

(916) 444-2355

# LEGAL NOTICES

FAX (916) 444-0636

### ORDINANCE NO. SZC 2024-0003

#### AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, ORDINANCE NO. SZC-2015-0003, CHANGING THE LAND USE ZONE OF CERTAIN PROPERTY KNOWN AS ASSESSOR'S PARCEL NO. 066-0070-009

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: Section 2.2.1 of the Zoning Code of Sacramento County, Ordinance No. SZC-2015-0003, is amended to change the land use zone of the property described in Exhibit "A", which is attached hereto and incorporated herein as though set forth in full ("Subject Property"), and which is also commonly referred to and known as Assessor Parcel No. 066-0070-009, from the AG-20 (Agricultural, 20 acres) Land Use Zone to the RD-5 (Single-Family Residential, 5 acres), RD-7 (Single-Family Residential, 7 acres) and O (Recreational) Land Use Zones for 40.9± acres, as depicted on Exhibit "B".

SECTION 2: The change in the Land Use Zone for the aforementioned Subject Property, shall be subject to, and conditioned upon, compliance with all the conditions set forth in Exhibit "C", which is attached hereto and incorporated herein as though set forth in full.

SECTION 3: The conditions set forth in Exhibit "C" and incorporated herein shall run with the land and shall be directly enforceable by the County against the owner, successors and assigns of the Subject Property.

SECTION 4: The Board of Supervisors finds in connection with its adoption of this ordinance, and the imposition of the conditions enumerated

SECTION 5: This ordinance shall take effect and be in full force on thirty (30) days from the date of its passage, and before expiration of 15 days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Hume, seconded by Supervisor Serna, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 26<sup>th</sup> day of March 2024, by the following vote, to wit:

- AYES: Supervisors Desmond, Frost, Hume, Kennedy, Serna
  - NOES: None
  - ABSENT: None
  - ABSTAIN: None
  - RECUSAL: None
- (PER POLITICAL REFORM ACT (§ 18702.5).)

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk, Board of Supervisors

EXHIBIT "A"  
LEGAL DESCRIPTION FOR REZONE ORDINANCE

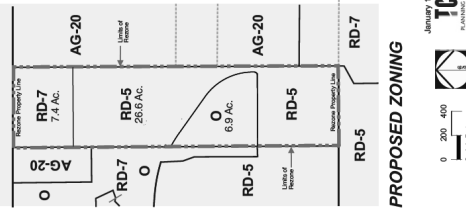
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The East one-half of the West one-half of the northeast one-quarter of Section 5, Township 7 North, Range 6 East, M.D.B. & M, being all that certain parcel of land designated "E 1/2 of W 1/2 of N.E. 1/4", as shown on the "Record of Survey Ptn. Section 5, Township 7 North, Range 6 East. M.D.M." filed in the office of the Recorder of Sacramento County, California, on June 29, 1955, in Book 11 of surveys, Map No. 33.

Excepting therefrom all rights to all oil, gas, hydrocarbon substance 500 feet below the surface as reserved to Mahinder Singh, et al., in grant deed recorded May 25, 1978, Book 780525, page 127 in the office of the Recorder of Sacramento County, California.

APN: 066-0070-009

### EXHIBIT "B" REZONE



**ZONE CHANGE STATISTICS**

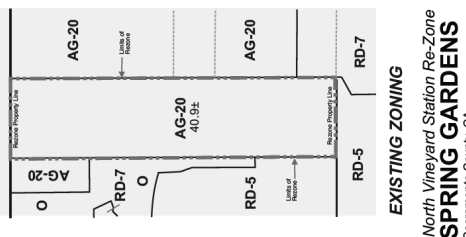
AG-20	26.6 ± AC
RD-5	7.4 ± AC
RD-7	7.4 ± AC
O	40.9 ± AC
<b>Total</b>	<b>40.9 ± AC</b>

**MAP KEY**

- AG-20 Agriculture
- O Open Space
- RD-5 Single-Family Residential (5 dwelling units per acre)
- RD-7 Single-Family Residential (10 dwelling units per acre)

**NOTES:**  
RD-7 Includes 0.9 Ac. of Flood Plain.

**DATE:** January 10, 2023  
**SCALE:** 1" = 400' ±  
**PROJECT:** TGS NORTH VINEYARD STATION



### EXHIBIT "C" REZONE CONDITIONS

Any approval of the Rezone shall be subject to the following conditions:

1. Mitigation Measure AQ-1 Construction Air Quality Impacts: Prepare and implement a dust control plan that includes:
  - the use of water or chemical palliatives on disturbed soils;
  - the stabilization of soil piles with vegetation or by covering;
  - allowing two feet of freeboard and the covering of haul trucks loads;
  - conducting no grading during period of high winds exceeding 25 miles per hour (PER)
2. Mitigation Measure AQ-2 - Construction Air Quality Impacts: Maintain construction equipment and vehicles in proper running order. Construction contractors shall be required to show written evidence of appropriate maintenance prior to bring equipment on site. (PER)
3. Mitigation Measure A - South Sacramento Habitat Conservation Plan: Mitigation Measure A (Measure A serves as in-kind mitigation for measures BR-1 to BR-6) The applicant shall obtain authorization through the SSHCP prior to all ground disturbing activities, on-site and off-site. Authorization under the SSHCP shall include implementation and conformance with all applicable Avoidance and Minimization Measures (Attachment F) and payment of fees necessary to mitigate for impacts to species and habitat. (PER)
4. Mitigation Measure CR-4 - Unanticipated Cultural Resources: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any future development activities, work shall be suspended. Depending on the location of the activities, the appropriate Lead Agency shall be immediately contacted. This agency will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. (PER)
5. Mitigation Measure HY-3 - NVSSP Drainage Master Plan: Future development within the NVSSP area shall implement the proposed NVSSP Drainage Master Plan (DMP) improvements, including construction of Detention Basin E20 downstream of the Specific Plan area, and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, as described in the Drainage Study for the North Vineyard Station Specific Plan (MacKay and Soms Engineers, February 1997) (see Figure 10 of this EIR). Detailed plans for the design and construction of all proposed drainage and water quality facilities, consistent with the NVSSP DMP, shall be submitted to the County Water Resources Division (WRD) for review and approval.
 

Construction of the NVSSP DMP improvements may be phased, subject to the approval of the County WRD, so long as the project proponent(s) provide hydrologic/hydraulic analyses which demonstrate that the phased improvements will provide adequate urban flood protection to the proposed on-site development, and will not increase flood risks in downstream areas. Such analyses shall verify that the phased improvements will result in no increase in peak 100-year flows on Elder Creek at the City/County boundary, and no significant increased 100-

year out-of-bank flows in the existing improved channel downstream of the Specific Plan area. (PER)

6. Mitigation Measure HY-4 - Land Grading and Erosion Control Ordinance: Future development shall comply with the County Land Grading and Erosion Control Ordinance. (PER)
7. Mitigation Measure HY-5 - Stormwater Quality and Treatment: Future development shall provide stormwater quality source and treatment control measures consistent with Volume 5 of the Draft City/County Drainage Manual. The final design of such source and treatment control measures shall be subject to the approval of the County WRD. (PER)
8. Mitigation Measure HY-6 - DMP Improvements: Implementation of the proposed NVSSP Drainage Master Plan (DMP) improvements, including construction of Detention Basin E20 and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, shall not occur until the following items have been submitted to the Sacramento County Board of Supervisors for review and approval.
  - A. A wetland delineation for the improvement area verified by the U.S. Army Corps of Engineers.
  - B. A detailed mitigation plan for wetlands to be impacted by the proposed improvements which specifically describes the measures which will be implemented to achieve no net loss in wetland habitat acreage and values.
  - C. Determinate surveys for the improvement area for potentially occurring special status species.
  - D. A detailed mitigation plan developed in cooperation with the regulatory resource agencies (U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game) which is designed to reduce impacts of the proposed improvements on any special status species identified in the determinate surveys to a less than significant level.
  - E. A tree survey for the improvement area which identifies all native trees six-inches dbh (diameter at breast height) or larger.
  - F. A detailed tree replacement planting plan which describes the tree plantings/relocation measures to be implemented to provide in-kind replacement plantings on an inch-for-inch basis for any native trees six-inches dbh or larger which will be impacted by the proposed improvements. (PER)
9. Mitigation Measure HY-7 - DMP Improvements: Implementation of the proposed NVSSP DMP improvements, including construction of Detention Basin E20 and construction of a mitigating solution for the existing Gerber Creek overflow condition upstream of the Specific Plan area, shall not occur until all necessary permits and/or agreements for the proposed improvements have been obtained from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and California Department of Fish and Game. (PER)
10. Mitigation Measure NS-1 Noise: Future noise sensitive residential land uses proposed for development within the future 60 dB Ldn traffic or railroad operation noise contours shall be required to prepare an acoustical analysis and to implement identified noise attenuation measures necessary to ensure compliance with the noise standards of the County General Plan Noise Element. (PER)
11. Mitigation Measure TR - Transportation Improvements: Note: The following mitigation measures are NVSSP plan-wide measures. Projects will comply with the measures below through participation in the NVSSP Transportation Mitigation Strategy, as adopted by the Board of Supervisors in February 2023, or any subsequent updates.
  - TR-1 - Widen the section of Elk Grove-Florin/South Watt Avenue from Gerber Road to SR 16 from two to four lanes.
  - TR-2 - Widen the section of Bradshaw Road from Gerber Road to SR 16 from two to four lanes.
  - TR-3 - Widen the section of Florin Road from south Watt Avenue to Bradshaw Road from two to four lanes.
  - TR-4 - Widen the section of Gerber Road from Elk Grove-Florin Road to Bradshaw Road from two to four lanes.
  - TR-5 - Widen the section of SR 16 from South Watt Avenue to Bradshaw Road from two to four lanes. This improvement should be constructed when the daily volume on this segment reaches 16,200 VPD or 90 percent of urban arterial capacity.
  - TR-6 - Widen Elder Creek Road between South Watt Avenue and Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.
  - TR-7 - Widen Excelsior Road between Jackson Road and Calvine Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.
  - TR-8 - Widen Florin Road between Bradshaw Road and Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.
  - TR-9 - Widen Gerber Road Bradshaw Road and Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.
  - TR-10 - Widen Vineyard Road between Gerber Road and Calvine Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.
  - TR-11 - Widen Calvine Road between approximately 1,300 feet east of Waterman Road to Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials. (The section of Calvine Road from Elk Grove-Florin Road to approximately 1,300 feet east of Waterman Road will be widened from two to four lanes as part of a funded project included in Sacramento County's 1996 Transportation Improvement Plan.)
  - TR-12 - Modify the intersection of South Watt Avenue at Jackson Road to include a separate left turn lane, two through lanes, and a separate right turn lane on all approaches.
  - TR-13 - Modify the Bradshaw Road/Jackson Road intersection to include the following lane configurations:
    - Dual left turn lanes, two through lanes, and a separate right turn lane on the northbound and southbound approaches; and
    - One left turn, one through lanes, and a separate right-turn on the eastbound and westbound approaches.
  - TR-14 - Modify the Bradshaw Road/Elder Creek Road intersection to include the following lane configurations:

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- One left turn lanes, two through lanes, and a separate right turn lane on the southbound approach;
- One left turn lanes, one through lane, and a shared through/right-turn lane on the northbound approach;
- One left turn and one shared through/right-turn lane on the eastbound approach; and
- One shared left-turn/through lane and one separate right turn lane on the westbound approach.

TR-15 - Modify the Bradshaw Road/Florin Road intersection to include the following lane configurations:

- Dual left turn lanes, two through lanes, a separate right turn lane on the northbound and southbound approaches; and
- One left turn lane, two through lanes, and a separate right-turn lane on the eastbound and westbound approaches.

TR-16 - Modify the Elk Grove-Florin Road/Gerber Road intersection to include the following lane configurations:

- Dual left turn lanes, two through lanes, and a separate right turn lane on the northbound and southbound approaches;
- One left turn lanes, one through lane, and a separate right-turn lane on the eastbound approach; and
- One left turn lane, one through lane, and a shared through/right-turn lane on the westbound approach.

The provision of northbound dual left turn lanes will require widening of the westbound departure leg on Gerber Road to two lanes before merging to a single travel lane in each direction. The length and merging distance for these lanes shall be approved by Sacramento County Transportation Division staff.

TR-17 - Modify the Bradshaw Road/Gerber Road intersection to include the following lane configurations:

- Dual left turn lanes, two through lanes, and a separate right turn lanes on the eastbound and westbound approaches; and
- One left turn lane, two through lanes, and a separate right-turn lane on the northbound and southbound approaches.

The provision of southbound dual left turn lanes will require widening of the eastbound departure leg on Gerber Road to two lanes before merging to a single travel lane in each direction. The length and merging distance for these lanes shall be approved by Sacramento County Transportation Division staff.

TR-18 - Install a signal at the South Watt Avenue/Elder Creek Road intersection and modify the lane configurations to the satisfaction of the Sacramento County Transportation Division.

TR-19 - Install a signal at the Elk Grove-Florin Road/Florin Road intersection and modify the lane configurations to the satisfaction of the Sacramento County Transportation Division.

The following improvements are required to improve operating conditions under **Cumulative With Project** conditions:

TR-20 - Access on Bradshaw Road shall be strictly limited between Florin Road and Elder Creek Road. With the exception of signalized intersections, limited driveway access shall be permitted along this roadway segment.

TR-21 - Widen Elder Creek Road between South Watt Avenue and Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.

TR-22 - Widen Excelsior road between Jackson Road and Calvine Road to include 12-foot travel lanes and minimum 6-foot shoulder to meet Sacramento County design standards for rural arterials.

TR-23 - Widen Gerber Road between Vineyard Road and Excelsior Road to include 12-foot travel lanes and minimum 6-foot shoulders to meet Sacramento County design standards for rural arterials.

TR-24 - Construct dual right turn lanes on the eastbound approach and triple left turn lanes on the northbound approach of the Bradshaw Road/Jackson Road intersection. Installation of these improvements should occur when the V/C ratio exceeds 1.00 or the peak hour volume for either movement exceeds roughly 950 vehicles.

TR-25 - Modify the northbound and southbound approaches to the Jackson Road/Excelsior Road intersection to include a second through lane. Since the northbound departure leg of this intersection is planned to accommodate two lanes, this improvement would only require modifications to Excelsior Road south of Jackson Road. The southbound departure leg would have to be widened to accommodate two lanes before merging into a single southbound lane. The length and merging distance for the second southbound lanes shall be approved by Sacramento County Transportation Division staff.

TR-26 - Construct dual right turn lanes on the eastbound approach of the Bradshaw Road/Elder Creek Road intersection. Installation of these improvements should occur when the intersection V/C ratio exceeds 1.00 or the peak hour volume for either movement exceeds approximately 900 vehicles.

TR-27 - Modify the northbound and southbound approaches to the Elder Creek Road/Excelsior Road intersection to include a second through lane. Since the projected daily volume is at the capacity of a typical two-lane roadway and the peak hour demand is over capacity, Excelsior Road must be widened to four lanes between Elder Creek Road and Jackson Road. The southbound departure leg of the Elder Creek Road/Excelsior Road intersection would have to be widened to accommodate two lanes to the Florin Road intersection (see TR-29).

TR-28 - Construct dual right turn lanes on the eastbound approach of the Bradshaw Road/Florin Road intersection.

TR-29 - Modify the eastbound approach at the Florin Road/Excelsior Road intersection to include dual left turn lanes and add a second northbound through lane. These improvements would require widening of Excelsior Road between Florin Road and Elder Creek Road to accommodate two departure lanes. Although the daily volume on the Excelsior Road north of Florin Road does not warrant two-northbound through lanes, these improvements are necessary to provide acceptable traffic operations based on peak hour forecasts. Similarly, two southbound lanes on Excelsior Road shall be constructed between Elder Creek and Florin Road (see TR-29). **(PER)**

12. The property owner shall comply with Chapter 16.81 of the Sacramento County Code and shall follow the development fee payment procedures outlined in the North Vineyard Station Fee Program, including any amendments and revisions adopted by the Board of Supervisors. **(Special Districts)**

13. PRIOR TO THE RECORDATION OF A FINAL MAP OR ISSUANCE OF A BUILDING PERMIT, WHICHEVER MAY OCCUR FIRST: The property owner shall, for the purpose of funding a variety of transportation demand management (TDM) services to implement an overall TDM strategy that will contribute to the goal of reducing vehicle trips, participate in County Service Area No. 10 (CSA 10) by approving the levy of annual service charges. To activate annual property-related service charges for CSA 10, the protest ballot process is required by Proposition 218. In the event the property owner(s) fail to approve the service charge for CSA 10, no final map shall be recorded and/or no building permits shall be issued, unless as an alternative, the property owner(s) elect(s) to pay an equivalent cash amount based upon the

present value of the maximum service charges to the satisfaction of the Deputy County Executive. The protest ballot process takes about six (6) months, and the applicants are advised to contact the County of Sacramento Special Districts Section at 916-874-6525 at the earliest possible time to initiate the process. In no event shall a building permit be issued prior to the successful completion of protest ballot proceedings or an equivalent cash amount is paid. **(Special Districts)**

14. PRIOR TO THE RECORDATION OF A FINAL MAP OR ISSUANCE OF A BUILDING PERMIT, WHICHEVER MAY OCCUR FIRST: The property shall annex into the County of Sacramento Community Facilities District No. 2005-1 (Police Services). The annexation process takes approximately three months and the applicants must contact the County of Sacramento Special Districts Section at 916-874-6525 at the earliest possible time to initiate the process and to obtain information concerning annexation costs. As an alternative, the property owner may pay an equivalent cash amount based upon the present value of the maximum special tax that the property would otherwise be subject to, to the satisfaction of the Chief Fiscal Officer. **(Special Districts)**

15. PRIOR TO BUILDING PERMIT ISSUANCE: Pay Board of Education adopted residential development fee in accordance with Senate Bill 50. The district must update the School Facilities Needs Analysis annually; therefore, the residential development fee is subject to change annually. At the time a building permit is applied for, the development will be subject to the residential fee in place. **(EGUSD)**

EXHIBIT "D"

### CONSENT OF OWNER TO IMPOSITION OF REZONE CONDITIONS

I the representatives of that real property which is described in Exhibit "A" of the Zoning Ordinance, which is attached thereto and incorporated therein as though set forth in full ("Subject Property"), and which is also commonly referred to and known as Assessor Parcel No. 066-0070-099. As the record owner of the Subject Property, we have applied to have the Subject Property rezoned from the AG-20 (Agricultural, 20 acres) Land Use Zone to the RD-5 (Single-Family Residential, 5 acres), RD-7 (Single-Family Residential, 7 acres) and O (Recreational) Land Use Zones for 40.9± acres.

On behalf of the owner of the Subject Property, I understand that certain conditions have been attached to the rezoning of the Subject Property. I acknowledge that the rezone conditions are enumerated in Exhibit "C" of this Zoning Ordinance, which is attached hereto and incorporated therein as though set forth in full ("Rezone Conditions").

On behalf of the owners of the Subject Property, I hereby represent that I have received a copy of the Zoning Ordinance, including Exhibits "A", "B", and "C" in their entirety and have carefully reviewed and fully understand the Rezone conditions set forth in Exhibit "C". In my capacity as authorized representative of Woo 2011 Irrevocable Trust, Owner of the Subject Property, I consent to the imposition of the Rezone Conditions and agree to fully comply with the Rezone Conditions.

DATED: \_\_\_\_\_

By: \_\_\_\_\_

Woo 2011 Irrevocable Trust  
Howard Woo, Representative  
SC3798458

## CIVIL

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV005820

Superior Court of California, County of Sacramento  
Petitioner of: Habibullah Nawabi for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Habibullah Nawabi filed a petition with this court for a decree changing names as follows: Mazamal Qasimi to Mazamal Nawabi

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 06/11/2024, Time: 9:00AM, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 03/26/2024

Christopher E. Kruegar  
Judge of the Superior Court  
3/29, 4/5, 4/12, 4/19/24

SC-3798123#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV005466

Superior Court of California, County of SACRAMENTO

Petition of: JOSEPH PHILLIP CARAVALHO JR. for Change of Name TO ALL INTERESTED PERSONS:

Petitioner Joseph Phillip Carvalho Jr. filed a petition with this court for a decree changing names as follows: Joseph Phillip Carvalho Jr. to Myles V. Price

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 07/17/2024, Time: 1:30pm, Dept.: 53, Room: n/a

The address of the court is 813 6th Street, 2nd Floor, Sacramento CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: The Daily Recorder  
Date: 03/21/2024  
Richard K. Sueyoshi  
Judge of the Superior Court  
3/29, 4/5, 4/12, 4/19/24

SC-3797924#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV005151

Superior Court of California, County of Sacramento

Petitioner of: Shamberlee McCarter for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Shamberlee McCarter filed a petition with this court for a decree

changing names as follows:

Sylas Demari Lee Coleman to Sylas Demari Lee Coleman-McCarter

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 05/29/2024, Time: 9:00am, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 03/18/2024

Christopher E. Krueger  
Judge of the Superior Court  
3/22, 3/29, 4/5, 4/12/24

SC-3795716#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV005136

Superior Court of California, County of Sacramento

Petitioner of: BRENDA JOYCE ADAMS for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Brenda Joyce Adams aka Saisa Bilal Neel filed a petition with this court for a decree changing names as follows: **Brenda Joyce Adams aka Saisa Malika Bilal to Saisa Bilal Neel**

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the

objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 05/30/2024, Time: 9:00am, Dept.: 54, Room: n/a

The address of the court is 813 6th Street, 2nd Floor, Sacramento CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: The Daily Recorder

**The names "Brenda Joyce Adams" and "Saisa Malika Bilal" refer to the same individual. Both of these names should be changed to the new name "Saisa Bilal Neel" with "Saisa" as the new first name, "Bilal" as the new middle name and "Neel" as the new last name**

Date: 03/18/2024  
Christopher E. Krueger  
Judge of the Superior Court  
3/22, 3/29, 4/5, 4/12/24

SC-3795643#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV004605

Superior Court of California, County of SACRAMENTO

Petitioner of: WALTER DARIO MURIEL-RIOS for Change of Name

TO ALL INTERESTED PERSONS: Petitioner WALTER DARIO MURIEL-RIOS filed a petition with this court for a decree changing names as follows: WALTER DARIO MURIEL-RIOS to WALTER MURI

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 7/3/2024, Time: 1:30 P.M., Dept.: 53, Room: N/A

The address of the court is 720 NINTH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 3/8/2024

RICHARD K. SUEYOSHI  
Judge of the Superior Court  
3/15, 3/22, 3/29, 4/5/24

SC-3793439#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV003515

Superior Court of California, County of SACRAMENTO

Petitioner of: H RUTILIO BRITO ROMAN for Change of Name

TO ALL INTERESTED PERSONS: Petitioner H RUTILIO BRITO ROMAN filed a petition with this court for a decree changing names as follows: H RUTILIO BRITO ROMAN to RUDY ROMAN BRITO

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must

appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: JUNE 6, 2024, Time: 1:30 P.M., Dept.: 53, Room:

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 02/28/2024  
RICHARD K. SUEYOSHI / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791248#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV004170

Superior Court of California, County of SACRAMENTO

Petitioner of: CELESTE NAOMI COOK for Change of Name

TO ALL INTERESTED PERSONS: Petitioner CELESTE NAOMI COOK AKA CELESTE NAOMI SHURTLEFF filed a petition with this court for a decree changing names as follows: CELESTE NAOMI COOK AKA CELESTE NAOMI SHURTLEFF to CELESTE NAOMI SHIRECLIFFE

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court

(916) 444-2355

FAX (916) 444-0636

may grant the petition without a hearing.  
Notice of Hearing:  
Date: 05/21/24, Time: 9:00 AM, Dept.: 54,  
Room:

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 03/06/2024  
CHRISTOPHER E. KRUEGER / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791230#

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV004184

Superior Court of California, County of SACRAMENTO

Petitioner of: MASEHULLAH MAHBOOB for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner MASEHULLAH MAHBOOB filed a petition with this court for a decree changing names as follows:

ASAL MAHBOOB to JANNAT MAHBOOB

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 5/21/24, Time: 9:00 AM, Dept.: 54,  
Room:

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 03/06/2024  
CHRISTOPHER E. KRUEGER / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791219#

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV003461

Superior Court of California, County of SACRAMENTO

Petitioner of: TAYEBEH GHADERI for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner TAYEBEH GHADERI filed a petition with this court for a decree changing names as follows:

TAYEBEH GHADERI to TARA GHADERI

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 6/20/2024, Time: 1:30 PM, Dept.: 53, Room:

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 02/27/2024  
RICHARD K. SUEYOSHI / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791126#

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV000246

Superior Court of California, County of Sacramento

Petitioner of: Ryan Elliott Miller for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Ryan Elliott Miller filed a petition with this court for a decree changing

names as follows:  
Ryan Elliott Miller to Ryan Elliott Iwahiro-Miller

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 04/24/2024, Time: 1:30, Dept.: 53  
The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 1/10/24  
Richard K. Sueyoshi  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791069#

#### AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 23CV008277

Superior Court of California, County of Sacramento

Petitioner of: STACI LOONEY for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Staci Hall filed a petition with this court for a decree changing names as follows:

Staci Lee Hall to Staci Looney

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 5/21/24, Time: 9:00 AM, Dept.: 54,  
Room:

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 03/06/2024  
CHRISTOPHER E. KRUEGER / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791219#

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV003070

Superior Court of California, County of Sacramento

Petitioner of: LYNNDA GAYLE JOHNSON RIVERS for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Lynnnda Gayle Johnson Rivers filed a petition with this court for a decree changing names as follows:

Lynnnda Gayle Johnson Rivers to Lynnnda Rivers Mack

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 05/07/2024, Time: 9:00am, Dept.: 54, Room: n/a

The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE DAILY RECORDER

Date: 02/27/2024  
RICHARD K. SUEYOSHI / JUDGE  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3791126#

#### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV000246

Superior Court of California, County of Sacramento

Petitioner of: Ryan Elliott Miller for Change of Name

TO ALL INTERESTED PERSONS:

Petitioner Ryan Elliott Miller filed a petition with this court for a decree changing

names as follows:  
Ryan Elliott Miller to Ryan Elliott Iwahiro-Miller

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 02/21/2024  
Christopher E. Krueger  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

SC-3789823#

# LEGAL NOTICES

## FICTITIOUS BUSINESS NAMES

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-02027

Fictitious Business Name(s) to be Filed:  
**VILLAREAL'S CARPETS & FLOORS, 6318 MARKLEY WAY, CARMICHAEL, CA 95608**, County of SACRAMENTO

Business Owner(s):  
GEORGE VILLAREAL, 6318 MARKLEY WAY, CARMICHAEL, CA 95608

This business is conducted by: AN INDIVIDUAL

Date began using business name: 03/19/2019

Describe the type of Activities/Business C-15 FLOOR COVERING

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ GEORGE VILLAREAL

This statement was filed with the County Clerk of Sacramento County on 3/14/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797598#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-02018

Fictitious Business Name(s) to be Filed:  
**SUPERIOR CLEANERS, 5030 LAGUNA BLVD STE 104, ELK GROVE, CA 95758**, County of SACRAMENTO

Business Owner(s):  
BRIAN KIM, 5030 LAGUNA BLVD STE 104, ELK GROVE, CA 95758

This business is conducted by: GENERAL PARTNERSHIP

Date began using business name: 11/27/2018

Describe the type of Activities/Business DRY CLEANING

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ BRIAN KIM

This statement was filed with the County Clerk of Sacramento County on 3/14/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797595#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-02007

Fictitious Business Name(s) to be Filed:  
**1. OVTEE'S, 2. OVTEE'S & APPAREL, 8436 NOEL DR, ORANGEVALE, CA 95662**, County of SACRAMENTO

Business Owner(s):  
JAMIE LYON, 8436 NOEL DR, ORANGEVALE, CA 95662

This business is conducted by: AN INDIVIDUAL

Date began using business name: 01/18/2019

Describe the type of Activities/Business ONLINE CLOTHING SALES

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ JAMIE LYON

This statement was filed with the County Clerk of Sacramento County on 3/14/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself

authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797588#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-02006

Fictitious Business Name(s) to be Filed:  
**ORCHARD CITY TATTOO COMPANY, 8864 GREENBACK LN STE D, ORANGEVALE, CA 95662**, County of SACRAMENTO

Business Owner(s):  
KEVIN KOWALSKI, 8864 GREENBACK LN STE D, ORANGEVALE, CA 95662

This business is conducted by: AN INDIVIDUAL

Date began using business name: 01/18/2019

Describe the type of Activities/Business TATTOO SHOP

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ KEVIN KOWALSKI

This statement was filed with the County Clerk of Sacramento County on 3/14/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797583#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-01980

Fictitious Business Name(s) to be Filed:  
**IEC CORPORATION, 8775 FOLSOM BLVD STE 110, SACRAMENTO, CA 95826**, County of SACRAMENTO

Business Owner(s):  
INTEGRATED ENGINEERS & CONTRACTORS CORPORATION (CA), 8775 FOLSOM BLVD STE 110, SACRAMENTO, CA 95826

This business is conducted by: A CORPORATION

Date began using business name: 12/20/2013

Describe the type of Activities/Business

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ R. ERIC QUINTERO, PRESIDENT

This statement was filed with the County Clerk of Sacramento County on 3/13/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797580#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-01979

Fictitious Business Name(s) to be Filed:  
**IAKOV'S, 6099 MEEKS WAY, SACRAMENTO, CA 95835**, County of SACRAMENTO

Business Owner(s):  
IAKOV LOUKIANTCHOUK, 6099 MEEKS WAY, SACRAMENTO, CA 95835

This business is conducted by: AN INDIVIDUAL

Date began using business name: 01/04/2019

Describe the type of Activities/Business CAR TRANSPORTATION TO JUNK YARD

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).

/s/ IAKOV LOUKIANTCHOUK

This statement was filed with the County Clerk of Sacramento County on 3/13/2024

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself

authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797574#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2024-01804

Fictitious Business Name(s) to be Filed:  
The Sweet Side, 138 Fountain Oaks Circle #108, Sacramento, CA 95831 County of SACRAMENTO

Business Owner(s):  
Candace Rae Evans, 138 Fountain Oaks Circle #108, Sacramento, CA 95831

This business is conducted by an Individual

Date began using business name: N/A

I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)

/s/ Candace Evans,

This statement was filed with the County Clerk of Sacramento County on 03/07/2024.

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).

3/29, 4/5, 4/12, 4/19/24

SC-3797342#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2024-02280

Fictitious Business Name(s) to be Filed:  
**AEMC APPLIANCES, 3716 52ND AVE., SACRAMENTO CA 95823**, County of SACRAMENTO

Business Owner(s):  
HANSON LA

This business is conducted by: AN INDIVIDUAL

Date began using business name: 04/01/2024

Describe the type of Activities/Business N/A

(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

Business Owner(s): Raza Enterprises Inc., 7310 Home Leisure Plz, Sacramento, CA 95823
This business is conducted by a Corporation
Date began using business name: 03/22/2007.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
Raza Enterprises Inc.
S/ Saleem Raza, CEO
This statement was filed with the County Clerk of Sacramento County on 03/04/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/22, 3/29, 4/5, 4/12/24
SC-3794979#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF2024-01527
Fictitious Business Name(s) to be Filed: Chip FLANAGAN general CONTRACTING, 9217 Castlemont Circle, Orangevale, CA 95662 County of SACRAMENTO
Business Owner(s): Charles G Flanagan, 9217 Castlemont Circle, Orangevale, CA 95662
This business is conducted by an Individual
Date began using business name: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ Charles G Flanagan,
This statement was filed with the County Clerk of Sacramento County on 02/29/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/22, 3/29, 4/5, 4/12/24
SC-3794964#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01727
Fictitious Business Name(s) to be Filed: FLORALITY, 1104 CORPORATE WAY #237, SACRAMENTO CA 95831, County of SACRAMENTO
Business Owner(s): TIMOTHY SCOTT SMITH BETSAIDA LEBRON MERINO
This business is conducted by: MARRIED COUPLE
Date began using business name: 02/01/2024
Describe the type of Activities/Business FLORAL DESIGN
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ TIMOTHY SMITH
This statement was filed with the County Clerk of Sacramento County on 03/06/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/22, 3/29, 4/5, 4/12/24
SC-3794702#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01506
Fictitious Business Name(s) to be Filed: MG TRUCKING, 5518 MABLE ROSE WAY, ANTELOPE CA 95843, County of SACRAMENTO
Business Owner(s): MG REPAIR INC
This business is conducted by: CORPORATION
Date began using business name: 02/28/2024

Describe the type of Activities/Business N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ GURPREET KAUR/CEO
This statement was filed with the County Clerk of Sacramento County on 02/28/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/22, 3/29, 4/5, 4/12/24
SC-3794690#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. FBNF2022-07553
The following person(s) has (have) abandoned the use of the fictitious business name: PAYTRUST, 4900 WEST BROWN DEER RD. MILWAUKEE WI 53223
The fictitious business name referred to above was filed on 10/11/2022 in the County of Sacramento.
REALNET PAYMENTS, LLC
This business was conducted by LIMIT LIABILITY COMPANY.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.))
S/ N/A
This statement was filed with the County Clerk of Sacramento County on 03/11/2024.
3/15, 3/22, 3/29, 4/5/24
SC-3793021#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01879
Fictitious Business Name(s) to be Filed: Founder Shield Insurance Services, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607, County of Hillsborough
Business Owner(s): The Baldwin Group Specialty Solutions, LLC, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607
This business is conducted by: Limited Liability Company
Date began using business name: N/A
Describe the type of Activities/Business Insurance distribution firm
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ LAUREN UNDERWOOD, Special Manager, Manager
BRP Middle Market Insurance Holdings, LLC
This statement was filed with the County Clerk of Sacramento County on 3/11/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792783#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF2024-01659
Fictitious Business Name(s) to be Filed: Scattered Pictures Photo Solutions, 793 Parklin Avenue, Sacramento, CA 95831
County of SACRAMENTO
Business Owner(s): Nancy Elizabeth Quinlan, 793 Parklin Avenue, Sacramento, CA 95831
This business is conducted by an Individual
Date began using business name: January 1, 2024.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ Nancy Quinlan.
This statement was filed with the County Clerk of Sacramento County on 03/05/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792187#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01690
Fictitious Business Name(s) to be Filed: Mr. Cooper Real Estate Services, 8950 Cypress Water Boulevard Dallas, TX

other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792474#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF2024-0134
Fictitious Business Name(s) to be Filed: 1. OTC, 2. The OTC Group, 3. Owens TC, 3321 BRYANT CT, SACRAMENTO, CA 95821 County of SACRAMENTO
Business Owner(s): Gwen Owens, 3321 BRYANT CT, SACRAMENTO, CA 95821
This business is conducted by an Individual
Date began using business name: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ Gwen Owens,
This statement was filed with the County Clerk of Sacramento County on 03/04/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792459#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. FBNF 2023-00779
The following person(s) has (have) abandoned the use of the fictitious business name: BrokerVA, 2107 N ST STE # 4894 Sacramento CA 95816
The fictitious business name referred to above was filed on 02/03/2023 in the County of Sacramento.
Gina Marciano, 2108 N ST STE #4894 Sacramento, CA 95816
This business was conducted by Limited Liability Company.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.))
S/ GINA MARCIANO
This statement was filed with the County Clerk of Sacramento County on 2/3/2023.
3/15, 3/22, 3/29, 4/5/24
SC-3792229#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01841
Fictitious Business Name(s) to be Filed: CRITICAL PATH CONSULTING, 4313 NARRAGANSET WAY, MATHER, CA 95655, County of SACRAMENTO
Business Owner(s): TIER4 TRAINING, LLC, 4313 NARRAGANSET WAY, MATHER, CA 95655
This business is conducted by: LIMITED LIABILITY COMPANY
Date began using business name: N/A
Describe the type of Activities/Business EDUCATION, TRAINING, AND CONSULTING
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ DANIELLE MAE LEE-RETZLOFF, PRESIDENT
This statement was filed with the County Clerk of Sacramento County on 03/08/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3790432#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF2024-00880
Fictitious Business Name(s) to be Filed: Insurance Northwest Insurance Services, 100 Ottawa Ave SW, Grand Rapids, MI 49503, County of Kent
Business Owner(s): Acruise, LLC, 100 Ottawa Ave SW, Grand Rapids, MI 49503
This business is conducted by: Limited Liability Company
Date began using business name: 10/17/2008
Describe the type of Activities/Business Insurance Agency
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ Courtney Kolenda, Manager
This statement was filed with the County Clerk of Sacramento County on 2/1/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/8, 3/15, 3/22, 3/29/24
SC-3789698#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

Business Owner(s): WILLIAM H NUNES, III, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
DENISE R NUNES, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
This business is conducted by a General Partnership
Date began using business name: 09/08/2009.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ WILLIAM H. NUNES, III, DENISE R. NUNES.
This statement was filed with the County Clerk of Sacramento County on 02/26/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/8, 3/15, 3/22, 3/29/24
SC-3790417#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01344
Fictitious Business Name(s) to be Filed: Capsa Healthcare, 8170 Dove Parkway; Canal Winchester, OH 43110, County of Fairfield
Business Owner(s): Capsa Solutions LLC, 8170 Dove Parkway Canal Winchester, Ohio 43110
This business is conducted by: Limited Liability Company
Date began using business name: 5/16/2017
Describe the type of Activities/Business medication handling systems
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ John Vuono, CFO
Capsa Solutions LLC
This statement was filed with the County Clerk of Sacramento County on 2/22/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3790233#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-00880
Fictitious Business Name(s) to be Filed: Insurance Northwest Insurance Services, 100 Ottawa Ave SW, Grand Rapids, MI 49503, County of Kent
Business Owner(s): Acruise, LLC, 100 Ottawa Ave SW, Grand Rapids, MI 49503
This business is conducted by: Limited Liability Company
Date began using business name: 10/17/2008
Describe the type of Activities/Business Insurance Agency
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ Courtney Kolenda, Manager
This statement was filed with the County Clerk of Sacramento County on 2/1/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3790233#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01879
Fictitious Business Name(s) to be Filed: Founder Shield Insurance Services, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607, County of Hillsborough
Business Owner(s): The Baldwin Group Specialty Solutions, LLC, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607
This business is conducted by: Limited Liability Company
Date began using business name: N/A
Describe the type of Activities/Business Insurance distribution firm
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ LAUREN UNDERWOOD, Special Manager, Manager
BRP Middle Market Insurance Holdings, LLC
This statement was filed with the County Clerk of Sacramento County on 3/11/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792229#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

Business Owner(s): WILLIAM H NUNES, III, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
DENISE R NUNES, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
This business is conducted by a General Partnership
Date began using business name: 09/08/2009.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ WILLIAM H. NUNES, III, DENISE R. NUNES.
This statement was filed with the County Clerk of Sacramento County on 02/26/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/8, 3/15, 3/22, 3/29/24
SC-3789692#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01553
Fictitious Business Name(s) to be Filed: SIERRA AUTOSPORTS, 9477 GREENBACK LN. STE. 114, FOLSOM CA 95630, County of Sacramento
Business Owner(s): Barry Brooke
This business is conducted by: an individual
Date began using business name: N/A
Describe the type of Activities/Business Pool clean & service
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ Bechara Sabaneckh
This statement was filed with the County Clerk of Sacramento County on 3/7/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3787904#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01879
Fictitious Business Name(s) to be Filed: Founder Shield Insurance Services, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607, County of Hillsborough
Business Owner(s): The Baldwin Group Specialty Solutions, LLC, 4211 W. BOY SCOUT BLVD. STE 800 TAMPA, FL 33607
This business is conducted by: Limited Liability Company
Date began using business name: N/A
Describe the type of Activities/Business Insurance distribution firm
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ LAUREN UNDERWOOD, Special Manager, Manager
BRP Middle Market Insurance Holdings, LLC
This statement was filed with the County Clerk of Sacramento County on 3/11/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3792229#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

Business Owner(s): WILLIAM H NUNES, III, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
DENISE R NUNES, 39 POWERS DRIVE, EL DORADO HILLS, CA 95762
This business is conducted by a General Partnership
Date began using business name: 09/08/2009.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)
S/ WILLIAM H. NUNES, III, DENISE R. NUNES.
This statement was filed with the County Clerk of Sacramento County on 02/26/2024.
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/8, 3/15, 3/22, 3/29/24
SC-3789692#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01553
Fictitious Business Name(s) to be Filed: SIERRA AUTOSPORTS, 9477 GREENBACK LN. STE. 114, FOLSOM CA 95630, County of Sacramento
Business Owner(s): Barry Brooke
This business is conducted by: an individual
Date began using business name: N/A
Describe the type of Activities/Business Pool clean & service
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ Bechara Sabaneckh
This statement was filed with the County Clerk of Sacramento County on 3/7/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3787904#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01522
Fictitious Business Name(s) to be Filed: 1. FOLSOM RANCH VETERINARY HOSPITAL 2. FOLSOM RANCH VETERINARY HOSPITAL AND URGENT CARE, 3260 EAST BEDWELL STREET, FOLSOM, CA 95630, County of Sacramento
Business Owner(s):

Folsom Ranch VH Inc.
This business is conducted by: Corporation
Date began using business name: n/a
Describe the type of Activities/Business Veterinary Hospital
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ John Wu/COO
This statement was filed with the County Clerk of Sacramento County on 02/28/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/8, 3/15, 3/22, 3/29/24
SC-3789692#

FICTITIOUS BUSINESS NAME STATEMENT
File No. FBNF 2024-01784
Fictitious Business Name(s) to be Filed: Bechara pool cleaning & service, 1111 8th Ave, Sacramento, CA 95818, County of Sacramento
Business Owner(s): Bechara Sabaneckh, 1111 8th Ave, Sacramento, CA 95818
This business is conducted by: an individual
Date began using business name: N/A
Describe the type of Activities/Business Pool clean & service
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).
S/ Bechara Sabaneckh
This statement was filed with the County Clerk of Sacramento County on 3/7/2024
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).
3/15, 3/22, 3/29, 4/5/24
SC-3787904#

GOVERNMENT

NOTICE OF INTENTION TO ENGAGE IN BUSINESS UNDER FICTITIOUS NAME: Notice is hereby given that the undersigned, Scheduling Institute, Inc., County of Sacramento, State of California, intends to engage in business under the fictitious name of: The Practice Growth Institute. The full post office address of the principal place of business will be: 4125 Old Milton Pkwy, Alpharetta, GA 30005. The nature of the business to be conducted under the fictitious name is teaching practice growth strategies to doctors in various medical fields. The fictitious business name referred to above was filed on February 28, 2024, in the County of Sacramento.
3/29/24
SC-3797707#

Notice to Contractors
ADVERTISEMENT SUMMARY
Notice is hereby given that the Board of Supervisors of the County of Sacramento will receive sealed bids for the following project:
BID DATE: Thursday, May 2, 2024
SUBMIT BIDS TO: COUNTY OF SACRAMENTO. SUBMIT ELECTRONIC RESPONSES VIA THE SACRAMENTO COUNTY ELECTRONIC BIDDING PORTAL (SACCOUNTYEBIDS). BIDDERS MUST ELECTRONICALLY SUBMIT THEIR BID ONLINE NO LATER THAN 2:00 PM ON THE DAY OF THE BID. BID OPENING(S) WILL BE ONLINE AT 2:00 PM AT THE FOLLOWING LINK: SACCOUNTYEBIDS.
Responses delivered by hand, fax, telephone, e-mail, or any postal carrier will not be accepted. If bidder uploads a file to SacCountyEBids, it is the bidder's responsibility to ensure the file is not corrupt or damaged. If County is unable to open an attachment because it is damaged, corrupt, infected, etc., it may disqualify bidder's submission. See this training guide for assistance in entering your online response.
FOR: North Area Recovery Station Waste Tipping Shed Floor Overlay

(916) 444-2355

## LEGAL NOTICES

FAX (916) 444-0636

**CONTRACT NUMBER:** 4635  
**ESTIMATED CONSTRUCTION COST:** \$1,250,000.00  
**CONTRACTOR LICENSE REQUIRED:** Class A or Class C-8  
**PRE-BID QUESTIONS DUE VIA Q&A:**  
**Date:** Monday, April 15, 2024 No later than: 5:00 pm  
**PROJECT DESCRIPTION:** The work to be performed under this contract includes the furnishing of all labor, materials, equipment, and other incidental work for: Construction of a new concrete top layer upon the existing floor of the waste tipping building. The work to be performed in general includes grinding the existing concrete surface as needed and indicated on the plans, preparing the existing surface for placement of new flooring surface, installation of concrete, and finishing the new surface with sufficient roughness for proper traction.  
**BASIS FOR AWARD:** The basis for award shall be base bid only, with no additive or deductive items, or no consideration of additive or deductive items.

**CONTRACT INFORMATION:** Contract Documents are contained herein and include: Notice to Contractors, the Sacramento County Standard Construction Specifications, the Special Provisions, the Bid Proposal form and any attachments, exhibits, drawings, addenda, and/or documents provided by the Project Manager that pertain to this project.

- Contract Documents are available at: SacCountyEbids
- The Standard Construction Specifications, which are incorporated by reference in the Contract Documents, may be downloaded at: <https://saccountyspecs.saccounty.gov/Pages/default.aspx>.

**NON-MANDATORY PRE-BID MEETING**  
A non-mandatory pre-bid meeting will be held on Monday, April 8, 2024, at 10:00 am, North Area Recovery Station Administration Building B 4450 Roseville Road, North Highlands, CA 95660 Level D PPE (high visibility vest, hard hat and boots) is required by meeting attendees. The project engineers will be present to provide a project summary and to answer questions.

**BID GUARANTEES**

Each bid must be submitted on the bid forms provided in the Contract Documents; however, if none are provided, the surety may issue on its own paper. Each bid must also be accompanied by security in the form of a bid bond issued by a corporate surety, a certified check or cashier's check payable to the Treasurer of Sacramento County, or cash for an amount not less than ten percent (10%) of the aggregate sum of the bid.

**BONDS**  
The successful bidder shall be required to execute a material and labor Payment Bond and Performance Bond, issued by a corporate surety, acceptable to the County of Sacramento, each for not less than one hundred percent (100%) of the contract price.

Pursuant to Public Contract Code, section 22300, the Contractor may, at its own expense, substitute securities for any money being withheld by the County to ensure performance under this contract. The Contractor must notify the County of its intent to pursue this option prior to the issuance/execution of a contract.

**LICENSE REQUIREMENTS**

Award of this contract requires a valid California contractor's license with the classification identified above.  
Public Contract Code, section 4104(a)(1), requires that any person making a bid must submit the name, location of the place of business, and the subcontractor's license number on the bid form.

No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code, section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].  
No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code, section 1725.5.

**LABOR COMPLIANCE PROGRAM**

The County of Sacramento received final approval from the Director of California Department of Industrial Relations as a Labor Compliance Program effective March 15, 1994. All questions regarding this Labor Compliance Program and prevailing wage requirements should be directed to the Labor Compliance Section at: 916-875-2711. In accordance with Section 1771.5 of the California Labor Code, the payment of the general prevailing rate of per diem wages or the general prevailing rate of per diem wages for holiday and overtime is not required for any public works project of \$25,000 or less when the project is for construction work, or for any public works project of \$15,000 or less when the project is for alteration, demolition, repair, or maintenance work.  
This is a Construction project in accordance with Labor Code section 1771.5.

Pursuant to California Labor Code, section 1720 and following, and section 1770 and following, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. Copies of the prevailing wage

determinations are on file at the Office of the County of Sacramento Labor Compliance Program, 9700 Goethe Road, Suite D, Sacramento, CA 95827, and are also available at <http://www.dir.ca.gov/DLSR/PWD>.

**QUESTIONS**

Direct pre-bid questions to the Project Manager, Anthony Pasek, via the Q&A tab in the portal. ALL PRE-BID QUESTIONS MUST BE SUBMITTED IN WRITING NO LATER THAN Monday, April 15, 2024 BY 5:00 pm. Questions received after that time will not be answered. Responses will be by addenda to the bid documents.  
The Board reserves the right to reject any or all bids, to waive any informality in any bid, and to determine which bid, in their judgment, is the lowest responsive bid of a responsible Bidder.  
By order of the Board of Supervisors of the County of Sacramento, Sacramento County, California, dated: 2/27/24.  
Clerk of the Board  
County of Sacramento  
3/22, 3/29/24

SC-3795792#

STATE OF CALIFORNIA  
DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION  
PROJECT MANAGEMENT AND DEVELOPMENT BRANCH  
ADVERTISEMENT FOR BIDS

LEGISLATIVE OFFICE BUILDING – ROOF AND ROOF DRAIN REPLACEMENT  
DEPARTMENT OF GENERAL SERVICES  
LEGISLATIVE OFFICE BUILDING  
SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA  
CONTRACT NUMBER: 23-190098,  
PROJECT NUMBER: 8732

**SEALED BIDS:** The Office of Business and Acquisition Services will receive sealed bids at 707 Third Street, West Sacramento, California 95605, before 2:00 P.M., April 9, 2024. Bids received after this date/time will not be considered received on time. Hand delivered bids shall be placed in the DGS/OBAS Bid/Proposal Drop Box located in the lobby.

Project comprises labor, material and services necessary for: Major components of Project Work consist of complete roofing replacement, removal of all existing roofing and insulation down to the structural roof deck. Replacement of existing metal copings and flashings. Demolition of two rooms at roof, location, and verification of drains. New roofing system throughout and related work.  
License required to bid the project: **A, B or C-39.**

**Certificate of Reported Compliance (CRC) – Fleet Vehicles:** As a condition of Contract award, prior to Contract execution, Contractor shall submit copies of the valid CRCs for any fleet retained by the Contractor or any listed Subcontractor, for which any vehicles subject to the California Air Resources Board In-Use Off-Road Diesel Fueled Fleet Regulations, Section 2449(j), Title 12, California Code of Regulations, are used in the completion of the work included in the Contract.  
More information on the In-Use Off-Road Diesel-Fueled Fleets Regulation can be found at the following link: <https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation>

**Health and Safety Provisions:** Contractor and all subcontractors shall abide by all health and safety mandates issued by federal, state, and local governments and/or public health officers as well as those issued by DGS, and worksite specific mandates. If multiple mandates exist, the Contractor and subcontractors shall abide by the most restrictive mandate. The term "employee", "worker", "state worker" or "state employee" in health and safety mandates includes contractor and subcontractor personnel.

Costs associated with adhering to health and safety mandates are the responsibility of the Contractor. Contractor is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.  
Successful bidder shall furnish payment and performance bonds, each in the amount of 100 percent of the Contract price.  
Prospective bidders must attend the **mandatory pre-bid site inspection** tour on **March 27, 2024, at 10:00 A.M.**, at which time representatives of the State and prospective bidders shall meet at the Legislative Office Building, Visitors Entrance, located at 1020 N Street Sacramento, CA. The State's requirements for Disabled Veteran Business Enterprise (DVBE) participation and other Contract requirements will be presented. Prime Contractors are encouraged to have their **Key Administrator** and **DVBE office coordinator** attend to receive this information and to have their questions answered. **Attendance for the entire inspection is required in order for bidders to be eligible to submit a bid.** Bid forms, plans, specifications, and addenda will be available for download at <http://www.caleprocure.ca.gov/>. Click on "Start Search." In the Event name field, enter the project number and click search. While viewing the Event Details, click on "View Event Package" to view bid forms.  
It is recommended that all vendors register as a bidder through the Cal eProcure website at <https://www.caleprocure.ca.gov/pages/bidder-vendor.aspx>. This will allow for automatic notifications if there

is any modification to the Event such as the posting of an addendum or additional documentation.  
Drawings and Project Manual may also be viewed through Builders' Exchanges.

A public bid opening will be held on **April 10, 2024 at 2:00 PM**, at 707 Third Street, West Sacramento, CA 95605. Bidders that choose to attend the bid opening shall check in with security in the lobby. A DGS representative will meet attendees in the lobby and escort all parties to the bid opening location. At the public bid opening, all bids received before **2:00 P.M., April 9, 2024** will be opened and recorded onto a Preliminary Bid Tabulation. **Bidders do not need to attend the bid opening** as the Preliminary Bid Tabulation will be emailed to participating contractors immediately after the bid opening.  
**Stated estimated cost: \$5,029,800.00.** The term of this project is 335 calendar days. The States Project Director is Sabina Wiley at (916) 375-4224.  
3/29, 4/5/24

SC-3793851#

## PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ERICK ANTHONY YOUNG CASE NO. 24PR000794**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Erick Anthony Young

A Petition for Probate has been filed by Sarah Young in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that Sarah Young 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 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.  
A hearing on the petition will be held in this court on 04/30/2024 at 1:30pm in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).  
You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).  
Court Department 129. Zoom Link: <https://saccounty-ca-gov.zoomgov.com/my/sscddept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by

personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

Petitioner/Attorney for Petitioner: Delonda K. Coleman, Law Offices of Delonda K. Coleman P.C., 9275 E. Stockton Blvd., Ste. 300, Elk Grove, CA 95624, Telephone: 916-896-0433  
3/29, 4/1, 4/5/24

SC-3798314#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM GREGORY KARR CASE NO. 24PR000871**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM GREGORY KARR.

A PETITION FOR PROBATE has been filed by BRIAN KARR in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that BRIAN KARR 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 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.

A HEARING on the petition will be held in this court as follows: 05/01/24 at 9:00AM in Dept. 129 located at 3341 POWER INN ROAD, SACRAMENTO, CA 95826  
**Notice of Remote Law & Motion, Conservatorship (Including LPS), Guardianship, Probate, Estate/ Trust and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).  
Court Department 129. Zoom Link: <https://saccounty-ca-gov.zoomgov.com/my/sscddept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by

designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

Court Department 129. Zoom Link: <https://saccounty-ca-gov.zoomgov.com/my/sscddept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231. 3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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  
MARK H. SHAFER - SBN 262936,  
NICHOLAS B. GROSSMAN - SBN 263488  
SHAFER, GROSSMAN & RUPP, APLC  
2112 E. 4TH STREET, #235D  
SANTA ANA CA 92705  
Telephone (714) 702-5222  
3/29, 4/1, 4/5/24

SC-3798008#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MATTHEW VINCENT FULLARD CASE NO. 24PR000863**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Matthew Vincent Fullard

A Petition for Probate has been filed by James Fullard in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that James Fullard 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.

The Petition requests authority to administer 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.  
A hearing on the petition will be held in this court on 05/02/2024 at 1:30pm in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).  
Court Department 129. Zoom Link: <https://saccounty-ca-gov.zoomgov.com/my/sscddept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

Petitioner/Attorney for Petitioner: Kellie M. T. Chrisman, 4750 J Street, #191256, Sacramento CA 95819, Telephone: 916-292-8646  
3/29, 4/1, 4/5/24

SC-3797979#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DOLORES M. CUMMINGS CASE NO. 24PR000762**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Dolores M. Cummings

A Petition for Probate has been filed by Linda M. Cummings in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that

SC-3797979#

(916) 444-2355

**LEGAL NOTICES**

FAX (916) 444-0636

Linda M.Cummings 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 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.

A hearing on the petition will be held in this court on 04/25/2024 at 9:00am in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).  
You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
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.

Petitioner/Attorney for Petitioner: Wareham Seaman, Jr. 2377 Gold

Meadow Way, Suite 240, Gold River Ca 95670, Telephone: 916-484-7084  
3/29, 4/1, 4/5/24

SC-3797975#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN JOHN ANDRADE CASE NO. 24PR000725**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Steven John Andrade aka Steven J. Andrade aka Steve J. Andrade aka Steven Andrade aka Steve Andrade A Petition for Probate has been filed by Jolean Leddy in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that Jolean Leddy 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 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.  
A hearing on the petition will be held in this court on 04/24/2024 at 9:00am in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).  
You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60

days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
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.

Petitioner/Attorney for Petitioner: Len ReidReynoso, Law Office of Len ReidReynoso, 908 C Street, Suite B, Galt CA 95632, Telephone: 209-745-4411  
3/28, 3/29, 4/4/24

SC-3797787#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JEFFREY D. JOHNSON AKA JEFFREY DANENS JOHNSON AKA JEFFREY JOHNSON CASE NO. 24PR000868**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Jeffrey D. Johnson aka Jeffrey Danens Johnson aka Jeffrey Johnson A Petition for Probate has been filed by Jill L. Johnson-Smith in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that Jill L. Johnson-Smith 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.

The Petition requests authority to administer 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.  
A hearing on the petition will be held in this court on 05/07/2024 at 9:00am in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).  
You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

3. This Notice must be served on all parties, so they are advised of

the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

Petitioner/Attorney for Petitioner: Ernest H. Tuttle, IV of Gibson & Tuttle, Inc., 100 Estates Drive, Roseville, CA 95678, Telephone: 916-782-4402  
3/28, 3/29, 4/4/24

SC-3797524#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ALLYSE B. PETRINI CASE NO. 24PR000703**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Allyse B. Petrini

A Petition for Probate has been filed by Lorene Petrini in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that Lorene Petrini 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 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.  
A hearing on the petition will be held in this court on 04/18/2024 at 1:30pm in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free

telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

Court Department 129. Zoom Link: <https://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

Petitioner/Attorney for Petitioner: Michelle S. Domingo, 1501 N. Broadway, Suite 260, Walnut Creek, CA 94596, Telephone: 925-891-5006  
3/22, 3/25, 3/29/24

SC-3795998#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: VERA ESPINOZA AKA VERA GRIJALVA ESPINOZA CASE NO. 24PR000754**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VERA ESPINOZA AKA VERA GRIJALVA ESPINOZA.

A PETITION FOR PROBATE has been filed by DEANNA MONTGOMERY in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that DEANNA MONTGOMERY 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 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.

A HEARING on the petition will be held in this court as follows: 04/24/24 at 1:30PM in Dept. 129 located at 3341 POWER INN ROAD, SACRAMENTO, CA 95826  
**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate, Estate/ Trust and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.  
2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).  
You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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 the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
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 CHRISTINE JAMES - SBN 204048 JAMES LAW GROUP 227 BROAD ST. #201 NEVADA CITY CA 95959 Telephone (530) 470-9291  
3/22, 3/25, 3/29/24

SC-3795872#

**PUBLIC AUCTION/ SALES**

**NOTICE OF PUBLIC LIEN SALE**  
Notice of Public Auction, as defined by the California Self Storage Facilities Act, Business and Professions Code sections 21700-21716. Gold River Self Storage,



(916) 444-2355

## LEGAL NOTICES

FAX (916) 444-0636

AUCTION.COM, using the file number assigned to this case 117914-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 117914-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

SC-3797391#

T.S. No. 118950-CA APN: 211-0121-012-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/18/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 5/31/2024 AT 2:00 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/25/2020 as Instrument No. 202006250958 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: ROBERT MIRTO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 6813 FALWORTH ST, CITRUS HEIGHTS, CA 95621 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$338,932.66 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be

responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Web site [WWW.HOMESearch.COM](http://WWW.HOMESearch.COM), using the file number assigned to this case 118950-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 118950-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (800) 758-8052 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

SC-3796780#

T.S. No. 114289-CA APN: 026-0300-030-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/29/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 5/9/2024 AT 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/4/2006 in Book 20061204 Page 0249 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: RUTH ANNE G. ROSE, AN UNMARRIED WOMAN, AND CONSTANCE ROSE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 5700 MARTIN LUTHER KING JR BLVD, SACRAMENTO, CA 95824 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to

be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$87,701.61 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 114289-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 114289-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

SC-3796319#

T.S. No.: 23-30105 A.P.N.: 209-0135-001-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/2/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under

the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: KERRI LYNN LONDON, a single woman Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 2/4/2021 as Instrument No. 202102041750 in book . page of Official Records in the office of the Recorder of Sacramento County, California, Described as follows: As more fully described in the Deed of Trust Date of Sale: 4/16/2024 at 2:00 PM Place of Sale: At the Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$381,473.12 (Estimated) Street Address or other common designation of real property: 8308 ZENITH DR CITRUS HEIGHTS, CA 95621 A.P.N.: 209-0135-001-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Web site [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 23-30105. 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. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 23-30105 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid

so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 03/15/2024 Carrington Foreclosure Services, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or [www.Xome.com](http://www.Xome.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director 3/22, 3/29, 4/5/24

SC-379484#

T.S. No. 118377-CA APN: 025-0162-006-0000 NOTICE OF TRUSTEE'S SALE Pursuant to CA Civil Code 2923.3 IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/11/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 4/30/2024 AT 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/14/2006 in Book 20060714 Page 0172 the subject Deed of Trust was modified by Loan Modification recorded on 2/27/2015 in Book 20150227 Page 0772 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: CHIA NENG MOUA, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. At the East Main Entrance of the Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: The real property is situated in the City of Sacramento, County of Sacramento, State of California, and is described as follows: The North 69.75 feet of Lot 264, as shown on the "Plat of City Farms No. 4", recorded in Book 18 of Maps, Map No. 60, records of said County. The street address and other common designation, if any, of the real property described above is purported to be: 5750 28TH STREET, SACRAMENTO, CA 95824 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,238.28 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy

to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 or visit this Internet Web site [WWW.AUCTION.COM](http://WWW.AUCTION.COM), using the file number assigned to this case 118377-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 118377-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

SC-3794841#

NOTICE OF TRUSTEE'S SALE TS No. CA-23-971399-NJ Order No.: FIN-23008640 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/8/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Irina Proshak, a single woman Recorded: 4/13/2021 as Instrument No. 202104131782 of Official Records in the office of the Recorder of SACRAMENTO County, California; Date of Sale: 4/30/2024 at 9:00 AM Place of Sale: At the East Main Entrance of the Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$376,226.69 The purported property address is: 6863 WESTCHESTER WAY, CITRUS HEIGHTS, CA 95621 Assessor's Parcel No.: 211-0545-005-0000 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available





(916) 444-2355

**LEGAL NOTICES**

FAX (916) 444-0636

immediately for advice regarding this potential right to purchase. Date: March 7, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000635-19-3 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Querna, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 SAC0457905 To: DAILY RECORDER 03/15/2024, 03/22/2024, 03/29/2024

3/15, 3/22, 3/29/24

SC-3792555#

Title Order No. : 95528424 Trustee Sale No. : 86950 Loan No. : 399381939 APN : 007-0154-014-000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/7/2022 . 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 4/4/2024 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/21/2022 as Instrument No. 202201211140 in book N/A, page N/A of official records in the Office of the Recorder of Sacramento County, California, executed by: WE HOLD RIGHT LLC, A NEVADA LIMITED LIABILITY COMPANY , as Trustor HOUSEMAX FUNDING FUND I LLC, A TEXAS LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: THE WEST

ONE-HALF OF LOT 6 IN THE BLOCK BOUNDED BY "M" AND "N" TWENTY-SECOND AND TWENTY-THIRD STREET OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OR PLAN OF SAID CITY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2217 N ST SACRAMENTO, CA 95816. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$587,723.62 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 3/7/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR 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 involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that

the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86950. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86950 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written

notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3/15, 3/22, 3/29/24

SC-3791936#

File No.: 22-10164 APN: 115-1090-169-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER SUNCOUNTRY OWNERS ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 02-03-2023. 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 04-11-2024 at 1:30 PM, Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 02-06-2023 as Instrument 202302060534 Book -- Page -- of Official Records in the Office of the Recorder of SACRAMENTO COUNTY, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/ cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by EUGENE T RICHARDS, situated in said County, describing the land therein: APN: 115-1090-169-0000 The street address and other common designation, if any, of the real property described above is purported to be: 7509 SUNWEST LANE #2 AKA 7509 SUNWEST LANE, SACRAMENTO, CA 95828 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances,

to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$35,294.39. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. REPLACEMENT OF WINNING BIDDER CHECKS: Winning bid checks received at the public auction sale not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. NOTICE TO PROPERTY OWNER: The sale date shown on this

notice of sale may be postponed one or more times by the Association, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869, or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM) for information, using the file number assigned to this case: 22-10164. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM) for information, using the file number assigned to this case: 22-10164 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. DATE: March 05, 2024 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature 3/22, 3/29, 4/5/24

SC-3791236#

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