

**2025065908**

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Deva Marie Proto  
12/26/2025 08:11 AM  
PACIFIC COAST TITLE

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Fee: \$100.00



**RECORDING REQUESTED BY:  
The Mortgage Law Firm, PLC.**

**AND WHEN RECORDED MAIL TO:  
The Mortgage Law Firm, PLC.  
27368 Via Industria Suite 201  
Temecula, CA 92590**

Ts# 184128

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**Notice of Pendency Action**

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1 Caren J. Castle (SBN 93888)  
Elaina N. Moore (SBN 265636)  
2 Daniel Uribe (SBN 253451)  
THE MORTGAGE LAW FIRM, PLC  
3 27368 Via Industria, Suite 201  
Temecula, California 92590  
4 Telephone: (619) 465-8200  
Facsimile: (951) 225-4073  
5 Caren.Castle@mtglawfirm.com  
TS #184128

6 Attorneys for Plaintiff,  
7 **U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities**  
**Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series**  
8 **2007-BNC1**

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF SONOMA

11  
12 **U.S. BANK NATIONAL ASSOCIATION, as**  
**Trustee for Structured Asset Securities**  
13 **Corporation Mortgage Loan Trust 2007-**  
**BNC1 Mortgage Pass-Through Certificates,**  
14 **Series 2007-BNC1,**

15 Plaintiff,

16 vs.

17 **MARIA LUISA MEDINA, an individual;**

18 **RICHARD W. WIEKING, Clerk, United**  
**States District Court for the Northern District**  
19 **of California;**

20 **SONOMA COUNTY PERMIT AND**  
**RESOURCE MANAGEMENT**  
21 **DEPARTMENT;**

22 and DOES 1 through 25, inclusive,

23 Defendants.

Case No. 25CV08725

NOTICE OF PENDENCY OF ACTION

Property Address:  
579 Smokewood Dr.,  
Santa Rosa, CA 95407

24  
25 NOTICE IS HEREBY GIVEN that the above-captioned matter was commenced on  
26 December 18, 2025, in the above-entitled court by U.S. BANK NATIONAL ASSOCIATION, as  
27 Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage  
28 Pass-Through Certificates, Series 2007-BNC1 ("Plaintiff"), against M MARIA LUISA MEDINA,

1 an individual; RICHARD W. WIEKING, Clerk, United States District Court for the Northern  
2 District of California, SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT  
3 DEPARTMENT and DOES 1 through 25. Such a claim may be based upon, without implied  
4 limitation, judicial foreclosure that certain deed of trust recorded on June 7, 2007, as Instrument No.  
5 2007065047, in the Official Records of the SONOMA County Recorder, which obligation is  
6 currently held by Plaintiff. The action is now pending in the above-entitled court

7 The above-captioned action alleges claims affecting that certain real property located  
8 SONOMA County, California described as follows: The residential real property located at 579  
9 Smokewood Dr., Santa Rosa, CA 95407 and legally described as the land situated in the County of  
10 SONOMA, State of California, and further described as follows:

11 **LOT 6, BLOCK 2, AS NUMBERED AND DELINEATED UPON THE MAP**  
12 **ENTITLED "SOUTHWOOD PARK SUBDIVISION NO. 7, ETC." RECORDED**  
13 **JUNE 29, 1961, IN BOOK 87 OF MAPS, PAGES 8, 9 AND 10, SONOMA COUNTY**  
14 **RECORDS.**

15 Assessor's Parcel Number: 043-163-004-000

16  
17 DATED: 12/22/2025

THE MORTGAGE LAW FIRM, PLC

18  
19 BY: 

CAREN J. CASTLE  
Attorneys for Plaintiff,  
U.S. BANK NATIONAL ASSOCIATION, as  
Trustee for Structured Asset Securities  
Corporation Mortgage Loan Trust 2007-  
BNC1 Mortgage Pass-Through Certificates,  
Series 2007-BNC1

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**PROOF OF SERVICE**

I, Lawrence Agapito, am over the age of 18 years and not a party to the within action. I am employed in the County of Riverside, State of California. My business address is 27368 Via Industria, Suite 201, Temecula, California 92590. On December 23, 2025, I served the following Notice of Pendency of Action on the following parties and persons addressed as follows:

|  |  |
|--|--|
| <b>MARIA LUISA MEDINA, an individual</b><br>1124 Trombetta St,<br>Santa Rosa, CA 95407                         | <b>RICHARD W. WIEKING, Clerk,</b><br>United States District Court for the Northern District of California<br>450 Golden Gate Avenue,<br>San Francisco, CA 94102-3489 |
| <b>SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT</b><br>2550 Ventura Avenue,<br>Santa Rosa, CA 95403 |  |

- **CERTIFIED MAIL RETURN RECEIPT REQUESTED: MAIL:** by placing a true copy(ies) of the document(s) in a sealed envelope(s) for collection and mailing by certified mail return receipt requested in the outgoing mail in my office for deposit in the United States Mail, addressed as shown above. I am readily familiar with the business practice at my place of business for collection and processing of outgoing mail with the United States Postal Service. On the same day that the outgoing mail is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on December 23, 2025, at Temecula, California.

  
\_\_\_\_\_  
Lawrence Agapito

1 Caren J. Castle (SBN 93888)  
Elaina N. Moore (SBN 265636)  
2 Daniel Uribe (SBN 253451)  
THE MORTGAGE LAW FIRM, PLC  
3 27368 Via Industria, Ste. 201  
Temecula, CA 92590  
4 Telephone: (619) 465-8200  
Facsimile: (951) 225-4073  
5 Caren.Castle@mtglawfirm.com  
TS#184128

6 Attorneys for Plaintiff,  
7 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-  
8 THROUGH CERTIFICATES, SERIES 2007-BNC1

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA,  
10 FOR THE COUNTY OF SONOMA

12 U.S. BANK NATIONAL ASSOCIATION, AS  
13 TRUSTEE FOR STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE  
14 LOAN TRUST 2007-BNC1 MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
15 2007-BNC1,

16 Plaintiff,

17 vs.

18 MARIA LUISA MEDINA, an individual;  
19 RICHARD W. WIEKING, Clerk, United States  
District Court for the Northern District of  
20 California;  
21 SONOMA COUNTY PERMIT AND  
RESOURCE MANAGEMENT  
22 DEPARTMENT;  
23 and DOES 1 through 25, inclusive,

24 Defendants.

Case No. 25CV08725

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**PROOF OF SERVICE**

I am over the age of 18 years and not a party to the within action. I am employed in the County of Riverside, State of California. My business address is 27368 Via Industria, Suite 201, Temecula, California 92590. On January 30, 2026, I served the following document described as: RECORDED NOTICE OF PENDENCY OF ACTION on the following parties and persons addressed as follows:

|   |  |
|---|--|
| MARIA LUISA MEDINA, an individual<br>1124 Trombetta St,<br>Santa Rosa, CA 95407                               | RICHARD W. WIEKING, Clerk, United States<br>District Court for the Northern District of<br>California<br>450 Golden Gate Avenue,<br>San Francisco, CA 94102-3489 |
| SONOMA COUNTY PERMIT AND<br>RESOURCE MANAGEMENT<br>DEPARTMENT<br>2550 Ventura Avenue,<br>Santa Rosa, CA 95403 |  |

- MAIL: by placing true copies of the document(s) in a sealed envelopes for collection and mailing in the outgoing mail in my office for deposit in the United States Mail, addressed as shown above. I am readily familiar with the business practice at my place of business for collection and processing of outgoing mail with the United States Postal Service. On the same day that the outgoing mail is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on January 30, 2026, at Temecula, California.

\_\_\_\_\_  
Lawrence Agapito