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(L to R) Josephina Valdovinos, Hermilo Yzquierdo, Esmeralda Jasso and General Manager Kaylee Walker smile to West Sacramento as they invite them to visit Jimboy's Tacos.

Story and photos by Michele Townsend

WEST SACRAMENTO (MPG) - When the Jimboy's Tacos Corporation bought the property on the corner of Harbor Blvd. and West Capitol Avenue back in July of 2021, they were really excited to open a new restaurant in West Sacramento. They came in and began to build and decorate. However, like we hear time and time again, they ran into permitting problems with the City of West Sacramento. It took months to get them straightened away.

When Jimboy's was just about three weeks from being ready to open, in June of 2022, a fire was set allegedly by someone sleeping on the property. All plans came to a halt. They went from just waiting for the soda machine to arrive

to having a bunch of work to do... again. The Corporation was frustrated, but insurance stepped in and repairs were made.

Once the repairs were completed, inspected, and signed off, the Jimboy's company thought they were ready to go. However, they ran into another snag when the City of West Sacramento informed them that they had to reapply for their permits. This put Jimboy's opening day on hold again.

"The whole time we've been doing the work, we've

had people coming by asking when we were going to open" said Director of Operations, Joe Scroggins. "In fact we weren't quite ready to open. When the first person came, we didn't even have open signs, we just unlocked the door! We told her to go ahead and come in and it just kept coming and coming and coming" he said.

Joe said that his staff handled the incredible amount of people that have been there, like champs. "Most of them (the staff) are new"

he said, "But they did it so smoothly, you'd never know." Joe explained that Jimboy's will be open from 7am - 12am every day. They serve breakfast, but do not yet have the breakfast menus or signs to put up. They will have signs out as soon as they receive them.

While covering this story, a customer came in (did not want to include her name) and said that she is getting ready to move out of state and is so excited that they opened before she left. She explained how frustrated they were when the fire stopped the opening 18 months ago.

Jimboy's menu includes fish tacos, along with grilled chicken, steak, bean and carnitas tacos. In addition, they have taco burgers and many other items. Joe and the staff invited West Sacramento to come on in. They are looking forward to serving you! ★



Jimboy's is now open on the corner of West Capital Ave and Harbor Blvd.

Rental Law You Should Know

By Michele Townsend

WEST SACRAMENTO, CA (MPG) - With the housing shortage and the astronomical rent prices of current times, tenants find themselves afraid. They are afraid of getting evicted. By being afraid of eviction, tenants find themselves on edge that their landlord will find any reason to get rid of them so that he/she can raise the rent. In light of this, California Legislature passed the Tenant Protection Act 2023.

Though tenant-landlord laws are constantly changing, the Ca. Tenant Protection Act 2023 (AB 1482) introduced some basic framework changes that they believe will provide a better understanding of the rights and obligations for both the tenant and

the landlord. AB 1482 has had a significant impact on the rental market, as now landlords must carefully consider their policies on their rental prices, including raising the rent, and on their eviction policies.

AB 1482 includes an annual cap on rent increases. Under AB 1482 landlords cannot increase the rent by more than 5%, plus the local rate of inflation, or 10%, whichever is lower. This applies only to properties that are at least 15 years old and not subject to certain other rent control ordinances. However, landlords have already figured out how to deal with that, as the landlord to a local complex increased the rent in December 2023, and then again in January 2024. Sacramento has the Sacramento Tenant

Protection and Relief Act that covers rental housing in the city built after 1995. This law prevents excessive year-to-year rent hikes and also requires landlords to justify raising rental prices.

Just Cause Evictions are another change made by AB 1482. Landlords are now required to have a valid reason, or "just cause", for evicting the tenant. Acceptable just cause reasons include nonpayment of rent, refusal to allow lawful entry, refusal to sign a new, similar lease agreement, violation of lease terms, and engaging in illegal activity on the property. It doesn't specify what illegal activity. There are certain exemptions to this for owner occupied duplexes, single family homes and certain other properties.

The law establishes

specific eviction notice requirements. Tenants that have resided in the property for less than one year must be given a 30 notice. For tenancies that last longer than a year, a 60-day notice is required. This is believed to ensure tenants have sufficient time to find alternative arrangements.

Breaking the lease by a tenant (moving out early) can legally occur with no penalty under the following circumstances: Early termination clause, Active military duty, Uninhabitable unit, Landlord harassment. In addition, landlords cannot keep the full security deposit because a tenant broke their lease. Landlords can make deductions for damages (including cleaning fees) or unpaid rent, but the rest must be returned.

Continued on page 2

Yolo County OES Seeks Public Input on Emergency Operations Plan

Yolo County News Release

WOODLAND, CA (MPG) - The Yolo County Office of Emergency Services is inviting Yolo County residents to provide input on the Yolo County Emergency Operations Plan (EOP) to contribute to the establishment of an emergency management organization. The Emergency Operations Plan assigns functions and tasks in accordance with California's Standardized Emergency Management System and the National Incident Management System.

In 2024, the county completed an update to its Emergency Operations Plan. The plan outlines the county's planned response to extraordinary emergencies and major incidents related to natural, technological, and human-caused emergencies or disasters within or affecting Yolo County. While not designed to cover every possible scenario, the Plan focuses on possible major incidents and provides guidelines for the county's response. It serves as the primary guide for the county's response, management, and recovery from real or potential emergencies and disasters within its designated geographic boundaries. The plan details approaches for conducting emergency operations, functional-based emergency planning and response utilizing whole community strategies, inclusion of culturally diverse populations and individuals with disabilities, access and functional needs, and continuity of government during an emergency or disaster.

As part of the Yolo County Emergency Operations Plan update, residents are encouraged to share their input by reviewing the plan online at www.YoloCounty.org/OES, scanning the provided QR code for virtual access, or by requesting a hard copy.

Residents can submit all comments to OES@YoloCounty.org. All comments must be received by the Office of Emergency Services by March 1, 2024.

For further information, feel welcome to contact the Yolo County Office of Emergency Services at (530) 406-4930 or by email OES@YoloCounty.org ★



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Reducing Recidivism Focus of League's Event

League of Women Voters of Woodland News Release

YOLO COUNTY, CA (MPG) - At a time when concerns about crime are rising, Yolo County is at the forefront of others across California in developing programs, partnerships, and services to reduce recidivism, the tendency of someone convicted of a crime to reoffend.

On Tuesday, Feb. 13, the League of Women Voters of Woodland will host its State of the Community luncheon featuring members of the county's Community Corrections Partnership (CCP) discussing their goals and achievements toward reducing recidivism.

The luncheon, catered by Cracchiolo's, will take place from 11:30 a.m. to 1:00 p.m. in the atrium of Yolo County's Erwin Meier Administration building at 625 Court Street, Woodland.

During the luncheon, representatives from the District Attorney, Health and Human Services, Probation, Public Defender, and Sheriff

agencies will describe their work collaborating on the CCP, the governing body responsible for developing and submitting public safety realignment implementation recommendations to the Board of Supervisors.

The partnership takes an active and collaborative role in reforming existing corrections practices by emphasizing the importance of evidence-based practices and cost-effective strategies.

"A priority of the Community Corrections Partnership is to increase the public's understanding of the criminal justice system and our role in that system," said Yolo County Chief Probation Officer Dan Fruchtenicht who serves as the chair of the CCP.

"We are grateful to the League of Women Voters for providing us a forum to highlight the work of the CCP and to receive community input to further our mission of protecting the public by holding individuals accountable and providing opportunities that support victim and community restoration,

offender rehabilitation and successful reintegration," Fruchtenicht added.

Through the use of Public Safety Realignment funding, the CCP supports a number of programs to reduce recidivism, divert individuals from the criminal justice system and restore victims.

Fruchtenicht stated that the Partnership has a vested interest in tracking and analyzing the outcomes from these expenditures to ensure its programs and services are working as anticipated and are cost-effective.

To view the breadth of CCP-supported programs and their outcomes, visit www.YoloCounty.org/CCP and select Program Summaries.

More information about ticket prices and sponsorship opportunities are available at the League's website: <https://my.lwv.org/california/woodland>.

The League of Women Voters is a non-partisan organization dedicated to voter education and empowering citizens to shape better communities worldwide. ★

Automobile Museum Opens New Exhibit: Rucas y Carruchas



One of the featured cars in the new exhibit. Photo courtesy of the California Automobile Museum

California Automobile Museum News Release

SACRAMENTO, CA (MPG) - The California Automobile Museum is proud to announce the opening of our new exhibit "Rucas y Carruchas: Ladies in Lowriding" on Saturday, January 20!

This new exhibit, spearheaded by our Exhibits Manager, ShaVolla Rodriguez, will focus on Lowriders, the Lowrider and Chicana cultures, and the women who have taken their places as

owners, builders, designers and drivers of these beautiful vehicles.

"Lowrider describes both the car and the owner all at once, both individually and combined. Invested monetarily, emotionally and even spiritually, the Lowrider as a person is so deeply devoted to the craft, the culture and their vehicle, that they become one with their car. Likewise, the car is an extension of their owner, and much more than a vehicle, the car is anthropomorphized into a being that is the recipient, like a

lover, of the owner's hard-earned money, attention and affection. The car is showered with fine clothing and jewelry, polished and caressed, gazed upon for hours, dressed up outside, inside, and underneath, and taken out to show to the world how much has been invested into their Ranfla. The Lowrider is a person, a car, a culture, a lifestyle, a fellowship, even a religion, all in one word. An extension of oneself, of the barrio, of Chicanismo; to Lowriders, Lowriding is life." ★

-Professor Patrick Fontes

Rental Law You Should Know

Continued from page 1

The landlord must provide an itemized list of what any part of the deposit was kept for.

Responsibilities for tenants include keeping the place clean and sanitary and notifying the Landlord if something needs repair. Landlords are allowed to do

annual or bi-annual inspections, but only if they are doing it to all units. Tenant is required to pay rent in a timely manner. There is no mandatory grace period. Rent is late, the day after it is due. There is no limit on the late fee except it must be reasonable. Landlords must accept at least one

form of payment besides cash or electronic funds transfer. Rent receipts must be given upon request.

A couple more things to know are that landlords are not required to do a "walk through" to note existing damages, prior to renting. It is the tenant's responsibility to request this in order

to protect themselves upon their leaving. When a repair needs to be made, a tenant must provide that request in writing to the landlord, who then has 21 days to complete that repair. Lastly, Landlords are not allowed to threaten to evict you. The beautiful thing about Rights, is that everybody

has them.

Landlords are responsible to provide adequate weather proofing, hot and cold running water, heat, a good electrical system throughout the property and sanitary conditions, including no infestations.

There are many more laws that are much more

specific to all issues. If you ever have problems with your tenant or landlord you can seek help through a real estate lawyer or go online to https://calcivilrights.ca.gov/wp-content/uploads/sites/32/2022/09/Know-Your-Housing-Rights_Fact-Sheet_ENG.pdf ★

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-Norma Alcala, City Council Member

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Disney's Beloved "Finding Nemo" Gets a Junior Makeover



Family favorite movie "Finding Nemo" in musical form. Photo by Joshua Wheeler

Woodland Opera House News Release

Qualitees Screen Printing presents Disney's Finding Nemo, JR.

Disney's Finding Nemo, JR. is a musical adaptation of the beloved 2003 Pixar movie "Finding Nemo," with new music by award-winning songwriting team Kristen Anderson-Lopez and Robert Lopez. Marlin, an anxious and over-protective clownfish, lives in the Great Barrier Reef with his kid, Nemo, who longs to explore the world beyond their anemone home. But when Nemo is captured and taken to Sydney, Marlin faces his fears and sets off on an epic adventure across the ocean. With the help of lovable characters such as optimistic Dory, laid-back sea turtle Crush, and the supportive Tank Gang, Marlin and Nemo

both overcome challenges on their journey to find each other and themselves. Featuring memorable songs such as "Just Keep Swimming," "Fish Are Friends Not Food," and "Go with the Flow," Finding Nemo, JR. brings a vibrant underwater world to life on stage in a story full of family, friendship, and adventure.

Suitable for most children. Content Advisory: Family loss, scary moments. Performances are on Friday 2/16 at 7:00 p.m., Saturday 2/17 at 2:00 p.m. and 7:00 p.m., and on Sunday 2/18 at 2:00 p.m. All seating is reserved, ticket prices are \$16 for Adults, \$8 for Children under 17. Balcony pricing is Adults \$10, and Children \$5.

Woodland Opera House is located at 340 Second Street, Woodland, CA 95695.

Purchase tickets online at www.WoodlandOperaHouse.Org and at the Box Office (530) 666-9617. Located at 340 Second Street, Box Office hours are: Tuesday – Thursday from 10:00 a.m. to 5:00 p.m., and Friday from 10:00 a.m. to 1:00 p.m. and 2:00 p.m. to 5:00 p.m. The Box Office is open two hours prior to each performance on weekends.

DISNEY'S FINDING NEMO, JR. is presented through special arrangement with Music Theatre International (MTI). All authorized performance materials are also supplied by MTI. www.MTIShows.com

Book, Music and Lyrics by Kristen Anderson-Lopez and Robert Lopez.

Book Adapted by Lindsay Anderson.

Music and Orchestrations Adapted and Arranged by Myrna Conn. ★

Library Offers Child and Family Events in February

By MPG Staff

The Turner Library offers many Child and Family programs in the month of February.

Bilingual Russian Storytime/Двухязычный русский Storytime—Children ages 0 to 5 and their parents/caregivers are invited to join us for stories, songs, movement, rhymes, and finger-plays in Russian and English.

Craft-a-Card: Share the love with handmade cards! Use stamps, stickers, glitter, and more to create cards for the special people in your life. All materials provided. Small children must be supervised by their responsible adult.

Family Movie: Join us for a family-friendly movie on the big screen and enjoy some free popcorn! Rated G

Family Storytime: Join us every Monday for stories, songs, and fun! All families welcome — best for ages 1-5. Enjoy fun stories, songs, rhymes, and movement in English and Spanish.

Hug-a-bye Baby: Sing and play with us every Tuesday at this lap-sit program for babies & their caregivers.

Lego Block Party: We provide the bricks; you bring your imagination! Best for children 6-12. Young children must be supervised by their responsible adult.

Wiggle Wednesday: Get the wiggles out at this weekly music and

movement program! All families welcome — best for children ages 1-5.

Teen Anime Club: Join us in the Teen Room for an evening of anime. For teens ages 13-18.

Book Club: Join us for our monthly book club meeting! At this meeting, we will be discussing *How Much of These Hills is Gold* by C. Pam Zhang.

Book Sale: Stock up on gently used books, magazines, DVDs, and more at the Friends of the Library book sale in the lobby.

English Conversation Group: Join us in conversing and improving your English in a fun and relaxed way with the aid of a group facilitator. No registration is required. Drop-in visitors are always welcome.

Friends of the Library: Want to support your library and make a difference in your community? Join the West Sacramento Friends of the Library at their monthly meeting to learn how to get involved! WSFOL is a 501(c)(3) organization dedicated to serving the West Sacramento community by supporting library programs and services. Learn more at wsfol.org.

Maker Monday: Join us every Monday as we craft and draw together! Have fun and connect with others as we encourage each other's creativity. Bring your own project to work on or use supplies provided by the library. All skill levels welcome.

Maker Monday is intended for adults.

Savvy Saver: Tips When You're on a Budget: Join us for a presentation by SAFE's Financial Wellness Team to learn how to become a Savvy Saver as they provide tips to cut spending, save on everyday purchases, and increase your savings!

Securing Social Security: Join us for a presentation by SAFE's Financial Wellness Team to understand the role your Social Security benefits can play in your financial future.

Spanish Conversation Group: Looking to practice and improve your conversational Spanish? Join us weekly to practice Spanish in a relaxed way with the help of a group facilitator. Drop-in visitors always welcome.

Tax Help by Appointment: Free basic tax return help for qualified individuals. Call 211 to make an appointment. Tax help is provided by IRS trained volunteers through the Volunteer Income Tax Assistance program. Library staff cannot help you with your taxes.

Yoga at the Library: Come relax your mind and body with our weekly yoga class led by certified instructor Maria Betts. Be sure to bring a mat and bottled water and wear comfortable athletic clothing. Beginners welcome!

Turner Library is located at 1212 Merkley Avenue, West Sacramento. ★

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Yolo County Elections to Host Voter Education and Outreach Workshops

Social Security Matters

Will Withdrawing from 401(k) Affect My Social Security?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: My full retirement age (FRA) is 66 and 8 months, which I'll reach in September 2024. I'm still working 3 days a week. I want to cash in my 401K and want to know if I have to wait until my FRA for IRS purposes or can cash it in anytime in 2024. I don't want to affect my Social Security or end up paying taxes on my benefits. **Signed: Seeking to Avoid Taxes**

Dear Seeking: We're not experts on IRS matters here at the AMAC Foundation so I can't address 401(k) questions, but we can provide information on your Social Security circumstances and how 401(k) withdrawals may affect your SS. I assume from your question that you are now receiving early Social Security and wish to avoid any tax consequences thereto by cashing in your 401(k), as well as from working. Here's what you need to know:

- Since you will reach your full retirement age (FRA) in 2024, your 2024 work earnings limit will be \$59,520 up to the month you reach FRA. If you were born in January 1958, you'll attain FRA in September 2024. After you have reached your FRA there is no longer a Social Security limit to how much you can earn from working, so your work earnings thereafter

will not affect your monthly Social Security benefit regardless of how much you earn. If your part time work between January and August 2024 won't put you over the \$59,520 limit, your work earnings will not negatively affect your gross monthly Social Security benefit.

- Assuming you are on Medicare, the premium for which is deducted from your Social Security payment, withdrawals from your 401(k) might affect your net monthly Social Security payment in two years hence. Medicare premiums are based upon your combined income from all sources, including 50% of the SS benefits you received during the tax year. If your 401(k) withdrawal(s) put you over an income threshold for your tax filing status, you may be required to pay an "IRMAA" (Income Related Monthly Adjustment Amount) on top of the standard Medicare premium. That IRMAA supplement would be deducted from your Social Security, which would affect the net amount of your Social Security payment. Your Medicare premium for each coming year is determined by your combined income from two years prior, so if you "cash in" your 401(K) in 2024, it would affect your net Social Security payments in 2026.
- Whether you will pay income tax on your Social Security benefits is determined by your combined income from everywhere, which the IRS calls your "Modified Adjusted Gross Income" or "MAGI." MAGI is your income from all sources (except ROTH IRA withdrawals) and includes half of the SS benefits you received during the tax year. If you file your taxes as a single, and your

MAGI is over \$25,000 – or if you file your taxes as "married-jointly" and your MAGI is over \$32,000 – then 50% of the Social Security benefits received during the tax year becomes part of your overall income taxed by the IRS (at your normal IRS tax rate). But if your MAGI as a single filer is more than \$34,000 – or as a married/jointly filer over \$44,000 – then up to 85% of the SS benefits received during the tax year becomes part of your overall income taxed by the IRS.

So, to recap:

1. Your part time work earnings in 2024 won't affect your monthly Social Security benefit, unless your 2024 work earnings prior to September 2024 exceed \$59,520.
2. Depending on the amount of your 401(k) withdrawals, your 2026 net Social Security payments may be impacted by Medicare's IRMAA provision. But your 401(k) withdrawals will not affect your gross Social Security payments.
3. Depending on the amount of your 401(k) withdrawals, some of the Social Security benefits received during the 2024 tax year will likely be subject to income tax. That is, if your annual total income, including your 401(k) withdrawals, exceeds the MAGI thresholds described above.

This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). To submit a question, visit our website (amacfoundation.org/programs/social-security-advisory) or email us at ssadvisor@amacfoundation.org. ★

Yolo County News Release

WOODLAND, CA (MPG) - Yolo County Elections will conduct Voter Education and Outreach Workshops for the March 5, 2024, Presidential Primary Election, beginning Monday, February 5, 2024, and continuing to Thursday, February 8, 2024, to increase accessibility and participation of eligible voters with disabilities and with limited English proficiency. The workshops will be held via Zoom (log-in information available here: <https://www.yoloelections.org/get-involved/>)

voter-education-and-outreach-workshops) from 6:00 to 7:00 p.m. following the schedule below:

- Monday, February 5, 2024 (bilingual English/Spanish)
- Tuesday, February 6, 2024 (bilingual English/Chinese & English/Korean)
- Wednesday, February 7, 2024 (bilingual English/Punjabi & English/Russian)
- Thursday, February 8, 2024 (Access to Voting – with ASL interpreter)

Interpreters for each scheduled language will be available during the workshop. Additionally, translated workshop

agendas will also be displayed during the meeting. "Yolo County Elections looks forward to hosting these Voter Education and Outreach workshops – in a continued effort to increase accessibility and participation among eligible voters with limited English proficiency and voters with disabilities," said Jesse Salinas, Yolo County Assessor/Clerk-Recorder/Registrar of Voters. For more information, visit: <http://www.yoloelections.org>. For all Vote Center, Mobile Vote Center and Ballot Drop Box locations for the upcoming election visit: https://www.yoloelections.org/voting/polling_place ★

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INVITATION TO BID

Sealed proposals will be received and submitted electronically through the City's Procurement system at <https://procurement.opengov.com/portal/cityofwestsacramento> until 2:00 P.M. **local time on Friday, February 23, 2024**, at which time and place they will be posted and available for public review for the:

COMMUNITY PARK BUILDING FASCIA AND RAIN GUTTER REMOVAL AND REPLACEMENT PROJECT

The following invitation for bid involves all design, engineering, labor and materials for the:

COMMUNITY PARK BUILDING FASCIA AND RAIN GUTTER REMOVAL AND REPLACEMENT PROJECT

TENTATIVE CITY SCHEDULE:

Bid Publication		January 26, 2024
Pre-Bid Site Meeting		February 6, 2024
Cutoff for Pre-Bid RFIs	no later than	5 P.M. February 14, 2024
Bids Due / Bid Opening	no later than	2 P.M. February 23, 2024
Award of Contract		April 10, 2024

Non-Mandatory Pre-Bid Site Meeting: Bridgeway Lakes Community Park, 3650 Southport Parkway, West Sacramento, CA 95691

This is not a Federal Aid project.

1. **Completion of Work:** All work shall be completed within (23) working days from the date designated on the Notice to Proceed. Work shall be performed in the month of May 2024. Work to occur Monday through Friday between the hours of 7 A. M. to 5:00 P.M.
2. **Obtaining Contract Documents:** Contract documents and plans are available for downloading free of charge through the City's Procurement system at <https://procurement.opengov.com/portal/cityofwestsacramento>.
3. **Questions:** Project-specific questions must be submitted through the City's Procurement systems at <https://procurement.opengov.com/portal/cityofwestsacramento>. The City will post responses to Bidder questions through the Procurement system. The cutoff date for submittal of questions is February 14, 2024, by 5:00 P.M. local time.
4. **Submission of Proposals:** All proposals must be submitted not later than the date and time prescribed. The Bidder is wholly responsible to ensure its Bid is submitted on the date and at the time and place designated for the opening of bids. Any Bid received after the time and date specified shall not be considered. Any Bid may be withdrawn prior to the scheduled time for opening bids.

Each Bid must conform and be responsive to this notice and shall be made on the official proposal forms furnished with the Contract Documents.

5. **Bid Security:** Each proposal must be accompanied by a Bid Security in the form of a cashier's check, certified check, or Bid bond executed on the prescribed form, in an amount not less than ten percent (10%) of the total Bid price payable to the City of West Sacramento.

Bidders are hereby notified that in accordance with the provisions of Public Contract Code section 22300, securities may be substituted for any monies which the City may withhold pursuant to the terms of this Contract to ensure performance.

6. **Construction License:** Bidder must possess a current B and C39 Contractor's License issued by the State of California, at the time the Bid is submitted.
7. **Contractor Registration:** All Bidders, and Subcontractors subject to Public Contract Code section 4104, must have registered with the California State Department of Industrial Relations pursuant to Labor Code section 1725.5 prior to submitting a bid. Furthermore, a Contractor, and all Subcontractors subject to Public Contract Code section 4104, must be registered pursuant to Labor Code section 1725.5 before entering into a contract to work on a public project.
8. **Preconstruction Conference:** A preconstruction conference will be convened after the Contractor has delivered the necessary bonds, insurance certificates, and signed agreement in proper form as required in the invitation to bid, Bid proposal, and general conditions of these specifications. Prior to any work, the Contractor shall provide the Engineer with a list of key personnel assigned to the project and the telephone numbers where they may be reached at any time. The list shall be made available in sufficient copies and presented at the preconstruction conference.
9. **Award:** The award shall be made to the lowest responsible Bidder whose proposal complies with the specified requirements. The award of the Contract will be made by the West Sacramento City Council, and the Contractor shall execute the Contract within ten (10) days after it has received the Contract from the City. The City reserves the right to waive any irregularity in the proposals. No Bid may be withdrawn for a period of sixty (60) days after the opening of bids.
10. **Rejection of Bids:** The City reserves the right to reject any and all bids, or to waive immaterial irregularities in any bid. Any Bid not conforming to the intent and purpose of the Contract Documents may be rejected. The City reserves the right to make all awards in the best interest of the City.
11. **Disqualification of Bidder:** If there is a reason to believe that collusion exists among any Bidders, none of the bids of the participants in such collusion will be considered and the City may likewise elect to reject all bids received.
12. **Relief of Bidder:** Attention is directed to the provisions of Public Contracts Code section 5101 and the following, concerning relief of Bidders and in particular to the requirements therein that if the Bidder claims a mistake was made in its bid, the Bidder shall give the City written notice, within five (5) days after the opening of bids of the alleged mistake, specifying in the notice, in detail, how the mistake occurred.
13. **Wage Rates:** Bidders are hereby notified that the California Department of Industrial Relations has determined the general prevailing rate of wages for each craft, classification, or type of worker needed to execute the work. Copies of the current schedules for prevailing wages are on file in the City's office, and the contents of those schedules are included herein as if set forth in full.

It shall be mandatory for the Contractor and any Subcontractor under it to pay not less than the said specified rates to laborers and workmen employed by them in the execution of the Contract.

14. **Bonds:** The successful Bidder will be required to furnish a payment bond in an amount equal to one hundred percent (100%) of the Contract price, and a faithful performance bond in an amount equal to one hundred percent (100%) of the Contract price.

By: Chris Surawski, Project Manager

Date: 1/26/24

CHURCH DIRECTORY



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Worship 11 a.m.
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New Seasons Church
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Sunday Service 9:30 a.m.
 2124 Michigan Blvd.,
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 (916) 265-4025
 pastorron@newseasons.ws.com
 www.newseasons.ws.com

Trinity Presbyterian Church
 1500 Park Blvd. W. Sacramento
 (916) 371-5875
 www.TrinityWestSac.org
 info@trinitywestsac.org
Pastor Jamie Crook
 Spanish Ministry Pastor: **Miryam Osorio**
Sunday Worship Services:
10 a.m. Blended/Traditional
Noon Spanish Language

West Sacramento Baptist Church
Sun. School - 9:30 a.m.
Sun. Worship - 11 a.m.
 Wed. Prayer Meeting
 & Bible Study - 6:30 p.m.
 2124 Michigan Blvd.
 (916) 371-2111

Our Lady of Grace Catholic Church
 911 Park Blvd, West Sacramento
 Office: (916) 371-4814
Fr. Mathew Rappu, Pastor
Mass: Mon, Tues, Wed 8:30 a.m.
Fri 8:30 a.m. at OLG school during school year
Sat: 5:30 p.m. vigil, Sun: 9 a.m., 11 a.m.

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 (916) 374-9177
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Meditation: 10:30 am
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Rev. Rick Harrell
 www.csasacramento.org
 revrick@csasacramento.org



Violent Retail Theft Conviction Sentenced to 3 Years in Prison

Yolo County District Attorney News Release

WOODLAND, CA (MPG) - Today, Traireese Jones, a 28-year-old West Sacramento resident, was sentenced to 3 years in state prison for Second Degree robbery with personal use of a deadly weapon and assault with a deadly weapon committed during an act of retail theft. Jones was also convicted of a felony Conspiracy to Commit a Theft, Failure to Appear; Commission of a Felony while on Own Recognizance; and admitted several aggravating circumstances.

These convictions stem from Jones' brazen and violent conduct on September 9, 2022, at a West Sacramento Raley's. On that date, at around 10:00 a.m., West Sacramento Police Department officers were dispatched for a reported

robbery. Upon arrival, officers contacted the store's loss prevention employee who had a visible laceration to his forehead and was bleeding profusely. He explained that he had tried to prevent Jones from stealing from the store by asking her to stop, he followed her as she exited the store, and tried to grab the handle of the store's basket she was carrying full of merchandise. In response, Jones raised a large, heavy, glass-candle she had stolen from the store and struck the employee in the face, causing significant injury, at which point the employee to let go of the basket. Jones then picked up the stolen items that had fallen out of the basket during the robbery and fled the scene. The entire incident was captured on the store's surveillance video.

Jones fled to a nearby motel, where she was later contacted and admitted she did not intend to pay for

items when she went into the Raley's. She also stated that she did not believe the loss prevention officer should have tried to stop her from stealing the items.

Jones was released from jail soon after her arrest and later failed to appear for her scheduled hearing. She was arrested in Sacramento County, after reportedly stealing from another retailer, and returned to Yolo County. After pleading to all charges, Jones asked the Court to make an unusual case finding and grant her probation. The Honorable Samuel T. McAdam declined, citing to Jones' criminal history and the danger she poses to public safety.

Yolo County District Attorney Jeff Reisig stated, "We take retail theft very seriously in Yolo County especially when store employees are physically harmed during the performance of their jobs." ★

Crime Reports WEST SACRAMENTO



- 1-17-24 RICHARD BELTRAM Arrested for two warrants after Police saw him allegedly driving with no rear license plate.
- 1-18-24 MARK HOLLON Arrested for a warrant after Police were dispatched to Walmart for a trespasser.
- 1-18-24 MARCUS CARPENTER Arrested for a warrant after being recognized by Police.
- 1-18-24 VICTOR VOROUKOUAMANH Arrested for Disorderly conduct: under influence of drug and Possession of unlawful paraphernalia after Police were dispatched for a subject causing a traffic hazard.
- 1-18-24 ZACKERIA DREW Arrested for Possession of a stolen vehicle and Possession of unlawful paraphernalia after Police received a call regarding a collision between a vehicle and a motorcycle.
- 1-19-24 TRAVIS TAYLOR Arrested for making frivolous phone calls and texts to 911 after Dispatch received over thirty containing links to FBI website from a cell phone.
- 1-19-24 DELENA THOMPSON Arrested for Burglary and Grand theft.
- 1-20-24 SORN CHEAN Arrested for Carrying a concealed dirk or dagger, Possession of unlawful paraphernalia and Probation violation.
- 1-20-24 BAMBI ZARAGOZA Arrested for a warrant.
- 1-20-24 HEATHER BOND Arrested for Disorderly conduct: Alcohol, Battery on a Peace Officer and Obstruction. Bond had been arrested and while at the Police Department, the Officer allegedly tried to cuff Bond to a stationary bench in order to complete paperwork, when Bond pulled free, laid on bench and kicked officer in the chest.
- 1-21-24 XAVIER EDWARDS Arrested for DUI Alcohol after running out of gas when leaving from fishing.
- 1-21-24 MARIANO JARAMILLO Arrested for warrant after Police responded to a call regarding two male subjects possibly syphoning gas.
- 1-22-24 REY GODINA Arrested for a warrant after flagging down Police, telling them that he missed his court date and asked if he had a warrant. He did.
- 1-23-24 MILES FUCHS Arrested for Disorderly conduct: Alcohol after Police were dispatched to an apartment complex for a verbal fight.

INCIDENT/CRIME REPORTS

- 1-02-24 Male suspect took cash from female victim. \$10,000 loss. Grand theft.
- 1-16-24 Semi-trailer was taken from the open parking lot of the business, driven to multiple locations and the contents of furniture worth over \$30,000 was taken out. The trailer was abandoned and recovered by the victim's business. \$26,071 loss. Grand theft.
- 1-14-24 Theft of a ring doorbell and package from victim's front porch. \$120 loss. Petty theft.
- 1-14-24 Three unknown suspects stole credit card from the victim and attempted to use it for three separate purchases of 454 dollars then left with the credit card. The purchases did not go through. Unauthorized use of card.
- 1-16-24 The reporting party went for a walk at the Barge Canal, when she came back to her car her vehicle was burglarized. \$750 loss. Burglary.
- 1-17-24 Burglary and Making fictitious checks. \$2,000 loss.
- 1-18-24 Broken window and punched ignition. Nothing was taken from vehicle. \$2 loss. Tamper with vehicle.
- 1-18-24 Two subjects involved in a road rage incident. During the altercation, subject pointed a firearm at another subject. Each subject was in fear for their safety and was unaware of the other's intentions. Assault with firearm on person and Threaten crime with intent to terrorize.
- 1-19-24 Suspect entered store and stole merchandise. \$3,001 loss. Burglary and Grand theft.
- 1-19-24 Unidentified suspect attempted to commit a robbery at Barebones Workwear. The suspect grabbed multiple jackets, pushed the victim into the door, ultimately causing damage to the door. Suspect ran out of store and dropped items in the process. \$1,000 loss. Attempted robbery and vandalism.
- 1-20-24 Subject was contacted on a call for service. Subject was known to Police and on Yolo County probation. A search of suspect located a dagger and a methamphetamine pipe. Carry concealed dirk or dagger, Possession of unlawful paraphernalia and probation violation.
- 1-22-24 Officers responded to a burglary call. Upon arrival Police did not locate any subjects inside. Officers reviewed surveillance footage and observed two masked subjects break into gas station building.
- 1-22-24 Victim's vehicle was burglarized by an unknown suspect. \$1,100 loss. Burglary and Vandalism.

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FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20231010
The following person(s) is doing business as: Eastside Chef Restaurant, 2105 Town Center Plaza Suite F170, West Sacramento, CA 95691. ESC Brothers Inc., 2105 Town Center Plaza Suite F170, West Sacramento, CA 95691. This business is conducted by A Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. This statement was filed with the County Clerk of Yolo County on December 4, 2023.
By: Jesse Salinas, Deputy
Publish: Jan 12, 19, 26, Feb 2, 2024
EASTSIDE 2-2-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240003
The following person(s) is doing business as: **Marrone Bio Innovations, 1530 Drew Ave. Davis, CA 95618**, County of Yolo. Pro Farm Group, Inc., 1530 Drew Ave., Davis, CA 95618 This business is conducted by Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on July 12, 2022 /s/ Jose Augusto Rogue, Manager
This statement was filed with the County Clerk of Yolo County on 01/02/2024.
Jesse Salinas, County Clerk/Recorder
By: mvera, Deputy
1/12, 1/19, 1/26, 2/2/24
CNS-3770930#
NEWS-LEDGER 2-2-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240002
The following person(s) is doing business as: **JR Scientific, 1242 Commerce Ave., Ste D Woodland, CA 95776**, County of Yolo. JR Scientific, 9345 Discovery Blvd. Manassas, VA 20109 This business is conducted by Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on 10/03/2018 /s/ James M. Carver, President
This statement was filed with the County Clerk of Yolo County on 01/02/2024.
Jesse Salinas, County Clerk/Recorder
By: klopez, Deputy
1/12, 1/19, 1/26, 2/2/24
CNS-3770929#
NEWS-LEDGER 2-2-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20231041
The following person(s) is doing business as: Master Sprinkler Repair, 339 Bridge Place, West Sacramento, CA 95691. Shawn F. Pegg, 339 Bridge Place, West Sacramento, CA 95691. This business is conducted by An Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A. This statement was filed with the County Clerk of Yolo County on December 13, 2023.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
MASTER 2-9-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240018
The following person(s) is doing business as: QMA Services/Quance Consulting, 417 Mace Boulevard Suite J, Davis, CA 95618. Quance Management LLC, 417 Mace Boulevard Suite J, Davis, CA 95618. This business is conducted by A Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on August 9, 2021. This statement was filed with the County Clerk of Yolo County on January 5, 2024.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
QMA 2-9-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240032
The following person(s) is doing business as: 1. Enterprise Business Park III, 2. Enterprise Commerce Center III, 1741 ENTERPRISE BOULEVARD, Sacramento, CA 95691 County of YOLO Mailing Address: 1121 SW Salmon St., Ste. 500, Portland, OR 97205 Schnitzer Properties, LLC, 1121 SW Salmon St., Ste. 500, Portland, OR 97205 This business is conducted by a limited liability company The registrant(s) commenced to transact business under the fictitious business name or names listed above on 11/01/00. Schnitzer Properties, LLC S/ Jeffrey F. Nudelman, Secretary, This statement was filed with the County Clerk of Yolo County on 01/10/2024. Jesse Salinas, County Clerk/Recorder KLOPEZ, Deputy 1/26, 2/2, 2/9, 2/16/24 CNS-3775028#
NEWS-LEDGER 2-16-24

FICTITIOUS BUSINESS NAME STATEMENTS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20231076
The following person(s) is doing business as: Smart AZ, 188 Harvey Way, Davis, CA 95618. Alexander Zakharenkov, 188 Harvey Way, Davis, CA 95618. This business is conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240006
The following person(s) is doing business as: 1. Dentists of Davis, 2. Dentists of Davis Dental Group, 4625 Second Street, Suite 100, Davis, CA 95618 County of YOLO Mailing Address: 17000 Red Hill Ave., Attn: Raaelee Apollito, Irvine, CA 92614 Mak and Vicuna Dental Corporation, 4625 Second Street, Suite 100, Davis, CA 95618 This business is conducted by a Corporation The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. Mak and Vicuna Dental Corporation S/ Sergio Vicuna, Treasurer, This statement was filed with the County Clerk of Yolo County on 01/16/2024.
Jesse Salinas, County Clerk/Recorder kquam, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3773985#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240009
The following person(s) is doing business as: **HANDYMAN HAULING & BEYOND, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691**, County of YOLO. VIKTOR USTINOV, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691 This business is conducted by INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on 12/01/2023 /s/ VIKTOR USTINOV
This statement was filed with the County Clerk of Yolo County on 01/12/2024.
Jesse Salinas, County Clerk/Recorder
By: K LOPEZ, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3775838#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240018
The following person(s) is doing business as: QMA Services/Quance Consulting, 417 Mace Boulevard Suite J, Davis, CA 95618. Quance Management LLC, 417 Mace Boulevard Suite J, Davis, CA 95618. This business is conducted by A Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on August 9, 2021. This statement was filed with the County Clerk of Yolo County on January 5, 2024.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
QMA 2-9-24

FICTITIOUS BUSINESS NAME STATEMENTS FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20231076
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Jesse Salinas, County Clerk/Recorder kquam, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3773985#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240009
The following person(s) is doing business as: **HANDYMAN HAULING & BEYOND, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691**, County of YOLO. VIKTOR USTINOV, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691 This business is conducted by INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on 12/01/2023 /s/ VIKTOR USTINOV
This statement was filed with the County Clerk of Yolo County on 01/12/2024.
Jesse Salinas, County Clerk/Recorder
By: K LOPEZ, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3775838#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240018
The following person(s) is doing business as: QMA Services/Quance Consulting, 417 Mace Boulevard Suite J, Davis, CA 95618. Quance Management LLC, 417 Mace Boulevard Suite J, Davis, CA 95618. This business is conducted by A Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on August 9, 2021. This statement was filed with the County Clerk of Yolo County on January 5, 2024.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
QMA 2-9-24

This statement was filed with the County Clerk of Yolo County on December 27, 2023.
By: Jesse Salinas, Deputy
Publish: February 2, 9, 16, 23, 2024
SMART 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240047
The following person(s) is (are) doing business as: River Bend Nursing Center, 2215 Oakmont Way, West Sacramento, CA 95691 County of YOLO
River Bend Holdings, LLC, 2305 Historic Decatur Rd., Ste 100, San Diego, CA 92106
This business is conducted by a limited liability company
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 12/12/2018.
River Bend Holdings, LLC S/ Richard Martin, Manager
This statement was filed with the County Clerk of Yolo County on 01/17/2024.
Jesse Salinas, County Clerk/Recorder
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3777566#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240056
The following person(s) is (are) doing business as: 1. Dentists of Davis, 2. Dentists of Davis Dental Group, 4625 Second Street, Suite 100, Davis, CA 95618 County of YOLO Mailing Address: 17000 Red Hill Ave., Attn: Raaelee Apollito, Irvine, CA 92614 Mak and Vicuna Dental Corporation, 4625 Second Street, Suite 100, Davis, CA 95618 This business is conducted by a Corporation The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A. Mak and Vicuna Dental Corporation S/ Sergio Vicuna, Treasurer, This statement was filed with the County Clerk of Yolo County on 01/16/2024.
Jesse Salinas, County Clerk/Recorder kquam, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3773985#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240039
The following person(s) is doing business as: **HANDYMAN HAULING & BEYOND, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691**, County of YOLO. VIKTOR USTINOV, 2455 W CAPITOL AVE., APT. 286 WEST SACRAMENTO, CA 95691 This business is conducted by INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on 12/01/2023 /s/ VIKTOR USTINOV
This statement was filed with the County Clerk of Yolo County on 01/12/2024.
Jesse Salinas, County Clerk/Recorder
By: K LOPEZ, Deputy
Publish: 2/2, 2/9, 2/16, 2/23/24
CNS-3775838#
NEWS-LEDGER 2-23-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240018
The following person(s) is doing business as: QMA Services/Quance Consulting, 417 Mace Boulevard Suite J, Davis, CA 95618. Quance Management LLC, 417 Mace Boulevard Suite J, Davis, CA 95618. This business is conducted by A Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on August 9, 2021. This statement was filed with the County Clerk of Yolo County on January 5, 2024.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
QMA 2-9-24

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. F20240018
The following person(s) is doing business as: QMA Services/Quance Consulting, 417 Mace Boulevard Suite J, Davis, CA 95618. Quance Management LLC, 417 Mace Boulevard Suite J, Davis, CA 95618. This business is conducted by A Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on August 9, 2021. This statement was filed with the County Clerk of Yolo County on January 5, 2024.
By: Jesse Salinas, Deputy
Publish: Jan 19, 26, Feb 2, 9, 2024
QMA 2-9-24

Rebecca Rose Estrada has filed a petition with this court for a decree changing the name(s) of Rebecca Rose Estrada to Rebecca Rose McCarter-Ribakoff. IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on March 20, 2024, at 9:00 a.m. in Department 14, located at 1000 Main Street Woodland, CA 95695 and show cause, if any, why the petition for Change of Name should not be granted.
Dated: January 10, 2024
David Rosenberg, Judge of the Superior Court
Publish: Jan 26, Feb 2, 9, 16, 2024
ESTRADA 2-16-24

SUPERIOR COURT OF CALIFORNIA COUNTY OF YOLO ORDER TO SHOW CAUSE CHANGE OF NAME #CV2024-0094
Belqeess Sirat has filed a petition with this court for a decree changing the name(s) of FNU Zahra aka (No Name Given) Zahra to Eva Adam.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on February 22, 2024, at 9:00 a.m. in Department 11, located at 1000 Main Street Woodland, CA 95695 and show cause, if any, why the petition for Change of Name should not be granted.
Dated: January 11, 2024
Timothy L. Fall, Judge of the Superior Court
Publish: Jan 26, Feb 2, 9, 16, 2024
SIRAT 2-16-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM FREDRICKSON, AKA WILLIAM EDWARD FREDRICKSON CASE NO. PR2024-0021
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of William Fredrickson, aka William Edward Fredrickson.
A Petition for Probate has been filed by Patricia Ballenger, in the Superior Court of California, County of Yolo, requesting Pa-

tricia Ballenger be appointed as personal representative(s) to administer the estate of the deceased.
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 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: February 23, 2024, 9:00 a.m. in Dept 11. Superior Court of California, County of Yolo, 1000 Main Street, Woodland, CA 95695.
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 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 Attorney for Petitioner is: Raphael S. Moore, 413 F Street, Davis, CA 95616; 530-758-8317
Publish: February 2, 9, 16, 2024
FREDRICKSON 2-16-24

NOTICE OF TRUSTEE'S SALE T.S. No.: 22-0032 Loan No.: *****613 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/13/2008 AND MORE FULLY DESCRIBED BELOW. 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 payable

at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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. Trustor: ABDUL MUNIF AND MUBARAK B. MUNIF HUSBAND AND WIFE AS JOINT TENANTS Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 05/16/2008 as Instrument No. 2008-0015159-00 in book --, at Page -- of Official Records in the office of the Recorder of YOLO County, California, Date of Sale: 02/16/2024 at 12:45 PM Place of Sale: At the North entrance to the City Hall located at 1110 West Capitol Avenue, West Sacramento, CA 95691 Estimated amount of unpaid balance and other charges: \$196,883.48 estimated - as of date of first publication of this Notice of Sale The purported property address is: 620 -620 A MAPLE ST WEST SACRAMENTO, CA 95691 A.P.N.: 008-131-050 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 wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's 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. 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 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 sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 (916) 939-0772 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0032. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Date: 01/10/2024 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Pal-

ma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0445864 To: WEST SACRAMENTO NEWS LEDGER 01/26/2024, 02/02/2024, 02/09/2024
NEWSLEDGER 2-9-24

NOTICE OF TRUSTEE'S SALE T.S. No.: 2023-05805 A.P.N.: 014-562-005-000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2005. 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 TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2424(b), (payable at the time of sale in lawful money of the United States), 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. Trustor: GEORGE H. WEBER, A SINGLE MAN Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520, Phone: (925)272-4993 Deed of Trust Recorded 5/6/2005 as Instrument No. 2005-0021337 in book , page of Official Records in the office of the Recorder of Yolo County, California, to be sold Date of Sale: 2/16/2024 at 12:45 PM Place of Sale: At the rear (North) entrance to the City Hall Building, 1110 West Capitol Avenue, West Sacramento, CA 95691 Amount of unpaid balance and other charges: \$325,465.85, Street Address or other common designation of real property: 830 FAIRWAY DR WEST SACRAMENTO, CA 95605 A.P.N.: 014-562-005-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain 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 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 sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 (916) 939-0772 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0032. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Date: 01/10/2024 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Pal-

ma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0445864 To: WEST SACRAMENTO NEWS LEDGER 01/26/2024, 02/02/2024, 02/09/2024
NEWSLEDGER 2-9-24

LIEN SALE

PUBLIC LIEN SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1022 Gibson Rd, Woodland, Ca,95695 on 2/14/24 @11am: Gregory Lyle; Nick Baker; Tracey Ammons 975 F St, West Sacramento, Ca, 95605 on 2/14/24 @11am: Keith Prater; Essence Prater; Alan Sanchez; Semaj Douglas; Justin Mcamoil; Wayne Jackson 1100 N 1st St, Dixon, CA 95620 on 2/14/24 @2pm: Dante Guzman; Rose Snyder; Rose Snyder; Rose Snyder; Thomas Gomez; George Felton; Samantha Church; Morgan Gonzalez; Cherie Clark; Lakayla Hairston; Shanna Diller The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Publish: 2/2/24
CNS-3778541#
NEWS-LEDGER 2-2-24

NOTICE OF LIEN SALE
Notice is hereby given pursuant to California Business and Professional Codes #21700-21716, Section 2328 of the UCC of the Penal Code, Section 535 The undersigned, Storquest Self Storage of W.Sacramento/Ramco, will sell at public sale by competitive bidding the personal property of: Jasmine Ponce/ A142 ; CCATR,LLC. TONY FEHER/ b109; Property to be sold: household goods, furniture, appliances, clothes, tools, boxes. Auctioneer Company:www.storagetreasures.com The Sale will end at 10 AM, February 15th, 2024.Goods must be paid in CASH at site and removed at completion of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. Storquest Sacramento/Ramco, 3005 Ramco st. W.Sacramento CA 95691 (916)999-0112 02/15/2024
Publish: 2/2, 2/9/24
CNS-3777448#
NEWS-LEDGER 2-9-24

TRUSTEE SALE

NOTICE OF TRUSTEE'S SALE T.S. No.: 22-0032 Loan No.: *****613 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/13/2008 AND MORE FULLY DESCRIBED BELOW. 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 payable

ma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0445864 To: WEST SACRAMENTO NEWS LEDGER 01/26/2024, 02/02/2024, 02/09/2024
NEWSLEDGER 2-9-24

NOTICE OF TRUSTEE'S SALE T.S. No.: 2023-05805 A.P.N.: 014-562-005-000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2005. 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 TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2424(b), (payable at the time of sale in lawful money of the United States), 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. Trustor: GEORGE H. WEBER, A SINGLE MAN Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520, Phone: (925)272-4993 Deed of Trust Recorded 5/6/2005 as Instrument No. 2005-0021337 in book , page of Official Records in the office of the Recorder of Yolo County, California, to be sold Date of Sale: 2/16/2024 at 12:45 PM Place of Sale: At the rear (North) entrance to the City Hall Building, 1110 West Capitol Avenue, West Sacramento, CA 95691 Amount of unpaid balance and other charges: \$325,465.85, Street Address or other common designation of real property: 830 FAIRWAY DR WEST SACRAMENTO, CA 95605 A.P.N.: 014-562-005-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain 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 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 sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 (916) 939-0772 for information regarding the trustee's sale or visit this Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0032. 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 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 800-683-2468 option

1, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2023-05805 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. 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. Date: 1/17/2024 Entra Default Solutions, LLC Katie Milnes, Vice President A-4807416 WEST SACRAMENTO NEWS LEDGER 01/26/2024, 02/02/2024, 02/09/2024
NEWSLEDGER 2-9-24

TS No: CA07000654-23-1 APN: 0

Dignity Health Donates to Sacramento Area Nonprofits

Dignity Health Press Release

SACRAMENTO, CA (MPG) - Dignity Health announced today the distribution of \$1,060,274 to 15 community-based organizations in Sacramento and Yolo counties. The goal of this contribution is to improve the health and well-being of vulnerable and underserved populations and bring about real and lasting improvements to the region.

"A core element of our mission is giving back and

we take pride in sustaining our support for organizations that go the extra mile to address the diverse needs of our community," said Dignity Health Community Health and Outreach Manager, Phoua Moua. "These collaborations empower us to take on the intricate health and human challenges faced by our community."

"I find ongoing inspiration in the inventive and unique solutions crafted by our community partners to address the expanding needs of our community,"

said Michael Korpiel, Greater Sacramento Market President of Dignity Health. "Through our investments in these organizations, we aim to cultivate a sense of belonging and comprehensiveness. Our objective is to provide the community with the necessary resources and support essential for leading healthy, prosperous lives while also minimizing the likelihood of significant future health interventions."

Every three years,

Dignity Health and health system partners conduct a Community Health Needs Assessment in each county to determine the most pressing health priorities. The 2022 community assessment indicated that having access to mental and behavioral health and substance-use services are key priorities, as well as having access to basic needs such as housing, jobs, and food. With this in mind, Dignity Health and its grant committee selected several organizations to help address this

need, including Arrive Alive California, Inc. Arrive Alive California, Inc.'s community focused educational programs are designed to stop dangerous and destructive behaviors through unique, holistic, and multi-faceted approaches led by subject matter experts and specialists.

"At Arrive Alive California, Inc., we are committed to developing, promoting, and facilitating evidence-based education to raise awareness on possible life

altering decisions, thereby saving lives," said Angela Y. Webb CEO/Executive Director at Arrive Alive California, Inc. "With the support of Dignity Health, we can take a big step towards building a community of responsible and empowered individuals who prioritize safety and well-being."

The Greater Sacramento Market has awarded community grants to fifteen collaborative projects across Sacramento and Yolo counties for CY 2024. ★

TO ADVERTISE CALL 916-773-1111

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Carmichael, CA 95608

TRUSTEE SALE

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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07000654-23-1. 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 Website.

The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000654-23-1 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: January 8, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000654-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE

AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0445598 To: WEST SACRAMENTO NEWS LEDGER 01/26/2024, 02/02/2024, 02/09/2024 NEWSLEDGER 2-9-24

SUMMONS

SUMMONS (CITACION JUDICIAL) CASE NUMBER: CV2022-1914 NOTICE TO DEFENDANT: Victor Parra, Victor Parralopez, Victor Parra Lopez, Victor Lopez; and DOES 1 through 20 YOU ARE BEING SUED BY PLAINTIFF: Colleen Erdes NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral ser-

vice. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Cen-

tro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y direccion de la corte es): Superior Court of Yolo County, 1000 Main Street, Woodland, CA 95695 The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Joshua C. Boyce, Frank Penney Injury Lawyers, 1544 Eureka Road Suite 120, Roseville, CA 95661 916-788-1960. Date: (Fecha) 11/3/2022 Clerk (Secretario) A. Saragoza, Publish: February 2, 9, 16, 23, 2024 ERDES 2-23-24

CITATION

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COURT OF YOLO JUVENILE DIVISION In the Matter(s) of THOMAS GROGAN NO: JV-20-50-2 CITATION Dependent(s) To: Thomas G. Grogan **You Are Hereby Cited and Required to Appear** at a hearing in Yolo County Juvenile Court, located at 1000 Main Street, Woodland, California 95695, on April 4, 2024, at 9:00 a.m. in Department 6. At the hearing, the Court will decide whether to permanently terminate your parental rights over the above-named minor child born to Linda Parker on March 14, 2008. If you wish to be represented by an attorney and are unable to afford one, the Court will appoint an attorney to represent you. Dated 01/16/2024 Paul K. Richardson Judge of the

Juvenile Court Publish: Jan 26, Feb 2, 9, 16, 2024 GROGAN 2-16-24

NOTICE TO CREDITORS OF BULK SALE

NOTICE TO CREDITORS OF BULK SALE (UCC SEC. 6105) ESCROW NO. 15113S NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the seller(s) are: FIRE WINGS AMADOR INC., A CALIFORNIA CORPORATION, 24703 AMADOR STREET, STE3, HAYWARD, CA94544 Whose chief executive office is: 1751 ENTERPRISE BLVD, WEST SACRAMENTO, CA95691 Doing Business as: FIRE WINGS (Type - FRENCH RESTAURANT) All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE The name(s) and address of the buyer(s) is/are: GG WINGS INC, A CALIFORNIA CORPORATION, 231 MARKET PLACE SUITE 353,SAN RAMON, CA94583 The assets to be sold are described in general as: ALL STOCK IN TRADE, FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL and are located at: 24703 AMADOR STREET, STE3, HAYWARD, CA94544 The bulk sale is intended to be consummated at the office of: CAPITOL CITY ESCROW, INC., 3838 WATT AVENUE, SUITE F-610 SACRAMENTO, CA 95821-2665 and the anticipated sale date is FEBRUARY 21, 2024 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: CAPITOL CITY ESCROW, INC., 3838 WATT AVENUE, SUITE F-610 SACRAMENTO, CA 95821-2665 and the last date for filing claims by any creditor shall be FEBRUARY 20, 2024, which is the business day before the sale date specified above. Dated: JANUARY 11, 2024 GG WINGS INC, A CALIFORNIA CORPORATION, Buyer(s) 2096612-C-PP

PUBLIC HEARING NOTICE

February 15, 2024

Pursuant to Government Code Section 66018, the West Sacramento Planning Commission will conduct a public hearing on Thursday February 15, 2024, at West Sacramento Civic Center, City Council Chambers, 1110 West Capitol Avenue, West Sacramento, California, at 6:00 PM or as soon thereafter as possible on the item(s) listed below.

Members of the public are welcome to watch the meeting Livestream (<https://www.cityofwestsacramento.org/government/meetings-agendas/planning-commission>), or via Astound Broadband Channel 20 and to submit comments in writing by 4:00 PM on February 15, 2024.

Any interested person or authorized agent may appear and be heard. To submit a comment in writing, please email shawnn@cityofwestsacramento.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 PM will be provided to the Planning Commission and posted on the City's website. The comments submitted shall become part of the record of the meeting.

6:00 p.m.
REGULAR AGENDA

1. Public Hearing Regarding Vesting Tentative Parcel Map No. 5170 for a Subdivision on Davis Road (Ortega)

This item is a public hearing regarding the consideration of a Vesting Tentative Parcel Map (VTSM) to divide one existing ±5-acre parcel into three parcels sized ±1.53, ±1.59 and ±1.88 acres. The existing ±5-acre parcel is zoned Rural Residential (RRA) and has an existing single-family residence at 2135 Davis Road (APN: 046-270-019-000). The proposed subdivision map would facilitate construction of a new driveway access road from Davis Road across the property. The map would also facilitate future residential development on the two newly created parcels. The California Environmental Quality Act (CEQA) review for this project was conducted pursuant to Section 15183 of the state CEQA guidelines: "Projects Consistent with a Community Plan or Zoning". On November 16, 2016, the City Council certified the General Plan 2035 Environmental Impact Report (EIR). The EIR was prepared specifically to allow maximum streamlined review of subsequent projects that are found to be consistent with General Plan 2035 in terms of land use, density, etc. Staff prepared a technical memorandum in order to fully analyze any potential impacts associated with the 2135 Davis Road VTSM that would be beyond what was contained in the EIR. Based on the analysis presented in the Technical Memorandum, the proposed project is within the scope of the EIR prepared for the General Plan 2035, and no new or substantially more adverse impacts would occur through implementation of the proposed project. As a result, no new environmental document is required, consistent with State CEQA Guidelines Section 15162 and 15168(c)(2). Applicant/Owner: Steve & Paula Ericson

David Tilley
 David W. Tilley, Secretary
 West Sacramento Planning Commission

If you disagree with the decision of the Planning Commission, you have a right of appeal. Only persons who participated in the review process by submitting written testimony or oral testimony at the public hearing, may appeal. Appeals are limited to those issues raised at the Planning Commission meeting. If you challenge any of the above items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of West Sacramento at, or prior to, the public hearing.

NOTICE OF PUBLIC SALE

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Asset Management, LLC** as Agent for Owner 541 Harbor Blvd. West Sacramento Ca, 95691 to satisfy a lien on January 15, 2024 at approx. 12:00PM at www.storage-treasures.com:
 Wall Hayes, Jacqueline Alfaro, Angel Rodriguez, Keyarria Fisher, Jeremy Owings
 West Sac News Ledger 1-26 and 2-2-2024

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that the Board of Education of the River Charter School, Clarksburg, CA, here after referred to as "OWNER", acting by and through its governing board and representatives, in accordance with Public Contract Code 20118.2, is requesting sealed bids, for the furnishing of technology equipment for Request for Proposal (RFP) **0577-24C.1 Network Electronics for River Charter School**.

All bids shall be submitted to the project website at <https://projects.infinitycomm.com> by **February 20, 2024** up to, but no later than, **2:00 pm**. Proposals will not be received after the specified due date, time. Bids received in any other format or method, will not be accepted.

Each bid must conform to the RFP and bid documents. Copies of the RFP and bid documents are available and must be obtained from the following websites: <https://projects.infinitycomm.com> & www.usac.org.

The services requested depend on partial funding from the School and Libraries Division's E-Rate Program. All contracts entered into as a result of this advertisement shall be contingent upon the approval of discounts from the Universal Services Administrative Company (USAC) and the OWNER's acceptance of the discounts. The Contractor shall be responsible to invoice and collect payment of the discounted contract amount from USAC unless otherwise specified or directed by the Owner. The undiscounted contract amount will be the maximum amount that the OWNER is liable. On the day of the bid the Contractor shall supply their Service Provider Identification Number (SPIN) and must certify that their SPIN is "current", to have their proposal considered.

This project is anticipated to start after July 1, 2024, and will have a duration of ninety 90 days. All work shall be completed per the agreed upon project schedule, but no later than **September 30, 2025**.

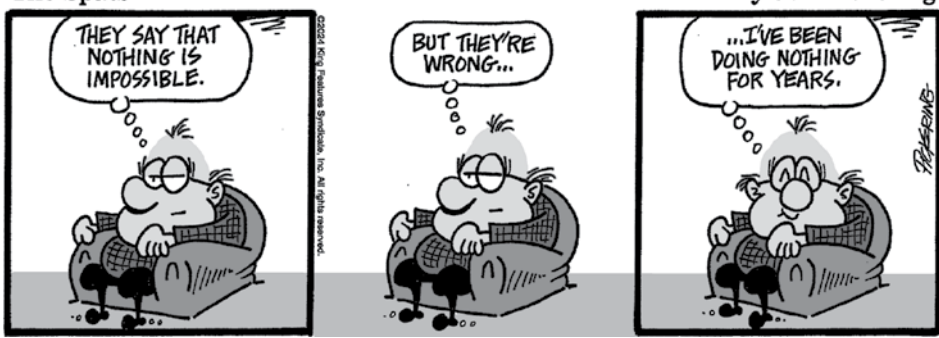
The Owner reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or in the bidding. No bidder may withdraw his bid for a period of 30 days after the date set for the opening of bids. All questions pertaining to this RFP must be submitted through the project website at <https://projects.infinitycomm.com>.

Board of Education of the River Charter School
 Project #0577-24C.1
 Dates of Advertisement: Week of January 22, 2024, and January 29, 2024
 West Sac News Ledger 2-2 and 2-9-2024

COMICS & PUZZLES

The Spats

by Jeff Pickering



Amber Waves

by Dave T. Phipps



HOCUS-FOCUS

BY HENRY BOLTINOFF

Find at least six differences in details between panels.



Differences: 1. Light is moved. 2. Nose is smaller. 3. Buttonholes are added. 4. Bricks are lower. 5. Headlight is missing. 6. Shirt is different.

Out on a Limb

by Gary Kopervas

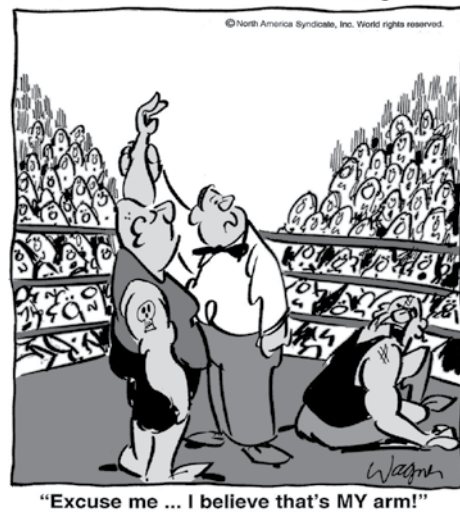


TIGER

by BUD BLAKE



GRIN and BEAR IT



Just Like Cats & Dogs

by Dave T. Phipps



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CLUES

ACROSS

- Desert bloomers
- Request for tailor
- Paul Bunyan's companion
- Delivered by plane
- Boiling emotion
- Match play result?
- Like the North vs. the South war
- Bag, à Paris
- Nymph of lakes and springs
- *Team that never made it to Super Bowl
- *Last year's Super Bowl winner
- *Safety value
- Disfigure
- *Birthplace of NFL
- Roofed colonnade
- Dr. Seuss' Yertle
- Auctioneer's final word
- Sea eagles
- Popular winter boot brand
- Largest ethnic group in Rwanda
- User's destination
- Like Twiggy's skirt
- Former anesthetic
- Not all
- Death notice
- Like r in American English
- Luau souvenirs
- Opposite of WSW
- Vatican's head
- Cattle prod
- *AFC's top seed
- *Host state of this year's Super Bowl
- Like allergy spray
- Pleasant person of be
- Pleasant odor
- Fervent
- Grazing ground
- "When pigs fly!"
- Modeling material
- *NFL Honors' announcement
- Trento's Council of

DOWN

- Chlorofluorocarbon, abbr.
- Alight, past tense
- Boat mooring spot, e.g.
- Short for betwixt
- Wife's parents
- Serpentarium noise
- Time period
- Haji destination
- Hillside, in Scotland
- "Dream on!" (2 words)
- Constricting snakes
- * zone
- Bad blood
- Post-it user
- Not miss
- Street opening
- *Half-time show entertainer
- Compass point
- In spite of the fact, arch.
- Loads from lodes
- *CBS announcer and former QB
- Native American group
- Famous Bolshevik
- *Like the Super Bowl players
- Sonny & Cher, e.g.
- Ditto
- Neutral shade

CROSSWORD

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Matsui Announces \$1 Million of Federal Funding for Sacramento Native American Health Center

Office of
Congresswoman Doris
Matsui News Release

SACRAMENTO, CA (MPG) - An infusion of \$1,000,000 in federal funding is headed to the Sacramento Native American Health Center's (SNAHC) Florin Road expansion thanks to federal funding secured by Congresswoman Doris Matsui (CA-07). She announced the funding this morning alongside local leaders.

Congresswoman Matsui championed the funding as part of the FY 23 government funding omnibus package. The funding will support SNAHC's Florin Road location - ensuring access to culturally competent and patient-centered care for the South Sacramento community and beyond.

"Now more than ever, it is important for patients to know they have somewhere to go for primary care, mental health care, immunizations, women's health services, and much more. SNAHC is that trusted beacon for our Sacramento community," said Congresswoman Matsui. "The Florin Road expansion brings SNAHC's services right to the heart of South



Congresswoman Doris Matsui. Courtesy photo

Sacramento - reaching folks where they are and allowing families to be proactive about their health. I'm proud to support this new chapter in the clinic's history."

"The Congresswoman's commitment to health access and equity is bigger than politics, her investment in SNAHC and Sacramento's safety net is a reflection of her priorities," said Britta Guerrero, CEO, Sacramento Native American Health Center. "Community based systems work, and this is an example of what can happen when policies are aligned with people."

"On behalf of the Board of Directors of the Sacramento Native American Health Center, I would like to extend our sincere gratitude

and appreciation to Congresswoman Doris Matsui for recognizing the hard work happening every day here at SNAHC," said Samantha Cypret, Board of Directors, Sacramento Native American Health Center. "This is a continuation of our vision of a vibrant community built upon a strong foundation of cultures and traditions, where healthy lifestyles include the balance mind, body, and spirit."

The Sacramento Native American Health Center is a Federally Qualified Health Center. In 2023, SNAHC opened an expansion site located at 3800 Florin Road in South Sacramento, located adjacent to Luther Burbank High School. The approximately 35,000 square foot facility offers medical, behavioral health, dental, and supportive services. The location also has a Youth and Family Space. The SNAHC Florin Road location will double SNAHC's patient population in Sacramento County and serve as an additional location for the provision of quality healthcare for all. There are no tribal or ethnic requirements to receive services at SNAHC Florin Road. ★

Father, Daughter Treated for Diabetes by Same UC Davis Team



When the family arrived at the emergency room, Elena's blood sugar had dropped to 400+, still well above normal levels. Photo courtesy Pexels-Pixabay

UC Davis Health
News Release

SACRAMENTO, CA (MPG) -

It was December 2022 and Erik and Wendi Ramirez and their two daughters, Emma and Elena, were traveling from Corning to Chico to celebrate Emma's 7th birthday. The family looked at Christmas lights and went to a trampoline park. It had been a fun day, but something just wasn't right.

Their daughter, Elena, who was 9 at the time, needed frequent bathroom breaks. It was unlike her, and the past few days, Erik and Wendi had also noticed changes in Elena's behavior. She was lethargic and had no interest in watching soccer, her favorite sport. Both were concerned.

A type 1 diabetic himself, Erik knew the signs, which often start suddenly.

"I told my wife we needed to check her blood sugar when we got home," Erik said. "I didn't want to believe that it could be diabetes, but I wanted to rule it out."

Elena couldn't even make the 30-minute trip without stopping. The family pulled over at Woodson Bridge State Recreation Area, a spot all too familiar to Erik, so Elena could use the restroom.

Erik had stopped at the same place when he was a 10-year-old kid. It was the same situation. He had not been feeling well. He had to use the restroom more often. Eventually, he couldn't walk. It was on their way to the emergency room in Chico that his parents stopped at the bridge so he could use the restroom.

"Every time I cross that bridge, I think of that day," Erik recalled. "I was so confused at the time and now, here I was with my own daughter in the same place."

"Erik was losing his mind," recounted Wendi. "We were both so nervous."

When Erik went to the hospital 24 years earlier, he was life flighted to UC Davis Children's Hospital. He worried Elena's fate would be the same.

The family arrived home and tested Elena's blood sugar. The first meter wouldn't read. They got another. Same result. They had meters all over the

house since Erik had to test routinely. None gave a reading. Erik and Wendi were beside themselves.

"Erik was freaking out," Wendi said. "I was checking myself to see if the meter was reading and it was working. We eventually got a reading for Elena, and it was over 600." The expected values for normal fasting blood glucose concentration are between 70 mg/dL and 100 mg/dL.

"I dropped to my knees," Erik tearfully remembered. "It was the worst day of my life because I knew what was in store."

Just like two decades prior, the Ramirez family got in the car and drove from Corning to the nearest hospital in Chico.

"My wife and I were both crying in the car. It's been such a struggle for me over the years," Erik said. "I didn't want it to be true."

When the family arrived at the emergency room, Elena's blood sugar had dropped to 400+, still well above normal levels. The team there felt it was best for the family to go to UC Davis Children's Hospital, where pediatric endocrinology specialists could provide treatment.

It was as Erik and Wendi suspected. Elena had type 1 diabetes.

More than 37 million people in the United States have diabetes and type 1 diabetes accounts for about 5-10% of all diagnosed cases. Type 1 diabetes was once called insulin-dependent or juvenile diabetes, but it can develop at any age. A family health history of diabetes means children are more likely to develop the chronic disease.

The good news? Her parents had identified it quickly, so it had not progressed like Erik's diabetes had.

Elena spent three days in the hospital, where she and her family learned about her condition.

"The staff was great at communicating with us, explaining everything," Wendi said. "We thought it was cool there were [medical] residents involved in the treatment. The more the merrier."

Although Elena had a lot of attention during her hospital stay, she still felt sad

about her diagnosis, until she recognized that she had a "dia-buddy" who knew just what she was feeling.

"I had this [medical] bracelet on that had diabetes written on it. I said to my dad that I couldn't believe it," Elena said. "But since my dad has it, too, I felt I wasn't alone."

Not only does Elena have her dad to help her through her new diagnosis, but she also has the same care team helping to manage her diabetes.

"We went to the clinic, and it looked the same. I specifically remember the fish tank," Erik said. "It was really emotional. And then, we walked in, and nurse Sultanna Iden asked me if I remembered her."

"When I met Elena and Erik, I realized I had been Erik's diabetes nurse years ago," said pediatric endocrinology nurse, Sultanna Iden. "I remember taking care of him with Dr. Styne and it was so great to see him as an adult raising a family of his own."

"I never would have thought I'd share the same nurse and doctor with my daughter," Erik marveled. "It made me sentimental."

"It was a bittersweet moment," Wendi added. "It was really special for Erik."

Type 1 diabetes is not something the family welcomed, but it has created a special bond between father and daughter.

"When Elena was diagnosed, she was quite sad," remembers Iden. "At her last visit she was smiling and joking with dad, saying he was her rock. It was so nice to see daughter and dad being just daughter and dad, realizing that diabetes doesn't need to get in the way of their lives."

"She's really strong and I'm going to help her handle this," Erik said of Elena, now 10. "She's my dia-buddy and together, we're going to make every day better and better."

Wendi is grateful that UC Davis Children's Hospital could help her daughter like they had helped her husband so many years before.

"Everyone has been so great," Wendi said. "They really know how to take care of your child. Trust them." ★

NFIB Releases Top Five Compliance Headaches for 2024

NFIB News Release

SACRAMENTO, CA (MPG) - California's leading small business association today released its list of the top five compliance headaches hitting small business owners in 2024.

"California small business owners are no different from their counterparts elsewhere in the nation in struggling to find qualified employees and in dealing with inflation," said John Kabateck, California state director for the National Federation of Independent Business (NFIB). "What does separate them from other small business owners in other states, however, is having to live with a Legislature that takes an almost sadistic delight in hamstringing them further with more and more regulatory compliance, and 2024 shows no letting up."

The five soon-to-be laws are:
SB 553 (Cortese) - Workplace Violence Prevention Plan. Effective July 1, 2024.

This bill requires employers to establish, implement and maintain a workplace violence prevention plan and record information in a violent incident log, the post-incident response and internal workplace violence injury investigation. The log must include: the date, time and location of an incident, a detailed description of an incident, a classification of who committed an incident, the type of incident, including whether an incident involved physical, verbal, sexual or animal attacks, the consequences of an incident such as medical treatment received, whether security or law enforcement was contacted and the contact information of the individual completing the violent incident log.

AB 2188 (Quirk) - Discrimination in Employment: Use of Cannabis. Effective January 1, 2024.

Passed last year but going into effect on January 1, 2024, this bill amends California's Fair Employment and Housing Act (FEHA) by making it unlawful for an employer to terminate, penalize or otherwise punish an employee for cannabis use outside the workplace. Existing law prohibits an employee from being impaired by cannabis in the workplace. One of the challenges for employers, however, is that since there is currently no

reliable testing method for determining if an individual is impaired by cannabis, the thresholding for proving such impairment is extremely difficult to meet.

SB 700 (Bradford) - Discrimination in Employment: Use of Cannabis. Effective January 1, 2024.

This bill amends California's Fair Employment and Housing Act (FEHA) by making it unlawful for an employer to request information from an applicant for employment pertaining to the applicant's prior use of cannabis unless obtained from the applicant's criminal history. Takeaway from a recent NFIB California Podcast guest: Don't ask about an applicant's cannabis usage history. (NFIB does not provide legal advice. For legal advice about compliance with these or other laws, we recommend consulting with an attorney or human resource specialist.)

SB 616 (Gonzalez) - Paid Sick Leave. Effective January 1, 2024.

This bill increases paid sick leave from three to five days a year. Paid sick leave can still be front loaded and the current accrual methodologies remain in place.

SB 848 (Rubio) - Reproductive Loss Leave. Effective January 1, 2024.

This bill amends California's Fair Employment and Housing Act (FEHA) by making it unlawful for an employer to refuse to grant a request by an eligible employee to take up to five days of reproductive loss leave. The leave must be taken within a three-month window from the time of the loss. A reproductive loss event can include a failed adoption, failed surrogacy, miscarriage, stillbirth or unsuccessful assisted reproduction.

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.

For 80 years, NFIB has been advocating on behalf of America's small and independent business owners, both in Washington, D.C., and in all 50 state capitals. NFIB is a nonprofit, nonpartisan, and member-driven association. Since its founding in 1943, NFIB has been exclusively dedicated to small and independent businesses and remains so today. For more information, please visit nfib.com ★



A family health history of diabetes means children are more likely to develop the chronic disease. Photo courtesy Pexels-Photomix-Company