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California Capital Airshow Flies Back at Mather PAGE 2





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# AUGUST 25, 2023

# Centenary Art from the Heart

# GET WELLER SOONER

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**SOCIAL SECURITY** 

MATTERS

**By Russell Gloor** 

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Pictured with their canvases, artists contributing to the Carmichael Presbyterian Church centenary exhibition include Sheila Mun-Jacobs (left), David Peterson, Kathy Daigle and Terry Sweeney.

### Story and photos by Susan Maxwell Skinner

**CARMICHAEL, CA (MPG)** - Twentyfive artists have contributed to an exhibition marking the centenary of Carmichael's oldest congregation. Among the most photographed and painted of local structures, the Carmichael Presbyterian Church chapel and sanctuary are subjects of



assembled. "It was a festive morning," reports Daigle. "Dozens of artists found special spots all around the church campus. We also had photographers here. We invited them all to submit for our show."

Exhibited works include oils, watercolors, pastels, charcoals, mixed media and photos. Most portray the mission-style adobe architecture that was born – in the

# County Receives \$43 Million Bridge Housing Award

Sacramento County News Release

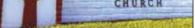
SACRAMENTO COUNTY, CA (MPG) - The State Department of Health Care Services announced that Sacramento County **Behavioral Health Services** (BHS) will be awarded more than \$43 million in Behavioral Health Bridge Housing (BHBH) funds to support its continued efforts to address homelessness and improve the lives of individuals living with serious mental illness and experiencing housing instability. With the award of this State funding, County BHS is set to expand interim housing options as an important resource along the continuum to permanent supportive housing to accommodate the growing need for supportive housing and mental health services.

The BHBH award will enable Sacramento County BHS to expand interim housing by adding 110 beds across three Safe Stay communities. This Countysanctioned bridge housing will provide individuals experiencing homelessness with a safe and supportive environment to stabilize their health and safety. Additionally, the funding will facilitate the development or renovation of shovel-ready projects for another 100 beds, including renovated hotels, board and care homes, and sober living facilities. These clean and well-maintained sites will offer on-site supportive services to help individuals transition towards permanent housing. Bridge housing funds will support individuals in the target population of the Community Assistance, Recovery, a n d Empowerment (CARE) Act who are experiencing homelessness, have serious mental illness, and/ or substance use disorder. The range of services provided will encompass care coordination to enhance both mental and physical well-being, the development of essential life skills, the promotion of income growth, and the facilitation of vocational/educational opportunities and skills. The ultimate objective is to assist participants in transitioning to permanent housing within a ninemonth timeframe. To provide holistic care, Behavioral Health collaborates with various county agencies such as Primary Care for medical support, the Department of Human Assistance (DHA) for Continued on page 3



a Centennial Art Show.

"We're delighted our church has provided such inspiration," says CPC Art Committee member, Kathy Daigle. "It's long been one of the most admired buildings in Carmichael, with unique links to community history. We're glad a place that inspires faith can also inspire art."



Among the most painted and photographed local buildings, Carmichael's mission-style Presbyterian Church is the subject of a centennial art show.

The art committee this year connected with the Sacramento Fine Art Center to recruit artists. On a spring Saturday, a plein air paint-out middle of last century – of good Sacramento County mud.

"Our church is an iconic symbol, here in the heart of Carmichael," considers Daigle. "From our olive trees to our chapel and our sanctuary, everything is linked to events that shaped community history."

Congregation founders united in Continued on page 2

**Puppy Love a Hit with Seniors** 

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OR CURRENT POSTAL CUSTOMER Story and photo by Susan Maxwell Skinner

**CARMICHAEL, CA (MPG)** - Man's best friends last week made many new pals

during a senior home visit. With their handlers, seven service dogs from the Gold Rush Chapter of Canine Companions padded politely into Sunrise Senior Living of Carmichael. Seven tails wagged as memory-impaired residents cuddled and petted to their hearts' content.

"There was lots of joy," says Abby Johnson, a facility staffer who also who also raises Canine Companions puppies. "We heard stories about residents' own dogs. Memory-impaired residents might not recall the presentation, but they relished such a tactile experience. The smiles said it all.

"As a handler, I bring my puppy Nectarine to work every day. She's 12 weeks old and popular with



Sunrise Senior Living residents Terry Povaldo (left) and Silvia Thimmes interact with trainee service dogs Bagel, Nectarine, Craig and Summer.

everyone. Her temperament is a calming influence. Being raised with this community will make her an incredible service dog." The organization's canines – mainly Labradors and golden retrievers – make visits to senior and nursing facilities as part

of job training. After a 22-month learning curve, they leave trainers to enrich the lives of the disabled or *Continued on page 2* 

## www.CarmichaelTimes.com

# **California Capital Airshow Flies Back at Mather**

### By Tamara Warta

SACRAMENTO REGION, CA (MPG) - The popular California Capital Airshow is back at Mather this September, featuring the U.S. Air Force Thunderbirds as its headlining act. The airshow was founded in 2014 and, with the exception of a pause for COVID-19, has been entertaining enthusiasts annually with a variety of modern and historic planes.

This year's airshow is happening on Saturday, September 23 and Sunday, September 24. Admission costs are \$40-\$50 per ticket, but each ticket comes with up to 6 free admissions for youth aged 15 and younger, making it a reasonable deal for entire families who want to enjoy the marvels of air travel and military planes. Tickets are valid for only one day of the airshow, with most acts performing on both days.

Unlike prior years, 2023 tickets are only available online. There will be no onsite sales, and space is limited for both general and VIP ticketing options. High-end tickets used to include a grandstand and bleacher option, but this year has been converted into a new location called The Hangar. This brand-new chalet offers both indoor and outdoor seating areas along the front line of the shows, and also includes private restroom access, beer tasting, and access to food truck purchases. Those willing to spend more can also join the Flight Line and Capital clubs, both of which provide catered food and beverages, as well as premium seating areas.

If you're attending the show on a budget, don't worry. While you must find your own seating, there are plenty of perks to still enjoy both on the ground and by gazing up at the sky. Ground level entertainment this year includes vintage combat aircraft and trainers including warbirds that date back to the 1930s. Beale Airforce Base will also be represented at the show, bringing a Lockheed U-2 'Dragon Lady' and T-38 Talons to admire. Children and families will enjoy the opportunity to walk through a large military transport plane as well as the impressively large cargo holds of the FedEx and UPS planes parked onsite. Lastly, public safety workers and first responders will be interacting with guests, teaching young guests how planes and helicopters are used to save lives.

While there's certainly a lot to do on the ground, the real show is overhead. The airshow features both individual plane hobbyists and professional fighter jet pilots This year's headliner, the United States Air Force Thunderbirds, will roar through the sky in their F-16 Fighting Falcon jets. Their close formations are captivating but new airshow attendees be warned

Above: The Thunderbirds show off in the sky during 2022's air show. Inset: Young air show attendees learn how military planes fly. Photo courtesy of California Capital Airshow

- these planes get loud. Consider bringing noise-canceling headphones for young viewers as well as those of any age that are sensitive to sound.

The rest of the airshow lineup includes the US Air Force C-17 Globemaster III Demonstration Team, a US Navy F/A-18 Super Hornet TacDemo, a US Air Force A-10 Thunderbolt II, a 1920s-era Barnstormer, and stunt flyer Jim Peitz in a rare Beechcraft F33C Bonanza.

The California Capital Airshow is meticulously organized in order to successfully welcome thousands of guests each year but is also powered strongly by volunteers. Adults aged 18 and older are invited to join in on the fun of volunteering.

"Airshow volunteers play a vital role in supporting CCA's mission to inspire young people using the power and magic of flight," says Darcy Brewer, Executive Director of California Capital Airshow. "They build a great deal of community around this, all while experiencing the behind the-scenes excitement of producing a massive event."

Volunteers run booths, direct parking, provide information to guests, and so much more. All volunteers receive food vouchers and a commemorative airshow crew t-shirt. Both individuals and groups volunteer each year, but not always without a bit of controversy. The airshow committee actively recruits non-profit groups to raise funds for their own causes by working the parking lot on both Saturday and Sunday. The non-profits receive \$45 per day, per volunteer. The shifts are 11 hours long and no split shifts are permitted.

Tonia Clark was one to call out the airshow on social media. In responding to a recent post asking for non-profit help she said, "That's less than \$5 hour...while it is great that you're helping nonprofits, it appears that it is a pretty good deal for the airshow, considering minimum wage is \$15.50/hr. Are you helping nonprofits or taking advantage of them?"

The airshow has publicly responded in the past, reminding critics that they themselves are a non-profit and are doing what they can to give back to the community, including the aforementioned funds disbursement and also a scholarship program.

Overall, the California Capital Airshow is a quality outing for all ages. Consider coming out and exploring the world of aviation and air defense. But bring your sunscreen and hats, as the warm Sacramento sun will likely be in attendance, too. Tickets can be purchased at californiacapitalairshow.com. \*

# **Centenary Art from the Heart**

# **Puppy Love a Hit** with Seniors

Continued from page 1 the early 1900s during the colonization of Daniel Carmichael's satellite town. The mixed-denomination group first worshiped in the Carmichael Elementary schoolhouse on Sutter Avenue. Re-branded Presbyterians, they raised a wooden church on Marconi Avenue. Soon outgrown, this was replaced by an adobe chapel - built across the avenue - during WW II. A larger

sanctuary accommodated 1950s population growth.

Currently 500-strong, the congregation began a program of centennial events early this year. On September 16, its food closet will celebrate 50 years of providence with a barbecue. Contributors to the art show will be invited to an October 8 meet-and-greet.

Rounding off 2023 jubilation, a history book will launched; a centennial quilt will be unveiled and a December 1-3 gala weekend will offer a concert and luncheon. Anyone may attend the celebrations.

Along with plein air art, church memorabilia has been assembled. Exhibits can be viewed in the church Gathering Place Gallery until the end of 2023. Most art pieces are available for purchase.

For visiting or for event information. call the Church office at 916 486 9081.

Continued from page 1 to take on work in criminal justice,

health care and education. "We expose our dogs to as many ages and conditions of people as possible," explains Abby Johnson. "Having positive experiences with seniors helps their development as future service dogs."

Seven wagging tails left a facility filled with smiles. "My mom often savs how much she misses her own dog," said a resident's son. "Today

she got to cuddle and baby-talk for as long as she wanted. The puppies seemed to love her right back. It's been ages since I've seen mom so happy and engaged."

Canine Companions is a nonprofit whose dogs provide millions of interactions in American communities every year. Learn about the group at www.canine.org

Sunrise Senior Living of Carmichael is located at 5451 Fair Oaks Boulevard.



# Don't Wait, Know How to Evacuate

#### Sacramento County News Release

SACRAMENTO, CA (MPG) - Sacramento County's Office of Emergency Services has partnered with local cities to provide residents with evacuation zone maps online. Knowing your evacuation zone and evacuation route before an unexpected disaster occurs can help you and your family stay safe.

How to Prepare for an Emergency:

Know Your Zone - Visit the interactive map online and type in your home address. The map will generate your Zone Number.

Download Your Evacuation Zone Map & Emergency Go Kit Checklist – Visit the Evacuation Zone Map webpage and click on your Zone Number.

Inform Family & Neighbors - Share the map and checklist with household members and neighbors, then plan your evacuation route and meeting point.

Prepare Your Emergency Go Bag -A checklist is provided with each map and your go bag should include essential items like food, water, chargers, a radio, a change of clothes, medications, and important documents for everyone in the household, including pets.

Sign Up for Emergency Alerts - Visit Sacramento-Alert.org to receive emergency texts, calls, and/or emails to your device.

Maps are accessible, downloadable, printable, and available in nine different languages. County residents will also receive a printed copy of their evacuation zone maps in the mail. Individuals with livestock can view livestock evacuation maps and routes online as well.

To learn how to prepare yourself and your family for an emergency like a wildfire or flood, visit SacramentoReady.org.

# **County Receives** \$43 Million Bridge Housing Award

### Continued from page 1

benefits, Managed Care Providers for Enhanced Care Management (ECM), and additional linkages to enhance the provision of services. These collaborations ensure that individuals experiencing homelessness receive the necessary support and resources to improve their overall well-being.

"Through the power of compassion and investment, the \$43 million bridge housing award to Sacramento County is a significant step in transforming lives and communities," says Sacramento County Behavioral Health Director Dr. Ryan Quist. "This funding will help behavioral health expand comprehensive bridge-housing supports for those in need."

To address the diverse needs of individuals experiencing homelessness, a phased approach will be adopted for individuals entering the program. New participants will enter Safe Stay beds,

sober living facilities, or board and care homes to stabilize their health and safety and determine eligibility for housing programs. Once stable, they will move to other BHBH interim beds, where they will receive life skills training and housing navigation services. Finally, participants ready for permanent housing will receive intensive housing navigation services, utilizing rental assistance funds from the grant, to secure and transition into stable housing.

The \$43 million BHBH award to Sacramento County is another significant step towards addressing homelessness and providing vital support to individuals living with serious mental illness and experiencing housing instability. With expanded interim housing options and comprehensive services, this funding has the potential to transform lives and create lasting positive change within the community.

# Suspects Orchestrated the Theft of an ATM Machine

Sacramento County Sheriff's News Release

SACRAMENTO COUNTY, CA (MPG) - At approximately 6:15 AM on Wednesday, August 2, 2023, two suspects orchestrated the theft of an ATM machine from the Safe Credit Union on Watt Avenue in North Sacramento. While one individual operated a forklift, the other drove a white pickup truck. After the suspect operating the forklift knocked the ATM off of its platform, they eventually loaded it in the bed of the pickup truck.

The second suspect eligible for a CASH drove away with it; but during the course of their "getaway," the ATM machine fell out of the truck in the middle of Watt Avenue, causing an unrelated traffic crash. Both suspects fled the scene and have yet to be identified or located.

Detectives are asking anyone with information about this incident to contact the Sheriff's Office at (916) 874-5115 or Sacramento Valley Crime Stoppers at (916) 443-HELP (4357). Tips leading to an arrest are 874-TIPS (8477).

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reward up to \$1000 and tipsters remain anonymous. Tips are paid in cash and you are never asked for identification. Contact Sacramento Valley Crime Stoppers at (916) 443-HELP (4357), 1-800-AA-CRIME, or \*\*TIPS. Use the "P3 TIPS" app, or online at www.sacvalleycrimestoppers.com

Tip information may also be left anonymously at www.sacsheriff.com (http://www.sacsheriff. com/) or by calling (916)



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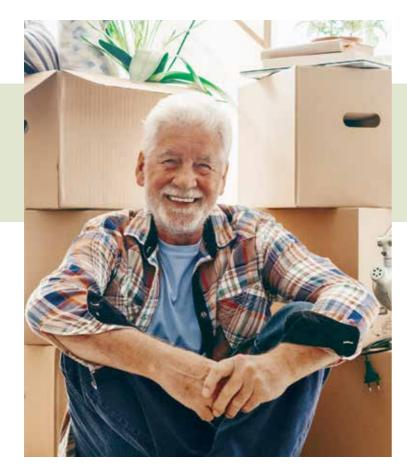
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# California Comment on Latest National Small Business Findings

#### **NFIB News Release**

**SACRAMENTO, CA (MPG)** - On August 8, 2023, release of the National Federation of Independent Business' (NFIB) monthly Small Business Economic Trends report showed a few tiny upticks in the outlook Main Street enterprises have for a better future, but nothing that would indicate the beginning of a reversal of its continuing two-year slide.

"A lot of what it will take to move small-business owners across the nation from this current era of just coping to one of thriving will depend on what Congress does with the Small Business Deduction on their federal tax forms: to let it expire or to make it permanent," said John Kabateck NFIB's California state director. "Closer to home, our Legislature has already rendered its decision on small business by doing absolutely nothing about its outstanding loan debt with the federal government over the unemployment insurance trust fund.

"When the pandemic surprised the nation, it was understandable California was one of 22 states that needed to borrow from the federal government to keep its unemployment insurance trust fund solvent and benefits going to those in need. What is not understandable is why it remains one of only two states (New York, the other) that has not paid its UI loans back, unless, of course, our state leaders don't care about small business."

The SBET (Optimism Index) is a national snapshot of NFIB-member, small-business owners not broken down by state. The typical NFIB member employs between one and nine workers. This latest Index rose 0.9 points in July to 91.9, but it marked the 19th consecutive month below the survey's 49-year average of 98. The SBET is released the second Tuesday of every month.

From NFIB Chief Economist Bill Dunkelberg

"With small business owners' views about future sales growth and business conditions dismal, owners want to hire and make money now from solid consumer spending. Inflation has eased slightly on Main Street, but difficulty hiring remains a top business concern."

Highlights from today's report

Owners expecting better business conditions over the next six months improved 10 points from June to a net negative 30%, 31 percentage points better than last June's reading of a net negative 61%. This is the highest reading since August 2021 but historically very negative.

Forty-two percent of owners reported job openings that were hard to fill, unchanged from June but remaining historically very high.

The net percent of owners raising average selling prices decreased four points to a net 25% seasonally adjusted, still a very inflationary level but trending down. This is the lowest reading since January 2021.

The net percent of owners who expect real sales to be higher improved two points from June to a net negative 12%, a very pessimistic perspective.

Keep up with the latest on California small-business news at www.nfib.com/california or by following NFIB on Twitter @ NFIB\_CA or on Facebook @NFIB.CA. ★



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- Johnson Gymnasium

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- (5325 Engle Rd, Suite 100)



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It's a Guideline, Not a Rule Dear Dave,

Is there any flexibility in your rule about not spending more than 25% of your take-home pay on rent or monthly mortgage payments? I live downtown in Washington, D.C., and I'm finding it's pretty hard to do here. I make about \$90,000 a year, but I'm spending a little over \$2,000 a month in rent. Rent is my largest expense by far, and I don't spend a lot of other money, so I'm still able to save a little and do other things. Can you give me your opinion about this approach?

Tanner

### Dear Tanner,

True, I advise people to spend no more than 25% of their take-home pay on housing. Math still works in every city and state in the country. You don't get a pass on math just because you live in Washington, D.C., even though Congress and a lot

# **Dave Ramsey Says**

of other people there think you do.

But there's really nothing magical about 25%. The purpose behind it is, I don't want you to be house poor. If you find yourself still able to save and invest because you keep other financial aspects of your lifestyle so low, then you're okay. The problem with most people starts when they've got a high cost of housing, and those payments put a real squeeze on their budgets. It doesn't leave them enough room to save up to buy the next car, so that car becomes debt. The same thing happens with Christmas and vacations and everything else. They don't have enough extra money to save for things because a huge chunk of their income is flying out the door every month wrapped up in rent or a house payment.

Now, you're telling me your situation works for you because you've made room in your budget and live a very frugal lifestyle by choice. That's cool. I'm not mad at you about that. But here's the thing: Whatever you spend on rent disappears. And the more money you burn, the less you've got on hand for other things.

I'm not exactly sure how you adjust that in your situation. Maybe you move outside the city and commute, or perhaps you add a roommate into the equation. Or, maybe you're fine with how things are and that's the way you want to live. That's okay too. But my reasoning behind the 25% figure-which is actually more of a guideline than a rule-is so you don't become house poor. I want you to be able to save, invest and give generously. Plus, I want you to own your own home one day.

And you won't be able to do that if everything you make is going toward big payments!

#### - Dave

\*Dave Ramsey is an eight-time national bestselling author, personal finance expert and host of "The Ramsey Show." He has appeared on "Good Morning America," "CBS This Morning," "Today," Fox News, CNN, Fox Business and many more. Since 1992, Dave has helped people take control of their money, build wealth and enhance their lives. He also serves as CEO for the company Ramsey Solutions.

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# **CSL Plasma Opens in Citrus Heights**



The new CSL Plasma located at 7830 Macy Plaza is open Tuesdays through Saturdays.

### Story and photos by Thomas J. Sullivan

**CITRUS HEIGHTS, CA (MPG)** - CSL Plasma at 7830 Macy Plaza across the street from Target and adjacent to the Dollar Tree store has opened.

The new Citrus Heights center is CSL Plasma's sixth plasma donation center in California, according to Rhonda Sciarra, director of communications for CSL Plasma, headquartered in Boca Raton, Florida. The center, open 9 a.m. to 6 p.m. Tuesdays to Fridays, and 8 a.m. to 4 p.m. Saturdays, is closed on Sundays and Mondays.

Sciarra said the Citrus Heights center had hoped to open early in 2023, but the planned opening date was moved back due to state licensing processes which needed to be completed.

CSL Plasma is a division of CSL Behring, a global biotech leader headquartered in King of Prussia, Pennsylvania. The company operates more than 300 CSL Plasma collection centers across the U.S. and overseas, according to its website.

Priscilla Tabarez, assistant center manager, provided a tour of the new Citrus Heights facility which features 34 individual donor stations.

Front counter CSL staff help new donors through the initial registration process before they are led to an individual donation screening section for their privacy.



New Citrus Heights CSL Assistant Center Manager Priscilla Tabarez shows off the plasma donor screening stations available.

Plasma is a straw-colored liquid which carries red blood cells, white blood cells and platelets. In the donation process, red blood cells are returned to the body in saline infusion.

"The proteins, antibodies, clotting factors and other nutrients in it also make plasma useful in treating those suffering from trauma, shock, burns or other emergencies that could happen to any individual," said Dr. Rachpal Malhotra, executive director, CSL head of plasma donor safety in a Zoom interview.

Plasma collected at the Citrus Heights CSL facility is used by its parent company CSL Behring for the sole purpose of manufacturing lifesaving plasma-derived therapies for people in more than 100 countries.

"There's a critical need for plasma throughout the world," Malhotra said. "Plasma is used to produce many life-saving therapies that treat diseases such as primary immunodeficiency, hereditary angioedema, inherited respiratory disease, hemophilia and other bleeding or neurological disorders, just to name a few."

facility, Sciarra said. General staff includes medical reception and support technicians, phlebotomists, nurses (LVNs, LPNs and RNs) as well as operations and quality management personnel.

A mature CSL Plasma center, operating for about three years, has the potential to provide nearly 50 full-time jobs in a local market, she explained. Annually, CSL Plasma contributes nearly \$6 million per center in employee payroll and average donor compensation, much of which is spent locally, she said.

To donate at a CSL Plasma collection center, donors must be in good health, between the ages of 18-74, weigh at least 110 pounds, have no tattoos or piercings within the last 4 months, meet eligibility and screening requirements, and also have valid identification and a permanent address, Sciarra said.

"CSL Plasma is proud to be a vital part of the communities where employees and plasma donors live and work," Sciarra said. "We're excited to continue our expansion on the West Coast and look forward to positively contributing to the greater Citrus Heights community as we have done throughout the country." CSL Plasma donors receive a payment as part of the donation process. At the conclusion of the donation, the payment is loaded directly onto a reloadable card and is immediately ready for use. While fees vary by location, eligible, qualified donors can receive up to \$500 their first month for their donation of life-saving plasma. A complete list of donor requirements is available on the web at: www.cslplasma. com/become-a-donor

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A flyer which is provided to new donors in the reception lobby provides useful before and after donation advice. Another describes the general method of new donor payment fees throughout the month of July.

For adequate hydration, prospective donors in good health should consume 2-3 quarts of non-alcoholic fluids per day, avoiding alcohol and caffeine as they may contribute to dehydration, according to CSL donation literature. To avoid lipemic plasma (plasma with a high fat content), prospective donors are also urged to stay away from high fat foods before donation.

New donors are recommended to eat a light meal or snack and drink extra fluids in the 24 hours after they donate.

The donation process typically takes not more than 90 minutes. No advance donor appointment is required, he said.

In early 2020, the 10,000-square foot CSL Plasma in Sunrise MarketPlace received an extensive refresh, with new added staff and donor parking spaces. The building, built in 2005, had been vacant since September 2019 when its former occupant Dimples Records closed.

Nearly 30 new full- and part-time jobs have been created at the Citrus Heights



# Gavin Newsom Channels Jerry Brown With Constitutional Amendment Proposal



Bv Dan Walters. CALMatters.org

When Proposition 13, California's iconic property tax limit measure, went before voters in June 1978, the state's governor, Jerry Brown, denounced it.

"It's a ripoff," Brown declared. "It's a long-term tax increase."

Two months later. after voters overwhelming endorsed the measure, Brown did a 180-degree pirouette, declaring himself a "born-again tax cutter."

"No new taxes," Brown promised. "Voters have told us they want a tax cut. They don't want a shell game."

Facing re-election to a second term later that year, Brown sponsored a state tax cut to obey, he said, the popular mandate.

Two months after winning re-election, Brown delivered his inaugural address and proposed an amendment to the U.S. Constitution requiring the federal government's budget to be balanced.

"A constitutional convention to propose an amendment to balance the budget is unprecedented, but so is the political paralysis that prevents necessary action," Brown said, blaming deficit spending for a sharp increase in inflation "as destructive to our social well-being as an invading armv."

Thereupon, Brown

Legislature to pass a resolution supporting his call for a constitutional convention, touching off a circus-like round of legislative hearings.

It was carefully orchestrated political theater, clearly aimed at carving out a platform for Brown's second run at the presidency in 1980 by portraying incumbent President Jimmy Carter as a spendthrift out of touch with popular support for austerity and tax cuts.

Brown garnered much media attention for his newly minted cause but his 1980 presidential run was a disaster, winning exactly one delegate to the Democratic convention. Carter later lost the presidency to Brown's predecessor as governor, Ronald Reagan.

This bit of political history is offered because it seems to be repeating itself 45 years later.

Gov. Gavin Newsom, who is obviously trying to raise his national political profile for whatever reason, is now embracing his own amendment to the U.S. Constitution, adding gun control provisions emulating those in California.

It would raise the legal age for gun ownership to 21, require universal background checks, impose minimum waiting peri- Newsom's gun crusade ods and institute an assault is just a political stunt weapons ban.

"We want to go on the offense and be for something and build a movement that's bottom up, not top down," he told Politico in advance of his announcement in June.

More recently, as a resolution was drafted in the *journalist for more than 60* Legislature to support years, spending all but a few Newsom's crusade, he castigated the U.S. Supreme *California newspapers*.

beseeched the state Court's gun control decisions, much as Brown had pinned inflation on Carter 45 years earlier.

> 'This Supreme Court is that bad," Newsom said. "The Bruen decision was that bad. When I say code red, this is code red. California's led the nation on common sense gun safety laws.

> "And we have the receipts," Newsom added. "The efficacy of those laws is demonstrable. The data bears out - California's gun death rates significantly declined since California's leadership in this space."

> The cause-and-effect relationship Newsom poses is questionable, because there are many other factors affecting violent crime. Moreover, the state's gun control laws are not as bulletproof as he implies.

California's assault rifle ban is something of a joke. The targeted firearms are readily available in gun stores after undergoing a few cosmetic alterations that do nothing about their lethality. While law-abiding gun owners must go through paper hoops to buy new firearms, there's a vigorous illicit market that allows the feloniously inclined to buy all the guns they want.

Like Brown's effort, designed to garner him more national media attention. He has zero chance of getting his gun control amendment introduced, much less adopted, and he knows it.

Dan Walters has been a of those years working for \*

# **Social Security Matters** When Should My Wife Claim Social Security?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: My wife will be 65 next year, and her full retirement age is 66 years plus 10 months. Can she collect 50% of my Social Security benefit at her full retirement age and then get her own higher personal amount at age 70? Her own amount at her full retirement age is \$1,100 per month but her age 70 amount is \$1,800. My Social Security is \$2,300. Suggestions welcome. Signed: My Wife's Helper

Dear Helper: Your wife cannot separate her spousal benefit from her personal Social Security retirement benefit - whenever she claims she will be automatically deemed to be filing for both her own benefit and her spousal entitlement. Thus, she cannot claim her spousal benefit first at her full retirement age and defer claiming her own SS retirement benefit until

she is 70. When your wife should claim is, essentially, a decision which should consider the urgency of her need for the money, her life expectancy, whether she will be eligible for a spouse benefit from you, and whether she is working.

If your wife claims before her full retirement age (FRA) and is working, she'll be subject to Social Security's "earnings test" which limits how much she can earn before some SS benefits are taken away (Social Security's earnings test goes away at FRA).

Average life expectancy for a woman your wife's age is about 87. If your current \$2,300 benefit is a result of you taking your Social Security at your full retirement age or earlier, then your wife will receive a small "spousal boost" from you. If she claims at her full retirement age, your wife's total Social Security payment will be 50% of the amount you were entitled to at your FRA and that will be her permanent amount, except for annual COLA increases. However, from what you've shared, your wife's age 70 amount is considerably more than her maximum spousal benefit so, if her life expectancy is long, that suggests she may wish to consider waiting until age 70 to claim her

own maximum benefit. By doing so, your wife will get more in cumulative lifetime benefits if she achieves average life expectancy.

The unknown factor is your life expectancy because, as your widow, your wife will be entitled to 100% of the amount you were receiving at your death, instead of the smaller amount she is receiving on her own or as your spouse. If life expectancy is long for both of you, then your wife maximizing her own benefit by waiting until age 70 to claim is a prudent choice. But if your, or your wife's, life expectancy is shorter, then your wife claiming at her full retirement age would be a better decision.

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# **Medicaid Enrollment to Plummet.**

# What Beneficiaries Need to Know

### Commentarv by Janet Trautwein

Millions of Americans will soon lose Medicaid coverage, as some pandemic-era provisions that kept people continuously enrolled in the program expire.

But those who find themselves newly ineligible for Medicaid have plenty of other options for affordable coverage. Licensed, professional agents and brokers can ensure they secure health plans that meet their needs and budget.

The looming exodus from Medicaid is a product of the Families First Coronavirus Response Act, which Congress passed in March 2020. It offered additional federal funding for Medicaid as long as states did not disenroll anyone from the program for the duration of the public health emergency.

This continuous coverage provision, and the enhanced federal funding, swelled Medicaid's rolls. Total enrollment in December 2022 was 85 million - up from approximately 64 million in February 2020.

This past December, Congress gave states the green light to review the eligibility status of people enrolled in their Medicaid programs beginning in April. States have 12 months to return to "normal," pre-pandemic eligibility and enrollment rules.

The federal government

will gradually scale back the extra Medicaid dollars it has been sending to the states " – until that enhanced match disappears entirely at the end of this vear.

As a result, millions of people may have to find new health plans. The Department of Health and Human Services estimates that up to 15 million people may lose Medicaid and CHIP coverage.

About 45% of this group - 6.8 million people – will likely remain eligible for Medicaid. They'll just need to reconfirm their eligibility for the program with their state Medicaid agency.

Many beneficiaries are unaware of this requirement. They may ignore phone calls or letters from the state seeking to verify their eligibility. Or they may have moved and neglected to update their address with the state. In the end, they can be purged from Medicaid without knowing.

About 8.2 million Medicaid enrollees will need to find replacement coverage. Many will be able to do so through work. HHS projects that about 5 million will migrate from Medicaid to employer-sponsored insurance.

Another 2.7 million will likely be able to get subsidized coverage through the Affordable Care Act's exchanges. More than 60% of that group, HHS estimates, could qualify for zero-premium plans.

Of course, it can be

difficult to wade through all the insurance options on the exchanges - or to figure out how to confirm eligibility for Medicaid.

Licensed, professional agents and brokers can help these millions of folks weigh their health insurance options. They have the knowledge and expertise to assist people with re-enrolling in Medicaid, if eligible - or to claim all the subsidies to which they may be entitled through the exchanges. Better yet, their services are generally free for consumers.

According to the most recent data from the Centers for Medicare and Medicaid Services, agents and brokers account for 71% of exchange enrollees. Consumers find their advice extremely valuable. A study from the Urban Institute found that 80% of adults who received external information about the exchanges said insurance agents and brokers were more helpful than other resources.

As states begin to cull their Medicaid rolls, it's critical that those who have relied on the program over the last few years understand all the affordable health insurance options that remain available to them. Agents and brokers can ensure that they do.

Janet Trautwein is CEO of the National Association of Benefits a n d Insurance Professionals (nabip.org). This piece originally ran in the South Florida Sun Sentinel.

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STATEMENT FBNE2023-05217 Jacqueline G Rios, 3636 Edison Avenue #37, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Beautified Esthetics" 2717 Cottage Way Suite #8, Sacramento, CA 95825. Filed with the Clerk of Sacramento County July 11, 2023 Publish: August 4, 11, 18, 25, 2023

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Emily Christine Productions LLC, 4803 Windsong Street, Sacramento, CA 95834 is doing business under the Fictitious Business Name(s) "Emily Coyne Events" 4803 Windsong Street, Sacramento, CA 95834. Filed with the Clerk of Sacramento County July 28, 2023 Publish: August 25, Sept 1, 8, 15, 2023 EMILY 9-15-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-06022 Angelica Aiello, 8150 Monte Park Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Angelica's Auto Sales" 6385 Auburn Boulevard #B4. Citrus Heights, CA 95621. Filed with the Clerk of Sacramento County August 14, 2023

Publish: August 25, Sept 1, 8, 15, 2023 ANGELICA 9-15-23 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05735 CDLEW Business Services Inc., 5445 Madison Avenue, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "River City Business Services" 5445 Madison Avenue, Sacramento, CA 95841. Filed with the Clerk of Sacramento County August 3,2023

Publish: August 25, Sept 1, 8, 15, 2023 RIVER 9-15-23 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05979

Sacramento County August 2, 2023

Publish: August 25, Sept 1, 8, 15, 2023 SPEECHLESS 9-15-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05954 Monica Solis Laje, 3500 Bodega Court, Sacramento, CA 95864 is doing business under the Fictitious Business Name(s) "Five Star Early Learning Family Child Care" 3500 Bodega Court, Sacramento, CA 95864. Filed with the Clerk of Sacramento County August 11, 2023

Publish: August 25, Sept 1, 8, 15, 2023 FIVE 9-15-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05703

Nina Phomsouvandara, 6910 23rd Street, Sacramento, CA 95822 is doing business under the Fictitious Business Name(s) "Golden Auto Collision" 6910 Franklin Boulevard Suite 440, Sacramento, CA 95823, Filed with the Clerk of Sacramento County August 1, 2023 Publish: August 25, Sept 1, 8, 15, 2023

GOLDEN 9-15-23 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05849 Suong Nang Dang, 8505 Middlesax Way, Sacramento, CA 95828 is doing business under the Fictitious Business Name(s) "Kamei Eco Nail Spa" 607 Sutter Street Suite 105, Folsom, CA 95630. Filed with the Clerk of Sacramento County

August 7, 2023 Publish: August 25, Sept 1, 8, 15, 2023 9-15-23 KAMEI

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-06108 Zazai Family Corp, 2677 Giorno Way, El Dorado Hills, CA 95762 is doing business under the Fictitious Business Name(s) "City Wide Facility Solutions/ City Wide Facility/Solutions Sacramento" 2941 Sunrise Boulevard Suite 240, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County August 16, 2023

Publish: August 25, Sept 1, 8, 15, 2023 CITY 9-15-23

ORDER TO SHOW CAUSE CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV004110

Bei Wu has filed a petition with this court for a decree changing the name(s) of Bei Wu to Amelia Lee.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on September 19, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: July 5, 2023

#### Christopher E. Krueger, Judge of the Superior Court Publish: August 4, 11, 18, 25, 2023 BEI 8-25-23

ELW3 Enterprises LLC, 1401 21<sup>s</sup> Street Suite 6157, Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Significant Affairs" 1401 21<sup>st</sup> Street Suite 6157, Sacramento, CA 95811. Filed with the Clerk of Sacramento County July 12, 2023 Publish: August 4, 11, 18, 25, 2023

ELW3 8-25-23

### FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05369 Truist Medical & Behavioral Health Services, Inc., 6733 Pallazzo Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Truist PsychMD" 9245 Laguna Springs Drive Suite 200, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County July 18.2023

Publish: August 4, 11, 18, 25, 2023 8-25-23 TRUIST

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05376 Rentsa LLC, 10757 Bellone Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "rents4baby" 10757 Bellone Way, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County July 18, 2023

Publish: August 4, 11, 18, 25, 2023 RENTS 8-25-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05360 Jessica Rahbar, 3182 L Street, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "Epoxy Pro Services" 3182 L Street, Sacramento, CA 95816. Filed with the Clerk of Sacramento County July 17, 2023 Publish: August 4, 11, 18, 25, 2023 EPOXY 8-25-23

#### FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05544 Motorest Inc., 3401 Fulton Avenue, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Motorest" 3401 Fulton Avenue, Sacramento, CA 95821. Filed with the Clerk of Sacramento County July 25, 2023 Publish: August 4, 11, 18, 25, 2023 MOTOREST 8-25-23

#### FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05605 Ratko Omcikus, 5624 Whitney Avenue, Carmichael, CA 95608

is doing business under the Fictitious Business Name(s) "Nena Flooring" 5624 Whitney Avenue, Carmichael, 95608. Filed with the Clerk of Sacramento County July 27, 2023

Publish: August 4, 11, 18, 25, 2023 NENA 8-25-23

### FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05358 Haramain Inc., 646 El Camino Sacramento, CA Avenue, 95815 is doing business under the Fictitious Business Name(s) Market/Ideal "Ideal Halal Market" 646 El Camino Avenue, Sacramento, CA 95815. Filed with the Clerk of Sacramento County July 17, 2023 Publish: August 4, 11, 18, 25, 2023 IDEAL 8-25-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05563 Permanent Investment Network LLC., 4921 Bowman Oaks Way, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Permanent Investment Network LLC/Global Field Inspection Services, LLC" 4921 Bowman Oaks Way, Carmichael, CA 95608. Filed with the Clerk of Sacramento County July 26, 2023

Publish: August 4, 11, 18, 25, 2023 PERMANENT 8-25-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05622 Stroy Inc., 6133 W 4th Street, Rio Linda, CA 95673 is doing business under the Fictitious Business Name(s) "Binrenter. com" 6133 W 4<sup>th</sup> Street, Rio Linda, CA 95673. Filed with the Clerk of Sacramento County July 28.2023 Publish: August 11, 18, 25, Sept 1, 2023

BINRENTER 9-1-23 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05272 Alexander Alvarado, 14916 1/4 Inglewood Avenue, Lawndale, CA, 90260 is doing business under the Fictitious Business Name(s) "Bow's Chow Kitchen" 2108 N Street Suite #8492 Sacramento, CA 95816. Filed with the Clerk of Sacramento County July 13, 2023 Publish: August 11, 18, 25, Sept 1, 2023 BOWS 9-1-23

Publish: August 11, 18, 25, Sept 1, 2023 BLESSED 9-1-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05689 Monik LLC, 7893 Walerga 102, Antelope, Road Suite CA 95843 is doing business under the Fictitious Business Name(s) "Maza Halal Food" 7893 Walerga Road Suite 102, Antelope, CA 95843. Filed with the Clerk of Sacramento County August 1, 2023 Publish: August 11, 18, 25, Sept 1, 2023 MAZA 9-1-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05527 Maria Colamartino, 8133 Pollard Ave, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "MJ Wholesale" 8133 Pollard Ave. Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County July 24, 2023

Publish: August 11, 18, 25, Sept 1, 2023 MJ 9-1-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05729

Jesus Rios Courier LLC, 6837 Fair Oaks Boulevard #6, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Process Server of California/ CA Process Server" 6837 Fair Oaks Boulevard #7. Carmichael. CA 95608. Filed with the Clerk of Sacramento County August 2, 2023

Publish: August 11, 18, 25, Sept 1, 2023 PROCESS 9-1-23

#### FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05750 Jose Ramon Rodriquez, 5600 Rosario Boulevard, North Highlands, CA 95660 is doing business under the Fictitious Business Name(s) "Jrods Tow and Transport" 5600 Rosario Boulevard, North Highlands, CA 95660. Filed with the Clerk of Sacramento County August 3, 2023

Publish: August 11, 18, 25, Sept 1, 2023 JRODS 9-1-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05742 S. Justice Enterprises, Inc., 3916 Hovnanian Drive, Sacramento, CA 95834 is doing business under the Fictitious Business Name(s) "Scarlett Justice Properties" 3916 Hovnanian Drive, Sacramento, CA 95834. Filed with the Clerk of Sacramento County August 3, 2023 Publish: August 11, 18, 25, Sept 1, 2023

9-1-23 SCARLETT

o 4 Pizza Inc., 7195 Muriel Drive #218, Rancho Murieta, CA 95683 is doing business under the Fictitious Business Name(s) "Go 4 Pizza" 7195 Murieta Drive #218, Rancho Murieta, CA 95683. Filed with the Clerk of Sacramento County August 3, 2023

Publish: August 18, 25, Sept 1, 8, 2023 9-8-23 PIZZA

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05410

Yevheniy Shestakov, 5584 White Fir Way, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) "CARGOEXPERT". 5584 White Fir Way, Sacramento, CA 95841. Filed with the Clerk of Sacramento County July 19, 2023

Publish: August 18, 25, Sept 1, 8, 2023 CARGOEXPERT 9-8-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-05781 Vehicle Accident Reporting Solutions, 3442 Whitnor Court, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Vehicle Accident Repairing Solutions/ V.A.R.S". 3442 Whitnor Court, Sacramento, CA 95821. Filed with the Clerk of Sacramento County August 4, 2023 Publish: August 18, 25, Sept 1, 8, 2023

VEHICLE 9-8-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05672 Dmitriy Ozeruga, 7047 Cross Citrus Heights, CA Drive, 95610 are doing business under the Fictitious Business Name(s) "Principal Accounting & Bookkeeping". 7047 Cross Drive, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento

9-8-23

STATEMENT FBNF2023-05754 Nancy Fox and Matthew Fox, 9692 Kent Street, Elk Grove, CA 95624 are doing business under the Fictitious Business Name(s) "Coppertech". Gold Meadow Way, Gold River, CA 95670. Filed with the Clerk of Sacramento County August 3.2023

Publish: August 18, 25, Sept 1, 8, 2023 COPPERTĚCH 9-8-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05921

Golden State Price Inc., 5825 Auburn Boulevard Suite 3, Sacramento, CA 95841 is doing business under the Fictitious Business Name(s) Sacramento Furniture Store". 5825 Auburn Boulevard Suite 3, Sacramento, CA 95841. Filed with the Clerk of Sacramento County August 9.2023

Roman Mankovskiy, 6941 Brookhaven Way, Citrus Heights, CA 95621 is doing business under the Fictitious Business Name(s) "Nomad Construction Supplies" 6941 Brookhaven Way, Citrus Heights, CA 95621. Filed with the Clerk of Sacramento County August 11, 2023

Publish: August 25, Sept 1, 8, 15, 2023 NOMAD 9-15-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-06020 Spacecell LLC, 9777 Lincoln Village Drive, Sacramento, CA 95827 is doing business under the Fictitious Business Name(s) "Bukhara Restaurant and Market" 9777 Lincoln Village Drive, Sacramento, CA 95827 Filed with the Clerk of Sacramento County August 14, 2023

Publish: August 25, Sept 1, 8, 15, 2023 BUKARA 9-15-23

FICTITIOUS BUSINESS NAME

STATEMENT FBNF2023-06131 Eduardo Ceballos Perez, 7640 Auburn Boulevard #17, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Eddv's Beauty Salon" 7973 Auburn Boulevard, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County August 17, 2023

Publish: August 25, Sept 1, 8, 15, 2023 EDDYS 9-15-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05984

Patrick Kuenster, 5612 Beauregard Way, Orangevale, CA 95662 is doing business under the Fictitious Business Name(s) "Luto Catering" 5612 Beauregard Way, Orangevale, CA 95662. Filed with the Clerk of Sacramento County August 11.2023

Publish: August 25, Sept 1, 8, 15, 2023 LUTO 9-15-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05985 Fresh Kitchen Express Inc., 9501 Shadowrock Wav. Sacramento, CA 95624 is doing business under the Fictitious Business Name(s) "Moc Quan" 6035 Stockton Boulevard Suite A, Sacramento, CA 95824. Filed with the Clerk of Sacramento County August 11, 2023 Publish: August 25, Sept 1, 8, 15, 2023 MOC 9-15-23

FICTITIOUS BUSINESS NAME STATEMENT FBNF2023-05717 Mosetta Peppers, 5123 Engle Road, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Speechless Moments" 5123 Engle Road, Carmichael, CA 95608. Filed with the Clerk of

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005507

Brad Wilson has filed a petition with this court for a decree changing the name(s) of Zhenghe Zhang to Lyon Li Wilson.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 10, 2023, 9:00 a.m. in Department 54. located at 813 6th Street. Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: July 27, 2023 Christopher E. Krueger, Judge of the Superior Court

Publish: August 4, 11, 18, 25, 2023 ZHENGHE 8-25-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME

#23CV005413 Cherrie May Alejandro Masangya has filed a petition with this court for a decree changing the name(s) of Cherrie May Alejandro Masangya to

Cherrie May Tiburcio Alejandro. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 10, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: July 26, 2023 Christopher E. Krueger, Judge of

the Superior Court Publish: August 4, 11, 18, 25, 2023 CHERRIE 8-25-23 SUPERIOR COURT OF

CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005589

James Paul Spicer has filed a petition with this court for a decree changing the name(s) of James Paul Spicer to James Paul White

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 11, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: July 28, 2023 Christopher E. Krueger, Judge of

the Superior Court

County July 31, 2023 Publish: August 18, 25, Sept 1, 8, 2023

PRINCIPAL FICTITIOUS BUSINESS NAME



# **Get Weller Sooner**

Can you talk yourself out of being sick? Stan Munslow says you can. He has 12 powerful proven ways to speed and improve your recovery from illness or surgery. On POPPOFF Stan gave me the abbreviated version of what is in his book "Get Weller Sooner". He helped his own father beat 30% survival odds and fully recover fully from Stage 4 lymphoma. Take a look.

1. THE POWER OF YOUR MIND. The power of the mind-body connection is more profound and incredible than most people realize. /you are in charge of your healing. Recognize and call upon the power your thinking has upon your body's ability to heal and overall state of health.

2. THE POWER OF POSITIVE THINKING. Since your thinking strongly influences your body it's important to keep positive thoughts. Think only the best thoughts about your body and your healing and recovery. Think only the best thoughts, PERIOD.

**3. THEPOWER OF POSITIVE EXPECTATION.** Your expectations impact your health and healing to such a high degree that they drive virtually every medical outcome you will ever have. So expect the best regarding your body. Expect to heal. Expect to remain healthy thereafter.

4. THE POWER OF INNER STRENGTH. You need strength to fight and overcome your medical challenge. Know your inner strength is something that resides in all of us. Be strong simply by calling upon your inner strength. Know it will be there for you.

5. BECOMING THE PERFECT PATIENT. You reap what you sow. Be the perfect patient whom everyone likes and admires. Put out nothing but good, pleasant, friendly, positive and cooperative energy throughout your healing and recovery.

6. THE POWER OF LAUGHTER. Laughter is instrumental in the healing process. Using the power of the internet, access all the comedy you can in whatever tickles you most. Laugh yourself to a speedy recovery.

7. THE POWER OF MUSIC. The same goes for music. Make playlists of soothing, healing music and listen to them throughout your illness even under anesthesia. Music's healing power has been scientifically proven.

8. ТНЕ POWER O F AFFIRMATION. Repeating positive statements is used by many of the greats in all fields. Infuse their powerful healing energy into your being as often as possible.

9. THE POWER OF GOOD NUTRITION. You are what you eat. Every cell in your body is something you ate in the past seven years. Eat only real food. Think plants and lean meat.

**10. THE POWER OF MEDICINE.** Believe - deeply believe in the power of any medications prescribed for you. Know they will work for you and trust in your doctor's ability.

11. THE POWER OF PRAYER. Prayer works. Pray for your healing daily and bring together a prayer circle of friends and loved ones to pray for your rapid recovery.

12. THE POWER OF LOVE. Love is all powerful. A loving spirit is a healing spirit. To love much is to live well and to be well.

Check out "Get Weller Sooner" to optimize the mind-body connection for better health. STAY WELL!!!

# Sites Reservoir on Regulatory Fast Track

### Sites Proiect Authority News Release

MAXWELL, CA (MPG) - The Sites Project Authority would like to commend and thank Governor Gavin Newsom and the California State Legislature for working together to pass a critically important infrastructure streamlining package that will allow eligible projects certified by the Governor to use a streamlined approval process to get essential infrastructure into construction and operation for the benefit of all Californians. All seven of the Proposition 1 water storage projects are eligible, including the Sites Reservoir Project.

In May, Governor Newsom introduced proposals to streamline permitting and project review for critical infrastructure projects, like Sites Reservoir, that would help meet the state's needs to provide new, climate-resilient water supplies.

"We are grateful to Governor Newsom and the State Legislature for their leadership on such a challenging aspect of our regulatory process," said Jerry Brown, Executive Director of the Sites Project

Authority. "Their actions to incorporate these policy changes will expedite securing our water supplies to become more resilient to a changing climate. These actions strike the right balance-time saved and costs reduced for delivery of critically important water projects like Sites, while still providing our communities and environments proper safeguards.'

The passage of these critical legislative proposals adds even more momentum to the Sites Reservoir project, which is nearing key milestones, including a consideration of a water right permit by the State Water Resources Control Board and the certification of its Final Environmental Impact Report/ Statement.

Sites is an off-stream reservoir proposed north of the Sacramento-San Joaquin Delta, where it would provide unique water supply and environmental benefits during dry periods, especially during extended drought.

Additional information can be found at www.sitesproject.org or on Facebook and Twitter at @SitesProject.



# Thank A Veteran Today

A D V E R T I S I N G Legal Advertising Hotline 916-483-2299 Carmichael Times Adjudicated For and By the County of Sacramento, Adjudication No. 317294 – February 7, 1984 Rancho Cordova Independent Adjudicated For and By the County of Sacramento, Adjudication No. 195380 – September 18, 1969 Citrus Heights Messenger Adjudicated For and By the County of Sacramento, Adjudication No. 34-2020-00273535 – March 12, 2020 The Rio Linda News Adjudicated For and By the County of Sacramento, Adjudication No. 358073 – March 12, 2020 7144 Fair Oaks Blvd #5 Legal Advertising Fax 916-773-2999 Carmichael, CA 95608

# ORDER TO SHOW CAUSE CHANGE OF NAME

Publish: August 11, 18, 25, Sept 1, 2023 JAMES 9-1-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005717 Ahmad Farid Abrahimi has filed a petition with this court for a decree changing the name(s) of Mohammad Emran Abrahimi to filed a petition with this court for a decree changing the name(s) of Mohammad Nagib Jami Jami to Naqib Jami and Ahmad Raghib Jami to Raghib Jami.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 1, 2023, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

titled matter appear before this court on September 5, 2023, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: May 30, 2023 Richard K. Sueyoshi, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 MARCUS 9-1-23 SUPERIOR COURT OF

JEAN 9-15-23 SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE

CHANGE OF NAME #23CV006405 Kim Roberts Patricia AKA Patricia Kim Haley has filed a petition with this court for a decree changing the name(s) of Patricia Kim Roberts AKA Patricia Kim Haley to Patricia Kim Roberts Moseley.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 24, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the pe-tition for Change of Name should not be granted. Dated: August 9, 2023 Christopher E. Krueger, Judge of the Superior Court Publish: August 25, Sept 1, 8, 15, 2023 PATRICIA 9-15-23 SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE

very important actions, however, the executor will be required to give notice to interested persons unless they have waived notice or have 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 November 30, 2023, 9:00

Before taking certain very important actions, however, the executor will be required to give notice to interested persons unless they have waived notice or have 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.

Legal Advertising

A hearing on the petition will be held in this court as follows November 21, 2023, 9:00 129: Superior

Emran Abrahimi

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 12, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 1, 2023 Christopher E. Krueger, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 AHMAD 9-1-23

> SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005796

Corina Michelle Cristodore has filed a petition with this court for a decree changing the name(s) of Corina Michelle Cristodore to Corina Michelle Cahya.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 17, 2023, at 9:00 a.m. in Department 54. located at 813 6th Street. Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 2, 2023 Christopher E. Krueger, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 CORINA 9-1-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005828

Nghia Gia Dao has filed a petition with this court for a decree changing the name(s) of Nghia Gia Dao to Tony Dao.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 17, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 2, 2023 Christopher E. Krueger, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 NGHIA 9-1-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005713 Mohammad Naqib Jami Jami has Dated: August 1, 2023 Richard K. Sueyoshi, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 JAMI 9-1-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005565

Nellie Makovsky; AKA Nelya Makovskaya has filed a petition with this court for a decree changing the name(s) of Nellie Makovsky; AKÁ Nelya Makovskaya to Nellie Kandybenko.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 31, 2023, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: July 26, 2023 Richard K. Sueyoshi, Judge of the Superior Court Publish: August 11, 18, 25, Sept 1, 2023

#### NELLIE 9-1-23 SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV005714

Fazl Ahmad Ahmadi has filed a petition with this court for a decree changing the name(s) of Ahmad Sodais Ahmadi to Sodais Ahmadi and Ahmad Ozair Ahmadi to Ozair Ahmadi. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 1, 2023, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 1, 2023 Richard K. Sueyoshi, Judge of

the Superior Court Publish: August 11, 18, 25, Sept 1, 2023 AHMADI 9-1-23

#### SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV002411

Marcus Bernard Smith II has filed a petition with this court for a decree changing the name(s) of KALEIYAH MAKARA SMITH to Kaleiyah Makara Smith and MARCUS BERNARD SMITH III to Marcus Bernard Smith III. IT IS ORDERED that all persons interested in the above-enCALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME

#### #23CV005742

Asif Nazir has filed a petition with this court for a decree changing the name(s) of Mohd. Harrith Nazir to Mohammad Harris Nazir.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 12, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 1, 2023

Christopher E. Krueger, Judge of the Superior Court Publish: August 18, 25, Sept 1, 8, 2023 ASIF 9-8-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV006184 Rejino Cervantes Orbeta has filed a petition with this court for

a decree changing the name(s) of Rejino Cervantes Orbeta to Regino Cervantes Orbeta.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 8, 2023, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 8, 2023 Richard K. Sueyoshi, Judge of the Superior Court Publish August 18, 25, Sept 1, 8, 2023 REGINO 9-8-23

SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #23CV006752

Jean Marie Ogawa has filed a petition with this court for a decree changing the name(s) of Jean Marie Ogawa to Jeanie Marie Ogawa.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 25, 2023, at 9:00 a.m. in Department 54, located at 813 6th Street. Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted. Dated: August 15, 2023

Christopher E. Krueger, Judge of the Superior Court Publish: August 25, Sept 1, 8, 15, 2023

CHANGE OF NAME #23CV006318 Chelly Canyon and Sabrina

Garcia Canyon has filed a petition with this court for a decree changing the name(s) of Liam Ernest Canyon to Liam Ernest Sagar Canyon.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on November 14, 2023, 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

Dated: August 9, 2023 Richard K. Sueyoshi, Judge of the Superior Court Publish: August 25, Sept 1, 8, 15, 2023

CANYON 9-15-23

# NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN THOMAS LUKENS CASE NO. 23PR000722

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of John Thomas Lukens.

A Petition for Probate has been filed by James Lukens, in the Superior Court of California, County of Sacramento, requesting James Lukens be appointed personal representative(s) 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 executor to take many actions without obtaining court approval. Before taking certain

a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state vour objections or file written obiections 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 deceased, 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 interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Petitioner is: James Thomas Luken, 14 Myrtle Street 2nd Floor, White Plains, NY 10606; 916-712-4161 Publish: August 11, 18, 25, 2023 8-25-23 LUKENS

#### NOTICE OF PETITION TO ADMINISTER ESTATE OF LOIS SEILER

CASE NO. 23PR000595 To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Lois Seiler.

A Petition for Probate has been filed by Renee Ricci, in the Superior Court of California, County of Sacramento, requesting Renee Ricci be appointed as personal representative(s) 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 executor to take many actions without obtaining court approval.

a.m. in Dept Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written obiections 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 deceased, 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 interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Petitioner is: Renee Ricci, 8773 Noble Fir

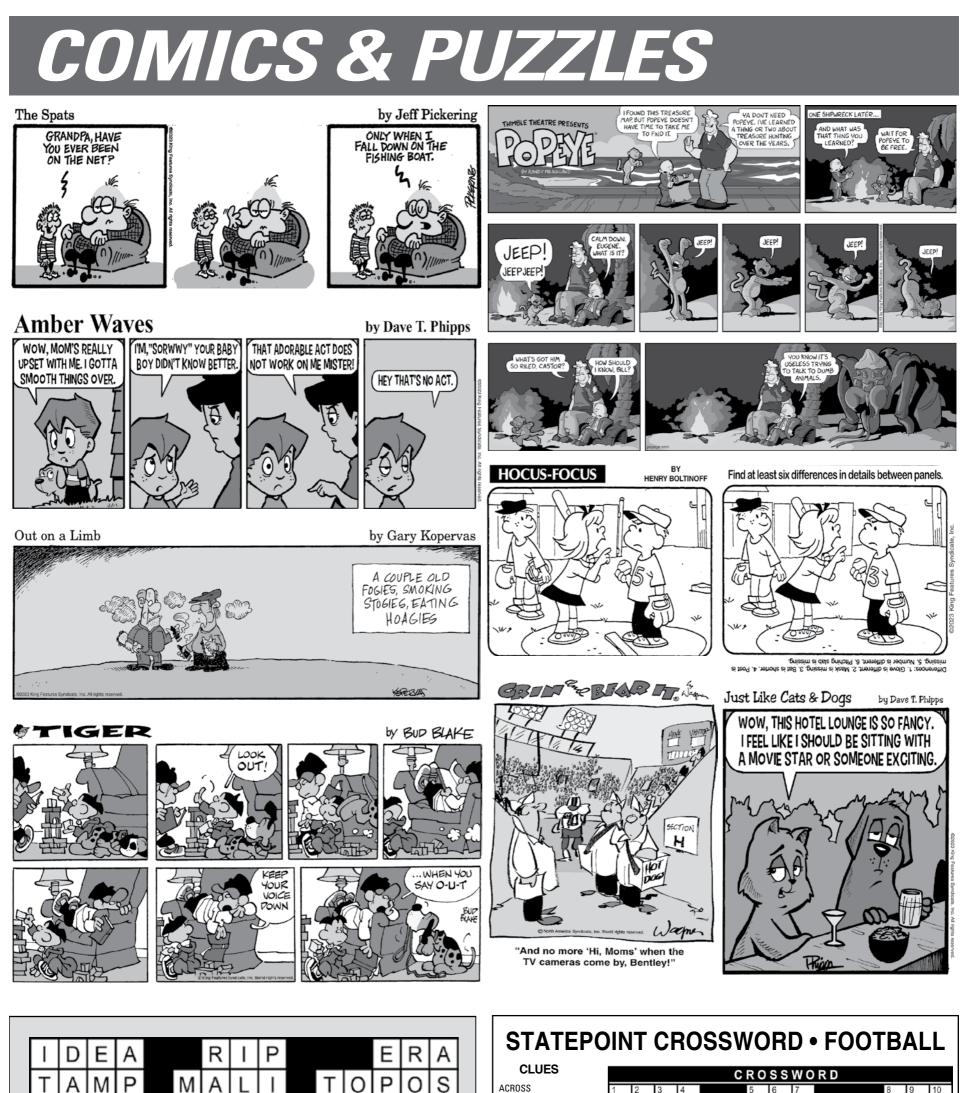
Lane, Elk Grove, CA 95758; 916-214-0730 Publish: August 18, 25, Sept 1, 2023

RICCO 9-1-23

# STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

#### STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

FILE NO. FBNF20232-05249 The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: Village Venue Rentals, 5210 Excelsior Road, Sacramento, CA 95827. Advancebay Inc., 5210 Excelsior Road, Sacramento, CA 95827. Fictitious The Business Statement was filed Name on 7/12/2023 in the County of Sacramento. Filed with the clerk Sacramento County: 7/12/2023. Publish: August 4, 11, 18, 25, 2023 VILLAGE 8-25-23





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# Sour and Soul Sourdough Aims to Lift the Spirit

### Story and photos by Thomas J. Sullivan

CITRUS HEIGHTS, CA (MPG) - It's 2 am and artisan baker Brandon Morgan rises to make the first of what will be 500 loaves of fresh sourdough bread each week. It's also time to check and nurse a sourdough starter for future batches and prepare some 600 pounds of bread flour for mixing.

Morgan is the owner of Sour and Soul Sourdough, a licensed home bakery in Citrus Heights which has become a popular seller at farmers markets throughout the Citrus Heights area since getting started just over three years ago.

He and Courtney, his former spouse, started their business together selling fresh bread and handmade gifts at the end of their driveway on 6929 Mariposa Avenue on Saturday as a friendly way to meet their neighbors and share their passion for making homemade sourdough bread.

At the time, they also had to contend with a toddler with a picky appetite who refused to consume anything but bread and milk. With some research to develop a recipe with the best ingredients possible, they started making sourdough bread rounds in an authentic and traditional way.

When their relationship ended, Morgan said he wanted to continue the business they both had created together.

Morgan, a former union ironworker, is passionate about his new career as an artisan bread maker and doesn't mind facing an early start to each day where he'll be busy carefully watching dough rise and gently kneading portions into what will become a 12-inch, two-pound round of sourdough bread. The process typically takes 40 hours to make a complete batch of bread from start to finish.



Farmers Market seller Tali Graff shows off some of the fresh bread made by Sour and Soul Baking Co.



Citrus Heights-based entrepreneur Brandon Morgan has made Sour and Soul Baking Co. a popular bread outlet at farmers markets in the area.

The hours and hours of trial and error, minor recipe changes, tinkering around with different individual baking techniques, learning to master bulk fermentation times, baking temperatures and the timing of dough mixing schedules all took time, Morgan said.

"I've learned to become a better baker," he said. "I'm dedicated to using the best ingredients possible, and I believe you can honestly taste the difference in each loaf of bread and muffins that I make."

Sour and Soul also offers pick-up and local delivery to its customers. Orders that are placed by 5 pm on Saturday are typically delivered on Sunday evening, he said.

"My former spouse and I first took a bold leap to join the Orangevale Farmers Market and offer our bread for sale," Morgan said. "We were thrilled to see so many people enjoying our bread for the first time just as much as we did," he said. Morgan started offering his bread, English muffins and cinnamon rolls at the Sunrise Mall Farmers Market in Citrus Heights.

Morgan relies on a crew of part-time staff which delivers his baked goods fresh from his Mariposa home to farmers markets throughout the local area just before they open.

"They're a great group to work with and are just as passionate about introducing customers to some of the most flavorful sourdough bread they'll ever find," Morgan said.

Sour and Soul bread choices include a regular traditional round (\$10.50) with white or whole wheat flour, made without filler and yeast and in Morgan's words, "nothing else but flour, water and a whole lot of love."

Customers may want to try a two-pound rosemary sourdough loaf, made with hand-picked fresh rosemary and generously sprinkled with rosemary sea salt. A popular seller is a roasted garlic sourdough loaf (\$12.50) which tends to sell out early.

"I roast whole garlic cloves in organic olive oil, and then when I am folding the dough I sprinkle these delicious chunks in the sourdough," Morgan said.

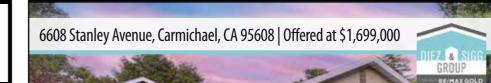
Sour and Soul also sells sourdough cinnamon rolls (\$10.50) with icing on the side and a package of six sourdough English Muffins - (\$10.50) made with A2 organic milk, farmers market honey and seasoned with Celtic sea salt.

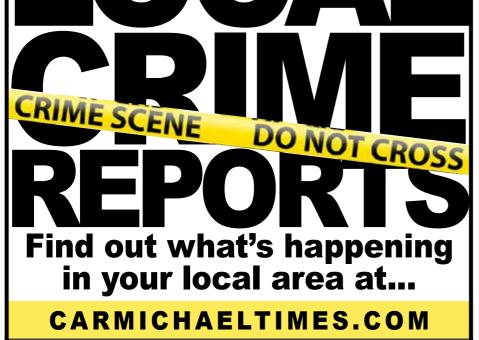
"I promise to stay committed to bringing the highest quality sourdough bread products to our customers, and I'm passionate about creating food that feeds your soul," she said.

Visit the Sour and Soul booth at the Orangevale Farmers Market on Thursday from 3 pm to 8 pm on 6826 Hazel Avenue, and the Sunrise Mall Market, every Saturday from 9am-1pm at 6041 Sunrise Boulevard in Citrus Heights.

On Sunday, the Sour and Soul booth moves to the Carmichael Farmers Market from 9 am to 2 pm at 5750 Grant Avenue in Carmichael.

For individual orders, visit Sour and Soul Bakery on the web at: https://sourandsoul. square.site/ Delivery orders must be placed by 5 pm on Saturday for delivery on Sunday evening.





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Custom designed & built in 2019, this stunning residence is nestled on a large private lot in Carmichael! Open-concept single-story floor plan w/ 3 bedrooms, 2.5 baths, plus a versatile office/possible fourth bedroom. Great room w/ kitchen/family combo boasts vaulted ceilings, a double-sided stone fireplace, & dual sets of French doors that open up to your own private oasis. Chef's kitchen is appointed w/ quartzite countertops, high-end stainless steel appliances, 2 farmhouse sinks, island w/ bar seating & much more! Bar area w/ wine fridge & formal dining & living rooms. The master retreat boasts 2 huge walk-in closets, his-&-her sinks, soaking tub & curbless shower. Entertain outdoors w/ 400 sq. ft. of covered outdoor living, outdoor kitchen, fireplace, sprawling green lawn, & sparkling pool/spa w/ a waterfall feature. Whole house fan, indoor laundry room, huge 3-car garage, basement suitable for a wine cellar, & mudroom. In-ground utilities in place for ADU. Minutes away from Ancil Hoffman Park, The American River, fabulous shops & restaurants



3988 Orval Way, Carmichael | \$778,500

nvestment property that will cash flow! This spacious 2,500 square foot house has 4 bedrooms and 3 full baths. This home has a separate living room, family room, and huge sunroom. The kitchen/dining combo offers plenty of storage space. Attached with a separate entrance is a 2 bedroom and one bath home. Each home has its own 2-car garage and backyard. Zoned Rd–10, it is possible to convert this home into a triplex. Great location with convenient access to freeways. Don't miss this opportunity!



#### 8178 Sundance Drive, Orangevale | \$585,000

in Orangevale. Step inside to a bright and airy floor plan with 4 bedrooms, 2.5 baths, and spacious living areas. The living/dining combo has vaulted ceilings and great natural lighting. The family room opens up to the private backvard and features a wood-burning fireplace. The updated kitchen is appointed with granite countertops and has plenty of storage space. The roomy master features vaulted ceilings and a step-in shower. Enjoy those long summer days ahead in the backyard with a sparkling pool, spa, and pergola.

This charming home is tucked away in a fantastic neighborhood | This charming 2 bedroom and 1 bath house has it all! A private European courtyard and well-landscaped front yard add to this home's great curb appeal. The dreamy kitchen features granite countertops, newer white cabinets, and a gas cooktop stove The dining/living room combo offers great natural lighting with expansive dual pane windows. Enjoy spacious bedrooms and a newly remolded bathroom. Newer laminate flooring throughout and an indoor laundry room. The large backvard with a tool shed and RV access provides ample space for a potential ADU!



3739 Orangerie Way, Carmichael | \$657,000 Fantastic Opportunity for multi-generational housing or an | This 3 bedroom and 2 bath home is tucked away in the heart o Carmichael. Updated kitchen with granite countertops, recessed lighting & a kitchen island! The open dining and living room has built-in glass shelving with paned doors & an 18-foot entertainment center. Recently installed luxury vinyl flooring, & newer HVAC system. The large pool was resurfaced in 2019 with lava rock & a cascading waterfall feature A stand-alone hot tub, 3 slides, and a diving board are surrounded by covered patios & greenery. Long driveway with partial covering, cement

pad for RV storage, & 2-car garage.



### 4400 E Nichols Avenue, Sacramento | \$397,000



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