul-de-sac, this custom crafted single-level home has been thoughtfully designed to create a spacious, sun-filled floor-plan, perfectly blending perfectly with the surrounding neighborhood. The use of gently curved archways, accented by glowing Brazilian Cherry-wood floors, marble and granite echo throughout the design of the home producing a warm and inviting ambiance.

- Four sunlit bedrooms and three and half baths
- Welcoming entry with dramatic soaring ceiling
- Formal living room highlighted by an expansive picture window and cozy gas fireplace
- Large formal dining room features a designer central chandler and recessed lighting
- Gourmet kitchen, centered by a large work/ dining island, boasts beautiful cabinetry, granite slab counters, and stainless steel Thermador and Electrolux appliances
- Open family room with casual dining area, high peak ceiling, fireplace and sliding doors opening to the back garden and patio
- Spacious master suite with very large walk-in closet and luxurious bath with spa tub and separate shower
- Tucked behind a white picket fence, beautifully landscaped gardens surround the home
- Home is approximately 2487 sq. ft. on large 8250 (+/-) sq. ft. corner lot
- Los Altos Schools



Grace Wu
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Cell 650.208.3668
gwu@apr.com

DRE#:00886757



Offered at \$2,298,000



BY APPOINT

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224 CHURCHILL AVENUE, PALO ALTO

\$4,395,000





Situated on a large lot, this beautifully updated Cape Cod-style home with pool and landscaping offers the best of indoor/outdoor living and unlimited potential in the heart of coveted Old Palo Alto.

- 13,000 s.f. lot (100 x 130)
- 3,198 s.f. home per appraisal
- 4 Bedroom/4 Bath Home (2 downstairs/2 upstairs)
- Updated Chef's kitchen

BOB'S RECENT PALO ALTO SALES



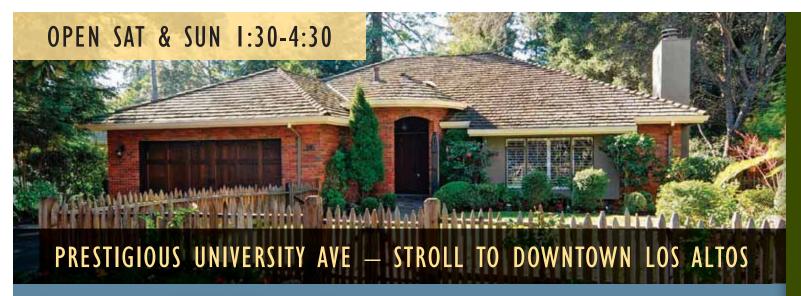
Gorgeous new construction with modern interior finishes. Within walking distance to downtown Palo Alto.

List Price \$2,495,000

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516 UNIVERSITY AVE \$2,890,000 Located by Shoup Park on one of the most coveted streets in Los Altos, this meticulously maintained home with a recently remodeled interior and designer-selected colors, wide plank hickory hardwood floors, and fine finishes throughout are perfect for the Los Altos lifestyle.

Local Connections
Global Exposure

SUMMARY OF THE HOME:

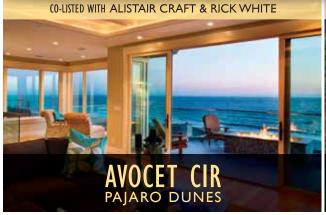
- 4 bedrooms and 3.5 bathrooms
- More than 3,000 s.f. on 2 levels
- Step-down living room with wood-burning fireplace, exposed ceiling beams, and banquette seating
- Formal dining room opens to the rear deck through double French doors
- Stunning gourmet kitchen with bead board cabinetry, center island, granite slab countertops & stainless steel appliances
- Inviting family room, extending from the kitchen, has a wood-burning fireplace and surround sound
- Spacious main-level master suite plus two additional bedrooms with a shared bathroom
- Lower-level bedroom suite, perfect for guests, plus a large central room with versatile use for recreation or media needs



This information was supplied by reliable sources. Sales Associate believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.



OTHER CURRENT LISTINGS BY ED GRAZIANI



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Unless otherwise noted, all times are 1:30-4:30 pm

ATHERTON

3 Bedroom	IS	
76 Belleau Sat 1:30-4:30/	J Av Sun 12:30-4:30 Alain Pinel R	\$1,299,000 ealtors 462-1111
4 Bedroom	ıs	
459 Walsh	Rd	\$3,850,000
Sun	Coldwell Banker	323-7751
79 Norma	ndy Ln	\$3,888,000
Sat 1-4	Coldwell Banker	323-7751
244 Selby Sun	Ln Alain Pinel Realtors	\$1,850,000 462-1111
5 Bedroom	IS	
8 Meadow	Ln	\$7,950,000
Sun 1-4	Alain Pinel Realtors	462-1111
76 Ridge \	/iew Dr	\$4,695,000
Sun	Coldwell Banker	323-7751

<u>LUS ALIUS</u>

4 Bedrooms			
661 Univers	\$2,495,000		
Sun 1-4	Coldwell Banker	941-7040	
475 University Av		\$2,695,000	
Sat/Sun	Alain Pinel Realtors	941-1111	
802 Pico Ln		\$2,298,000	
Sat/Sun 1-4:3	30 Alain Pinel Realtors	323-1111	

LOS ALTOS HILLS

3 Bedrooms

10990 Terry Wy		\$1,999,000	
Sat/Sun	Coldwell Banker	941-7040	
12031 Hil	\$1,798,000		
Sat/Sun	Deleon Realty	380-1420	
6+ Bedrooms			
12797 No	rmandy Ln	\$4,750,000	
Sun	Alain Pinel Realtors	462-1111	

MENLO I	PARK	
	s - Townhouse	
562 Sand I Sun 2-4		\$1,275,000 323-7751
3 Bedroom	S	
529 Pope S Sat/Sun		\$1,575,000 323-1111
3 Bedroom	s - Condominium	
1100 Shar d Sun 1-4	on Park Dr #32 Coldwell Banker	\$889,000 324-4456
4 Bedroom	S	
24 San Jua		\$3,450,000
Sun	Coldwell Banker	323-7751
1052 Sierr Sun 2-4	a Dr Coldwell Banker	\$2,950,000 323-7751
471 O' Cor	nor St	\$1,395,000
Sat 1-4	Coldwell Banker	323-7751
1900 Cami	ino A Los Cerros	\$3,399,000
Sun	Alain Pinel Realtors	529-1111
5 Bedroom	s	
168 Hillsid	· · · · ·	\$2,695,000
Sat 1-4	Coldwell Banker	323-7751
348 Lenno		\$3,498,000
Sat 1.1	Coldwall Panker	202 7751

Sat 1-4 1131 Saxon Wy Coldwell Banker **MOUNTAIN VIEW**

3 Bedroom	IS	
1840 Appletree Ln		\$1,399,000
Sat/Sun	Alain Pinel Realtors	323-1111

Coldwell Banker

PALO ALTO

<u> </u>	
- Condominium	
	\$1,445,000
Alain Pinel Realtors	462-1111
Rd	\$1,200,000
Coldwell Banker	941-7040
- Townhouse	
/y	\$869,000
Coldwell Banker	324-4456
	- Condominium Av #5B Alain Pinel Realtors Rd Coldwell Banker - Townhouse

3 Bedroom	s	
1190 Hami	ilton Av	\$2,795,00
Sun	Coldwell Banker	324-445
661 Seale	Av	\$2,495,00
Sat/Sun	Alain Pinel Realtors	323-11
4 Bedroom	S	
552 Kellog	ıg Av	\$3,850,00
Sun	Mary Jo MCCarthy	400-636
4 Bedroom	s - Condominium	
187 Bryan	t St	\$1,795,00
Sun	Coldwell Banker	323-77
5 Bedroom	S	
4151 Amai	ranta Av	\$2,195,00
Sat/Sun	Alain Pinel Realtors	323-11
2911 Simk	ins Ct	\$1,799,00
Sun	Deleon Realty	520-340
6+ Bedrooi	ms	
3373 Cork	Oak Wy	\$1,795,00
Sun	Coldwell Banker	325-616

PORTOLA VALLEY

Sun	Coldwell Banker	\$849,000 324-4456
4 Bedrooms		
185 Echo L	n	\$2,100,000
Sun	Coldwell Banker	851-1961
5 Bedrooms		
900 Waysid	e Rd	\$3,495,000
Sun	Coldwell Banker	851-2666

REDWOOD CITY

2 Bedrooms

3371 Dover Rd		\$799,000
Sun	Coldwell Banker	325-6161
457 Oak Ri	\$699,000	
Sun	Coldwell Banker	323-7751
3 Bedrooms	S	
431 Berest	ford Av	\$1,029,000
431 Berest Sun	ford Av Alain Pinel Realtors	\$1,029,000 462-1111
	Alain Pinel Realtors	
Sun	Alain Pinel Realtors	462-1111

4 Bedrooms			
351 W Oa	kwood Bl	\$1,589,000	
Sun	Alain Pinel Realtors	462-1111	
42 Inyo PI \$		\$965,000	
Sun	Alain Pinel Realtors	462-1111	

SAN CARLOS

3 Bedrooms

249 Highland Av		\$1,798,000
Sun 2-4	Alain Pinel Realtors	323-1111
1439 Cordil	leras Av	\$959,000
Sat/Sun 1-4	Coldwell Banker	324-4456
4 Bedrooms		
429 Sycamo	re St	\$1,110,000
Sat/Sun	Coldwell Banker	325-6161
SUNNYVA	ıe	
JUITAT VA	LE	

\$3,850,000

3 Bedrooms			
681 Santa Coleta Ct		\$639,000	
Sat/Sun Coldwell Banker		941-7040	

WOODSIDE

323-1111	3 Bedroom	S	
	835 La Ho Sun 1-4	nda Rd Alain Pinel Realtors	\$3,875,000 529-1111
	500 W Cal	ifornia Wy	\$1,895,000
462-1111	Sat 1-4	Coldwell Banker	323-7751
	4 Bedrooms		
	125 Lynn Wy		** ***
	125 Lynn \	Ny	\$3,495,000
	125 Lynn V Sun 1-4	Ny Coldwell Banker	\$3,495,000 323-7751
51,200,000 941-7040	-	Coldwell Banker	. , ,
	Sun 1-4	Coldwell Banker	323-7751
\$1,200,000 941-7040 \$869,000	Sun 1-4 880 High F	Coldwell Banker Rd Alain Pinel Realtors	323-7751 \$2,595,000
941-7040	Sun 1-4 880 High F Sun	Coldwell Banker Rd Alain Pinel Realtors	323-7751 \$2,595,000 529-1111

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portunity Abounds



his spacious home has been in the same family for almost fifty years and is ready for a lucky new buyer to claim it as their very own. Situated on nearly one third acre in a private setting with oak trees, it features 3 bedrooms, including master suite with charming garden view, 2.5 baths, entry foyer, large living room with wood-burning fireplace, separate dining room with built-in cabinets, generous eat-in kitchen with good storage, adjacent light-filled family room with bar closet and separate utility room with half bath. It enjoys a freshly painted interior and exterior, newly refinished wood floors and located in a delightful neighborhood with curving streets and architecturally distinctive homes.









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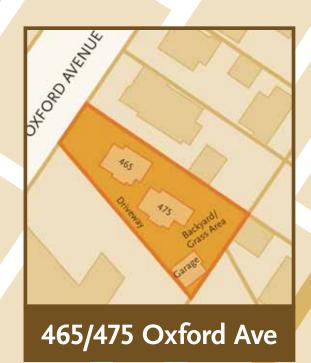
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\$5,895,000 **ATHERTON** 6 BR 5.5 BA Fabulous Cape Cod style remoo located in West Atherton. Pool w/spa, guest h 650.324.4456 Natalie Comartin, DRE #01484129



1100 SHARON PARK DR #32, MENLO PARK \$889,000 Sun I - 4 | 3 BR 2 BA Sophisticated condo, new kitchen, from every windo Sarah Elder, DRE #00647474 650.324.4456



3373 CORK OAK WY PALO ALTO \$1,795,000 Sun 1:30 - 4:30 | 7 BR 3 BA Atrium style Eichler w/2nd story. Orig. features/finishes retained. 2-car gar. Cul-de-

Nancy Goldcamp, DRE #00787851 650.325.6161



537 THAIN WY, PALO ALTO Sat/Sun 1:30 - 4:30 | 2 BR 2 BA Upstairs unit in Square complex w/pool, tennis, jacuzzi, sauna & club

Jennifer Pollock & Deanna 1 DRE #01215021/00585398

650.324.4456



1108 LOS TRANCOS RD. PORTOLA VALLEY \$849,000 Sun 1:30 - 4 | 2 BR | BA Charming, fully upgraded cabin-style home in great school district. New carpets

Laura Flores, DRE #01709648

650.324.4456



3371 DOVER RD. REDWOOD CITY \$799,000 Sun 1:30 - 4:30 | 2 BR 2 BA Charming home on large lot west of Alameda de las Pulgas! Large driveway and 650.325.6161

DiPali Shah, DRE #01249165



PRIME LOCATION! WOODSIDE \$29,000,000 Private prestigious location. II+ acre property in central Woodside close to town.

DRE #00781220/01152002

650.325.6161



CENTRAL WOODSIDE, WOODSIDE \$7,500,000 One of Woodside's finest building sites on a premistreet in Woodside School district Scott Dancer, DRE #00868362 650.851.2666



240 ALLEN RD, WOODSIDE \$2,4′ **Sat/Sun I:30 - 4:30** | 4 BR 3.5 BA Extensively and \$2,498,000 beautifully remodeled home. Breathtaking view of forest

and ocean.

Shawnna Sullivan/Lea Nilsson, DRE #00699379

650.328.5211



SAT/SUN 1:30 – 4:30 1131 SAXON WAY\$3,850,000 5 BR 5.5 BA Exceptional 2-Ivl hm,fabulous style & Hossein Jalali, DRE #01215831, 650.323.7751



SUN 2 - 4 562 SAND HILL CI \$1,275,000 3 BR 2.5 BA Form & function this stylish twnhm has mstr ba w/heated tile flr & fin walk-in closet! Maya & Jason Sewald, DRE #00993290/01732384

650.323.7751



SAT/SUN 1:30 - 4:30 457 OAK RIDGE DR \$699.000 2 BR TBA Charming hm on cul-de-sac on West side Roy Cloud Elem. Remod Kit & Ba. Huge, oversized lot Liz Daschbach, DRE #00969220 650.323.7751

ATHERTON

Sun 1:30 - 4:30 76 Ridge View \$4.695.000 5 BR 4.5 BA Upd & expanded circa 1941 midcentury modern hm. Tom LeMieux, DRE #01066910, 650.323.7751

Sat I - 4 79 Normandy Lane \$3,888,000 4 BR 3 full BA + 2 half Stunning Atherton 8 YO hm w/5520 sf of liv space. Keri Nicholas, DRE #01198898, 650 323 775 [

Los Altos Schools \$1,795,000 3 BR 2 BA Custom built home located on approx 1.27 ac lot. Paul Skrabo, DRE# 00665727, 650.323.775 l

Sat I - 4 348 Lennox Av \$3,498,000 5 BR 4.5 BA Stunning home in prime Felton Gables. Keri Nicholas, DRE #01198898, 650.323.7751

Sun 2 - 4 1052 Sierra Dr \$2,950,000 4 BR 3.5 BA Chef's kit, sumptuous master bedroom ste w/fplace. Maya & Jason Sewald, DRE #00993290/01732384, 650.323.7751

Sat I-4 202 Santa Monica \$1498,000 4 BR 2 BA lust Listed in MP. Do Not Miss! Keri Nicholas. DRF# 01198898, 650,323,7751

Sat I - 4 471 O'connor St \$1,395,000 4 BR 3.5 BA Elegant LR, gourmet chefs kit. Exquisite mstr ste. Keri Nicholas, DRE #01198898, 650.323.7751

Sun 1:30 - 4:30 1190 Hamilton Av \$2,795,000 3 BR 3.5 BA English storybook home with enchanting gardens. Bonnie Biorn, DRE #01085834, 650.324.4456

Sun 1:30 - 4:30 | 187 Bryant St 4 BR 3 BA Remodeled with hardwood & travertine

floors.Tom LeMieux, DRE #01066910, 650.323.7751

PORTOLA VALLEY

Spectacular Views 3 BR 3.5 BA Visually stunning modern home atop 1.59 ac knoll. Helen & Brad Miller, DRE #0|142061/00917768, 650.851.2666

Impeccable Modern Design 4 BR 5 BA Exquisite with Windy Hill views. 280Nathhorst.com Joe & Ginny Kavanaugh, DRE #01351481/00884747, 650.851.1961

World Class Setting \$4,400,000 Build dream home on 8.7 acs, w/Windy Hill Views Joe & Ginny Kavanaugh, DRE #01351481, 00884747,

40 Antonio Ct \$4,200,000

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Prime Westridge Location \$3,650,000 4 BR 3.5 BA Expansive home w/spectacular views usable 2.6 acs Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

Sun I:30 - 4:30 900 Wayside Rd \$3,495,000 5 BR 3.5 BA Custom home on I acre w/huge ga & workshop, lean & Chris Isaacson, DRE #01754233.

3 BR 4 BA Contemporary, Windy Hill views, I+ ac, pool & gsthse Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

In Portola Valley Ranch

4 BR 2.5 BA Stunning contemporary w/coastal mountain views. Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

185 Echo I n \$2,100,000 4 BR 3.5 BA Spacious home, I/3+ acre near schools & shops Joe & Ginny Kavanaugh, DRE # 01351481,

00884747, 650.851.1961 Great Location! \$2.100.000

5 BR 3.5 BA Spacious 2-story home on over 1/3 ac,LR,formal DR. Joe & Ginny Kavanaugh, DRE # 01351481,00884747, 650.851.1961

Architect Designed Home \$1.879.000 3 BR 2 BA Recent construction on 1/3 ac with canyon view. Jean & Chris Isaacson, DRE #01754233, 650 851 2666

1044 Los Trancos Rd I BR I BA Los Trancos Woods home w/private views. Joe & Ginny Kavanaugh, DRE # 01351481, 00884747, 650.851.1961

REDWOOD CITY

Sat/Sun 1:30 - 4:30 285 Jeter St \$1,299,000 3 BR 2 BA Renovated spacious hm in the heart of Mt. Carmel. Brendan Royer, DRE #01350736, 650.324.4456

Sat/Sun 1:30 - 4:30 429 Sycamore St \$1,110,000 4 BR 2.5 BA Spectacular bay views, Remodeled w/ many upgrades. Gene Thornton/Jon Anderson, DRE #00875041.650.325.6161

WOODSIDE

Woodside Estate Home \$15,995,000 3 BR 3.5 BA Gated home surrounded by just under 7 acres. Steven Gray, DRE #01498634, 650.851.2666

Western Hills Views 5 BR 4.5 BA Spacious Tri-level contemporary home on 6+ ac. Margot Lockwood, DRE #01017519, 650.851.2666

Western Hill View \$3.795.000 4 BR 4.5 BA Beautifully updated w/expansive views to the Bay Steven Gray DRE #01498634, 650.851,2666

Sun 1:30 - 4:30 | 125 Lynn Wy \$3,495,000 4 BR 4.5 BA Phenomenal views on approx I ac lot on cul-de-sac. Tata Vahdatpour, DRE #01237096, 650 323 775 [

Woodside Hills \$2.588.000 4 BR 3 BA Contemporary style home with spacious floor plan. Steven Gray/Matt Shanks, DRE

#1498634/00673285, 650.851.2666

Sat I - 4 500 W California Wy 3 BR 3.5 BA Beautiful upd hm.Eat-in gourmet kit 2 mstrs sts! Jennifer Whelan, DRE #1721877, 650.323.7751

\$1,499,950 Sun I - 4 230 Star Hill Road 3 BR 3 BA Large custom home on 2AC w/stunning ocean view. Valerie Trenter/Michelle Glaubert, DRE #01367578/00656669.650.323.7751

\$1.395.000 Peace & Quiet 17.6 ac of forest, Beautiful private estate site, Scott Dancer, DRE #00868362, 650.851.2666

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- **FOR SALE** 200-270
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130 Classes & Instruction

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Career. FAA approved program.
Financial aid if qualified - Housing
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The Manzana Music Schoo

135 Group Activities

Alternative Therapies Expo Thanks to St Jude

140 Lost & Found

coin wallet/mini loyalty tags found injured large male cat found large injured M cat PAlto Lost Clarinet

145 Non-Profits **Needs**

DONATE BOOKS/HELP PA LIBRARIES

150 Volunteers

Fosterers Needed for Moffet Cats FRIENDS OF THE PA LIBRARY Moms/Daughters- \$ Stanford

152 Research Study Volunteers



201 Autos/Trucks/ **Parts**

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202 Vehicles Wanted

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210 Garage/Estate Sales

Palo Alto, 2580 Waverly Street, 1-19-2013 10:30-3:00

RWC: 1228 Douglas Ave. Fri. 1/18, 11am-2pm; Sat. 1/19, 9am-1pm BIG RUMMAGE SALE benefits Lucile Packard Children's Hospital. (Just south of Woodside Rd., bet. Broadway and Bayshore Fwy.) **CASH ONLY.** (650)497-8332 or during sale

215 Collectibles & **Antiques**

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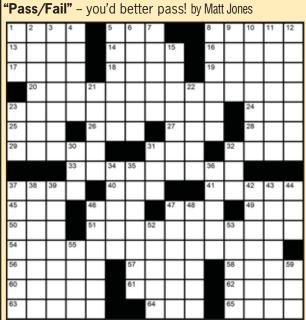
College Admissions Counseling PIANO AND RECORDER LESSONS

355 Items for Sale

4 Teletubbies 6" \$5 4 Thomas and Friends DVD's 4YrsBibbsnowpants+DownJacket\$30 BabyBlanketsThick/ThinBagfull\$20 BarbieCar1994w/doll\$5 Boy shoes 8-13 toddler \$4each BOY0-6MonthsClothesw/tags\$50 PowerRanger outfit\$5



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Answers on page 55

Across

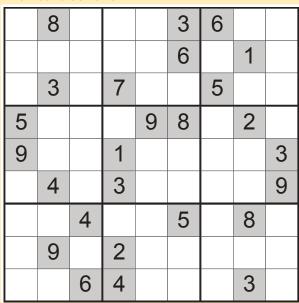
- 1 Crafted
- 5 Trendsetting
- 8 Wife of the late Steve Irwin, a.k.a. "The Crocodile Hunter"
- 13 "Wonder ___ powers, activate!" the crack of dawn
- 16 Bolt who bolts
- 17 Three-piece suit piece
- 18 Rogen of "The Guilt Trip"
- 19 Artless
- 20 Lottery ticket that's also a coupon?
- 23 Person who vilifies ad writers?
- 24 "106 & Park" network
- 25 Dr.'s org.
- 26 Abbr. at the bottom of a letter
- 27 Airline whose last flight was in 2001
- 28 The Magic, on scoreboards
- 29 Enticed
- 31 Enemy
- 32 Go back and forth
- 33 The purpose of milk, in the mind of a cat?
- 37 Bushy-bearded natural health expert Andrew
- 40 Landscaping stuff
- 41 "Animal House" college
- 45 "Ermagerd," in shorthand
- 46 "_ for Alibi" (Sue Grafton mystery)
- 47 Singer Bachman
- 49 Mighty Joe Young, for one
- 50 Memorial designer Maya ___ 51 Grabbed the end of Indiana
- Jones's weapon? 54 What your card says when
- Toronto's NBA team sends you a present?
- 56 Woodsy home
- 57 Where flour is made
- 58 Stephen Strasburg's team
- 60 "In __" (Nirvana album)
- 61 "On the Waterfront" director

- 62 Drug bust unit
- 63 Underneath
- 64 Make eggs 65 Once more

Down

- 1 "Jersey Shore" network
- 2 Totally rad
- 3 Rotating power tool part
- 4 Diary writing
- 5 Anjelica of "The Royal Tenenbaums"
- 6 Old treatment for poisonings
- 7 Hedge maze possibilities
- 8 Arctic expanse 9 Those things, in Tijuana
- 10 Sherbet variety
- 11 Monaco's region
- 12 How bunglers operate
- 15 "Oh yeah, I forgot there was another one"
- 21 Fail to be
- 22 Staircase post
- 23 Most populous state, in college
- 30 Grapeseed or sesame
- 31 Dahlia delivery option
- 32 Weekend retreat
- 34 1990 NBA Finals MVP
- 35 "What're ya gonna do about it?"
- 36 Key for Elgar's Symphony No. 1
- 37 New member of the pack
- 38 Oatar, for one
- 39 Award bestowed by the Annals of Improbable Research
- 42 38-down neighbor
- 43 Letter
- 44 Salesperson
- 46 Urgent infomercial line
- 47 Muse of comedy
- 48 During leisure time
- 52 Give the third degree
- 53 Everlasting Gobstopper inventor 55 Surrealist Joan
- 59 Sty dweller

This week's SUDOKU



Answers on page 55



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Public Notices

995 Fictitious Name **Statement**

NEW COAST STUDIOS, LLC FICTITIOUS BUSINESS NAME STATEMENT File No.: 572249

The following person (persons) is (are) doing business as:
New Coast Studios, LLC, located at 935
Industrial Ave., Palo Alto, CA 94303,
Santa Clara County.
This business is owned by: A Limited

Ihis business is owned by: A Limited Liability Company.
The name and residence address of the owner(s)/registrant(s) is(are):
NEW COAST STUDIOS, LLC 935 Industrial Ave.
Palo Alto, CA 94303
Registrant/Owner has not yet beg hegistality owner has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on December 3, 2012. (PAW Dec. 28, 2012, Jan. 4, 11, 18,

NOWOSAD SYSTEMS FICTITIOUS BUSINESS NAME FICTITIOUS BUSINESS NAME STATEMENT File No.: 573116 The following person (persons) is (are) doing business as: Nowosad Systems, located at 4661 Albany Circle #139, San Jose, CA 95129, Santa Clara County. This business is owned by: An Individual Individual.
The name and residence address of the

The name and residence address of the owner(s)/registrant(s) is(are): MARCOS NOWOSAD 4661 Albany Circle #139 San Jose, CA 95129 Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 12/26/2012. This statement was filed with the County ClerkRecorder of Santa Clara County on December 26 2012

December 26, 2012. (PAW Jan. 4, 11, 18, 25, 2013) LOS ALTOS REIKI CENTER FICTITIOUS BUSINESS NAME STATEMENT STATEMENT
File No.: 572936
The following person (persons) is (are)
doing business as:
Los Altos Reiki Center, located at 745
Distel Drive #121, Los Altos, CA 94022,
Santa Clara County.
This business is owned by: An Individual.
The name and residence address of the
owner(s)/registran(fs) is(are): owner(s)/registrant(s) is(are): LINDA ALDERMAN LINDA ALDERMAN
121 Brookside Drive
Portola Valley, CA 94028
Registrant/Owner has not yet begun to
transact business under the fictitious
business name(s) listed herein.
This statement was filed with the County
Clerk-Recorder of Santa Clara County on
December 20, 2012.
(PAW Jan. 4, 11, 18, 25, 2013)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 5731.33

The following person(s)/entity(ies) has/ have abandoned the use of the fictitious business name(s). The information given below is exit appeared on the first business. below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office.

FICTITIOUS BUSINESS NAME(S):

1.) PRECIOUS QUEST JEWELRY, 2.)

KASWAN JEWELRY, Located at 3473

Park Boulevard, Palo Alto, CA 94306 FILED IN SANTA CLARA COUNTY ON: 01/27/2009. UNDER FILE NO. 519346 REGISTRANT'S NAME(S):

ILEANA KASWAN STERENTAL 3473 Park Boulevard Palo Alto, CA 94306

THIS BUSINESS WAS CONDUCTED

BY an Individual. This statement was filed with the County Clerk Recorder of Santa Clara County on December 26, 2012. (PAW Jan. 4, 11, 18, 25, 2013)

SYDNEY BRISTOW & ASSOCIATES FICTITIOUS BUSINESS NAME STATEMENT File No.: 572606 The following person (persons) is (are)

doing business as: Sydney Bristow & Associates, located at 101 California Avenue, Ste. D100B, Palo Alto, CA 94306, Santa Clara County. This business is owned by: An

This business is owned by: All Individual.
The name and residence address of the owner(s)/registrant(s) is(are):
CARLITA R. VILLANUEVA-UROZ 116 Wisteria Dr. E. Palo Alto, CA 94303

Registrant/Owner has not vet begun to Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on December 11, 2012. (PAW Jan. 4, 11, 18, 25, 2013)

PALO ALTO GRILL
PALO ALTO STEAK
FICTITIOUS BUSINESS NAME
STATEMENT
File No.: 572410

The following person (persons) is (are) doing business as: 1.) Palo Alto Grill, 2.) Palo Alto Steak

1.) Palo Alto Grill, 2.) Palo Alto Steak, located at 140 University Ave., Palo Alto, CA 94301, Santa Clara County. This business is owned by: A Limited Liability Company. The name and residence address of the owner(s)/registrant(s) is(are): PALO ALTO STEAK LLC 140 University Ave. Palo Alto, CA 94301 Registrant/Owner has not yet begun to

Registrant/Owner has not vet begun to Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein. This statement was filed with the County Clerk-Recorder of Santa Clara County on December 6, 2012. (PAW Jan. 4, 11, 18, 25, 2013)

FINE CLEANERS

FINE CLEANERS
FICTITIOUS BUSINESS NAME
STATEMENT
File No.: 573217
The following person (persons) is (are)
doing business as:
Fine Cleaners, located at 2103 El
Camino Real, Palo Alto, CA 94306,
Santa Clara County.
This business is owned by: An

This business is owned by: An Individual. The name and residence address of the

owner(s)/registrant(s) is(are): STEPHANIE VU STEPHÄNIE VU
3154 Brandywine Dr.
San Jose, CA 95121
Registrant/Owner has not yet begun to
transact business under the fictitious
business name(s) listed herein.
This statement was filed with the County
Clerk-Recorder of Santa Clara County on
December 31, 2012.
(PAW Jan. 11, 18, 25, Feb. 1, 2013)

DRYBAR FICTITIOUS BUSINESS NAME STATEMENT

STATEMENT
File No.: 573319
The following person (persons) is (are)
doing business as:
Drybar, located at 660 Stanford
Shopping Center, Suite 385A, Palo Alto,
CA 94304, Santa Clara County.
This business is owned by: A Limited
Liability Company.
The name and residence address of the
owner(s)/registrant(s) is(are):

owner(s)/registrant(s) is(are): DRYBAR HOLDINGS LLC 49 Discovery, Suite 150 Irvine, CA 92618

Irvine, CA 92618
Registrant/Owner has not yet begun to transact business under the fictitious business name(s) listed herein.
This statement was filed with the County Clerk-Recorder of Santa Clara County on January 3, 2013.
(PAW Jan. 11, 18, 25, Feb. 1, 2013)

CASA BLANCA CONSTRUCTION, INC. FICTITIOUS BUSINESS NAME STATEMENT File No.: 573534

File No.: 573534
The following person (persons) is (are) doing business as:
Casa Blanca Construction, Inc., located at 1051 Heatherstone Ave., Sunnyvale, CA 94087, Santa Clara County.
This business is owned by: A Corporation.
The name and residence address of the owner(s)/registrant(s) is(are):

owner(s)/registrant(s) is(are): RODRIGUEZ-COVIELLO CONSTRUCTION,

INC. 1051 Heatherstone Ave. 1051 Heatherstone Ave.
Sunnyvale, CA 94087
Registrant/Owner began transacting
business under the fictitious business
name(s) listed herein on 02/18/1998.
This statement was filed with the County
Clerk-Recorder of Santa Clara County on
January 8, 2013.
(PAW Jan. 18, 25, Feb. 1, 8, 2013)

ARTSEARTH CORPORATION FICTITIOUS BUSINESS NAME STATEMENT File No.: 573139
The following person (persons) is (are)

The following person (persons) is (are) doing business as:
Artsearth Corporation, located at 850
Chimalus Drive, Palo Alto, CA 94306,
Santa Clara County.
This business is owned by: A
Corporation.
The name and residence address of the owner(s)/registrant(s) is(are):
THE ARTS NOTICED CORPORATION
850 Chimalus Drive

850 Chimalus Drive Palo Alto, CA 94306 Registrant/Owner began transacting business under the fictitious business name(s) listed herein on 01/01/2012. This statement was filed with the County Clerk-Recorder of Santa Clara County on December 27, 2012. (PAW Jan. 18, 25, Feb. 1, 8, 2013)

997 All Other Legals

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES Date of Filing Application: Decembe 20, 2012 ALCOHOLIC BEVERAGES
Date of Filing Application: December
20, 2012
To Whom It May Concern:
The Name(s) of Applicant(s) is/are:
ARTISTIC CAFES INC.
The applicants listed above are applying
to the Department of Alcoholic Reverage

to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: 535-537 Bryant St.

Palo Alto, Ica 94301-1704 Type of license(s) applied for: 47 - ON-SALE GENERAL EATING PLACE (PAW Jan. 11, 18, 25, 2013)

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF: JENNIFER CUMMING Case No.: 1-13-PR171847 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JENNIFER CUMMING.

A Petition for Probate has been filed A Petition for Probate has been filed by: NOAH MARK in the Superior Court of California, County of SANTA CLARA. The Petition for Probate requests that: NOAH MARK be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act (This

Administration of Estates Act. (This authority will allow the personal repre authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person liles an objection to the petition and files an objection to the petition and shows good cause why the court should

shows good cause why the court should prove grant the authority.

A HEARING on the petition will be held on February 11, 2013 at 9:00 a.m. in Dept.: 3 of the Superior Court of California, County of Santa Clara, located at 191 N. First St., San Jose,

located at 191 N. First St., San Jose, CA, 95113. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

You may examine the file kept by the court if you are a person interested in

court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request

Probate Code section 1250. A Req for Special Notice form is available the court clerk.
Attorney for Petitioner:
/s/ Golnar Yazdi
216 Park Road; P.O. Box 513
Burlingame, CA 94011-0513
(650)342-9600
(PAW Jan. 18, 25, Feb. 1, 2013)

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 448640CA Loan No. Sale No. 448640CA Loan No. 3011708561 Title Order No. 754606 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-18-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-08-2013 at 11:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-27-2006, Book N/A, Page N/A, Instrument 19159378, of official records in the Office of the Recorder of SANTA CLARA County, California, executed by: ALVIN H SACKS AND, EVE R SACKS, CO-TRUSTEES OF THE SACKS FAMILY 1994 TRUST DATED AUGUST 3, 1994, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check state or national bank, a cashier's check state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale will be held by the duly this state. Sale will be held by the duy appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. 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 to pay the remaining principal sum of the note(s) secured by the Deed of to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated 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. Place of Sale: AT THE NORTH MARKET STREET ENTRANCE TO THE COUNTY COURTHOUSE, 191 NORTH MARKET STREET, SAN JOSE, CA 95113 Legal Description: ALL OF LOT 16, BLOCK L, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 1926 FREMONT HILLS UNIT NO. 2", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 21, 1957 IN BOOK 81 OF MAPS, AT PAGES 40 AND 41. Amount of unpaid balance and other charges: \$1,621,119.85 (estimated) Street address and other common designation of the real property: 12682 ROBLE VENENO LANE LOS ALTOS HILLS, CA 94022 APN Number: 175-54-011 The undersigned Trustee disclaims any liability for any incorrectness of HILLS, CA 94022 APN Number: 175-54-011 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-17-2013 CALIFORNIA RECONVEYANCE COMPANY, as Trustee BRENDA BATTEN, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: www.lpsasap.com or 1-714-730-2727 www.priorityposting.com or 1-714-573their financial situation and to explore www.priorityposting.com or 1-714-573 1965 www.auction.com or 1-800-280-2832 CALIFORNIA RECONVEYANCE 2832 CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECT OR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks. should understand that there are risks involved in bidding at a trustee auction. 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 off, before you can receive clear title

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 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

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, this information can be obtained from one of the following three companies: LPS Agency Sales and Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap. com (Registration required to search for sale information) or Priority Posting and Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting. com (Click on the link for "Advanced Search" to search for sale information), or auction.com at 1800-280-2832 or visit the Internet Web site www.auction.

visit the Internet Web site www.auction.

com, using the Trustee Sale No. shown above. Information about postponement above. 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. A4349426 01/18/2013, 01/25/2013, 02/01/2013 02/01/2013 NOTICE OF PETITION TO ADMINISTER

ESTATE OF: JOHN EUGENE TUOMY, JR.

JOHN EUGENE TUOMY, JR.
Case No.: 1-13-PR-171911
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOHN EUGENE TUOMY, JR.
A Petition for Probate has been filed by: CAROLYN J. TUOMY in the Superior Court of California, County of SANTA CLARA

CLARA.
The Petition for Probate requests that:

CAROLYN J. TUOMY be appointed as personal representative to administer the estate of the decedent.

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.

The petition requests authority to administer the estate under the Independent

ister the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. authority will allow the personal repre

shows good cause why the court should not grant the authority. A HEARING on the petition will be held on February 28, 2013 at 9:00 a.m. in Dept.: 3 of the Superior Court of California, County of Santa Clara, located at 191 N. First St., San Jose, CA, 95113. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in

hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

You may examine the file kept by the court. If you are a person interested in

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner:
/s/ Stephen R. Oliver
2021 The Alameda #240
San Jose, CA 95126
(408)244-9200
(PAW Jan. 18, 25, Feb. 1, 2013)
NOTICE OF PETITION TO ADMINISTER

NOTICE OF PETITION TO ADMINISTER

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANCIS J. EISENLAUER, aka FRANCIS JOSEPH EISENLAUER Case No.: 1-12-PR-171833 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FRANCIS J. EISENLAUER, aka FRANCIS JOSEPH EISENLAUER, aka FRANCIS EISENLAUER. A Petition for Probate has been filed by:

EISENLAUER.

A Petition for Probate has been filed by:
JOSEPH S. EISENLAUER in the Superior
Court of California, County of SANTA

The Petition for Probate requests that: The Petition for Probate requests that: JOSEPH S. EISENLAUER 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.

by the court. The petition requests authority to admin-

ister the estate under the Independent Administration of Estates Act. (This authority will allow the personal repreautnorry will allow the personal repre-sentative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or

sons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on February 6, 2013 at 9:00 a.m. in Dept.: 3 of the Superior Court of California, County of Santa Clara, located at 191 N. First St., San Jose, CA, 95113. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as revivided in Probate Code secmonths from the date of first issuance of

months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

the court clerk. the court clerk.
Attorney for Petitioner:
/s/ Linda C. Kramer and Jerome Galli,
Kramer Radin, LLP
280 Second Street, Suite 100
Los Altos, CA 94022
(650)941-8600
(PAW Jan. 18, 25, Feb. 1, 2013) NOTICE OF PETITION TO ADMINISTER

ESTATE OF: CHARLES N. FIFER, also known as CHARLES NORMAN FIFER Case No.: 113PR171770 To all heirs, beneficiaries, creditors,

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CHARLES N. FIFER, also known as CHARLES NORMAN FIFER.

A Petition for Probate has been filed by: JAMES ROTTMAN in the Superior Court of California, County of SANTA CLARA. The Petition for Probate requests that: JAMES ROTTMAN be appointed as personal representative to administer the estate of the decedent.

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

available for examination in the file kept by the court. The petition requests authority to admin-ister the estate under the Independent Administration of Estates Act. (This authority will allow the personal repre-sentative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on February 28, 2013 at 9:00
a.m. in Dept.: 3 of the Superior Court of California, County of Santa Clara, located at 191 N. First St., San Jose, CA, 95113.

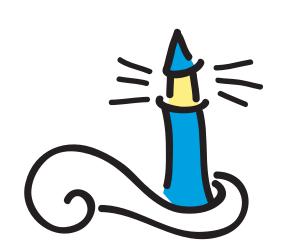
If you object to the granting of the peti-

CA, 95113. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative a copy to the personal representative appointed by the court within four months from the date of first issuance of

months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from

for Special Notice form is available the court clerk. Attorney for Petitioner: /s/ Barbara P. Wright Finch Montgomery Wright LLP 350 Cambridge Ave., Suite 175 Palo Alto, CA 94306 (650)327-0888 (PAW Jan. 18, 25, Feb. 1, 2013)





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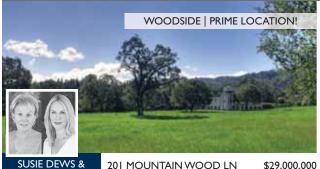


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Coldwell Banker # IN CALIFORNIA





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CY GOLDCAMP 650,400,5800

GREG STANGE 650.208.5196

3373 CORK OAK WY

Midtown Eichler. Atrium style flr plan w/2nd story added. 7BR/3BA. Family rm. Lg dining rm. LR w/FP. Original features/finishes. 2-car gar. Cul-de-sac

\$1,795,000

SAN JOSE



\$1.198.000

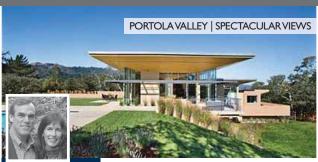
4 bedroom, 2.5 bathroom Spanish villa with classic Old World charm on 1.41 acres with amazing views. Great for entertaining!



10600 STORY I N

537 THAIN WY

Wonderful upstairs unit in Barron Square, 2BR/2BA. 2 balconies, FP. Complex w/pool, tennis ct, jacuzzi, sauna & club house. Gunn High School.



3BD/3.5BA Visually stunning modern home with floor to ceiling windows atop quiet 1.59 acre knoll near center of town with spectacular views.



650.218.9896

240 ALLEN RD

Stunningly beautiful home. Breathtaking views of ocean and forest! 4 bedrooms, 3.5 baths. Spacious 3900+sf. 8+acres.



III LOMA VISTA CT

\$1,469,000 Cul-de-sac location. Inside is perfection. High celings. Extra large lot. Tons of charm! You'll have it all!



GENE THORNTON 650.400.3289

429 SYCAMORE ST

Extensively remodeled 2 story, 4BR/2.5BA home w/many upgrades. Beautiful bay view! HW floors, 2 fireplaces, 2 car garage, large deck for entertaining.



DIPALI SHAH 415.572.1595

3371 DOVER RD

Charming home on large lot west of Alameda de las Pulgas! 2 bedrooms, 2 baths. I car garage with long driveway for multiple car parking and lush yard!



HANNA SHACHAM 650.752.0767

\$7,250,000

SHOWN BY APPOINTMENT

Fantastic 5,638 SF, two-story estate on a peaceful cul-de-sac in West Atherton. Lovely private gardens w/lawn, patio, pool & tennis court.



4BR/3.5BA stunning contemporary w/coastal mountain views, updated kitchen and baths. Community pool, tennis facilities and much more. www.8Hawkview.com



STEVE BELLUMORI 650.752.0826

1441 FRANKS LN

Las Lomitas! Beautifully remodeled "to the studs" 3 bedroom, 2 bath home!Outstanding home and new

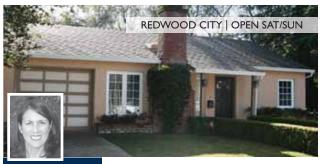


650.566.5323

\$1,110,000

1439 CORDILI FRAS

Sparkling updated 3BD/2BA with granite kitchen, hwd floors, big master suite w/sitting area, new roof, water heater, landscaping.



LIZ DASCHBACH 650.207.0781

457 OAK RIDGE DR

Charming hm on desirable cul-de-sac on West side. Roy Cloud Elem. Remod Kit & Ba. Huge, oversized lot, Expansion potential.

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