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Citrus Heights Messenger

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Serving the City of Citrus Heights & Sacramento County

MAY 10, 2024

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New Arcade Creek Trail Dedicated



Bright blue skies on Sunday morning, May 5, proved a perfect backdrop to help celebrate the grand opening of the new 2.9-mile Arcade-Cripple Creek Trail.

**Story and photos
by Thomas J. Sullivan**

CITRUS HEIGHTS, CA (MPG) - Bright blue skies on Sunday morning, May 5, proved a perfect backdrop to help celebrate the grand opening of the new 2.9-mile Arcade-Cripple Creek Trail at Tempo Park on Fair Oaks Boulevard.

Citrus Heights Mayor Bret Daniels welcomed invited guests from the Sacramento Area Council of Governments (SACOG), the San Juan Unified School District, Orangevale Recreation and Parks District, SMUD,



Sacramento County Supervisor Sue Frost, far left, stands under a balloon arch celebrating the grand opening of the new 2.9-mile Arcade-Cripple Creek Trail at Tempo Park on Fair Oaks Boulevard on Sunday, May 5. Frost presented a proclamation recognizing the trail's grand opening to Citrus Heights Mayor Bret Daniels. From left are Frost, Citrus Heights City Manager Ash Feeney, Daniels, Vice-Mayor Dr. Jayne Karpinski Costa and Councilmember Porsche Middleton.

the Sunrise Recreation and Parks District and the Citrus Heights city manager to the grand opening celebration ceremony.

Individual proclamations from Sacramento County Supervisor Sue Frost and California State Assemblyman Josh Hoover marking the celebration were also presented and read.

A short presentation was followed by a ribbon-cutting ceremony under a colorful balloon arch. Children on their bicycles mixed with grown-ups and local officials to open the new trail.

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**May is
Motorcycle
Safety
Awareness
Month**

**City of Citrus Heights
News Release**

CITRUS HEIGHTS, CA (MPG) - During Motorcycle Safety Awareness Month in May, the Citrus Heights Police Department would like to remind drivers to always look twice for motorcycles. By practicing safe driving habits and taking shared responsibility on our roads, we can help everyone arrive at their destination safely.

"Motorcycles may be difficult to spot, so be extra careful before changing lanes," Sergeant Kane Kissam said. "A simple double take could mean the difference between a safe journey and a tragic crash. Motorcycle riders do not have the same protections drivers and passengers do. Let's all do our part to keep each other safe out there."

According to National Highway Traffic Safety Administration data, there were 6,218 motorcyclists killed in traffic crashes in 2022. Motorcyclists were about 22 times more likely than passenger car occupants to die in a motor vehicle crash and four times more likely to be injured.

To help protect you and your family, keep the following tips in mind while driving or riding:

DRIVERS

Always check mirrors and blind spots before changing lanes.

Do not follow a motorcycle too closely. Always keep a safe distance.

If you see a motorcycle with a signal on, be careful. Be sure that the rider is turning before moving ahead.

MOTORCYCLISTS

Always wear a U.S. DOT-compliant helmet with eye protection.

Wear leather or other sturdy clothing such as a jacket, pants, boots with nonskid soles, and gloves. Add reflective strips or decals to your clothing and motorcycle to make it easier for other drivers to see you.

Ride defensively. Don't assume a driver can see you and avoid riding in a driver's blind spot.

Always keep your lights on, even during the day.

Lastly, both drivers and riders should never drive/ride distracted or under the influence of alcohol and/or drugs.

Funding for this program is provided by a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration. ★

Runs with Scissors Thrives at New Location

**Story and photos
by Thomas J. Sullivan**

CITRUS HEIGHTS, CA (MPG) - "Sew happy." And in the quilt of life, friends are the stitches that hold it together.

That's the philosophy of Marie Duncan, owner of Runs with Scissors, a decidedly fun quilting shop in Citrus Heights that offers modern and contemporary quilting fabrics and quilting supplies.

Open in Citrus Heights since 2006, Runs with Scissors outgrew its former location at Sylvan Corners at 7130 Auburn Blvd., not far from Sylvan Middle School.

Duncan's new store opened in January 2021 in two suites in a commercial building at Pratt Station at 7525 Auburn Blvd., Suite 1, just up the street. Hers is one of three women-owned businesses in the plaza, which is anchored by Single Mom Strong.

A second suite houses



Marie Duncan owns Runs with Scissors.

classroom space with plenty of open space where quilters can gather, share tips and work on their own projects. "Sit and Sew" sessions are offered from 10 a.m. to 4 p.m. Tuesdays and Wednesdays.

"The name of the

business came from my car's own vanity license plate," Duncan said.

"A graphic designer working on our logo design thought it fit my personality perfectly," she said. "I think it still does."

Many of Duncan's

customers have also said they simply walked in because of the store's playful name.

Born in Connecticut, Duncan moved to Citrus Heights as a child in 1968 and lives not far from her

Continued on page 2



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Runs with Scissors Thrives at New Location



Sandra is a new student from Folsom.



Finished quilts hang on the wall at Runs with Scissors.



Cloth is ready to be used at Runs with Scissors.



Wendy likes to come to Runs with Scissors on Tuesdays.

Continued from page 1

store, she said. “My husband and I are both graduates of San Juan High School, and each grew up on Mariposa Avenue, although on different ends of the street,” Duncan said.

Duncan is also the daughter-in-law of Citrus Heights residents Jean and Jack Duncan, who were involved in the city’s incorporation effort in the 1990s.

Duncan was a registered dental assistant for 30 years before deciding to open her store in 2006.

Quilting was a hobby, long

before it ever became a business, according to Duncan. Both her mother and grandmother were skilled seamstresses and quilters, and Duncan is “proud to share that tradition” with others.

“The store still fulfills what I need. It’s non-judgmental, and we welcome all ages and genders,” Duncan said. “There’s no fixed definition of what a typical quilter looks like.”

Three such quilters took a moment from their sewing machines to talk about individual projects they were busily working on before getting back to work.

Mike, who moved back to Citrus Heights three years ago from Vancouver, Washington, is a retired financial professional and is a once-a-week regular.

“I’ve made over 40 quilts in the last three years. I especially enjoy the opportunity to learn and share new techniques, as well as to get new ideas from my fellow quilters,” he said.

Sandra, a new student from Folsom, enjoys the opportunity to learn from her fellow quilters: “Everyone is very friendly and helpful here.”

“I’m here almost every Tuesday,” said Wendy, looking

up from her sewing machine. “I’ve been coming here for the past two-and-a-half years. It’s the friendships I’ve made with fellow quilters here, which has made this place so very dear and special to me.”

Once the individual pieces of a quilt are assembled, Runs with Scissors has a long-arm sewing machine that is used in the finish assembly of large-sized quilts. Quilters can also use an AccuCut machine, a helpful alternative to a rotary cutter, which can cut patterns such as 2.5-inch strips, 5-inch squares and tumbler blocks.

“We work hard at inspiring people to learn quilting but especially to encourage them to enjoy the hobby. When I started, I wanted to create a quilting store, which genuinely felt like home, and it still does,” Duncan said.

Runs with Scissors Quilt Shop is at 7525 Auburn Blvd. in Suite 1 in Citrus Heights just off Pratt Avenue. Store hours are 10 a.m. to 6 p.m. Mondays through Fridays, and 10 a.m. to 4 p.m. Saturdays.

For more information call 916-722-2500 or go online to runswithscissorsquiltshop.com. ★

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Hoover Makes Statement Following Oversight Hearing on Homelessness



Josh Hoover

Office of Assemblyman
Josh Hoover
News Release

SACRAMENTO, CA (MPG) - Assemblyman Josh Hoover (R-Folsom) released the following statement regarding the May 6 oversight hearing on homelessness in Assembly Budget Subcommittee 7 on Accountability and Oversight:

"Today's oversight hearing shined a light on a very troubling reality. After spending \$24 billion taxpayer dollars on homelessness, our lead agencies in California have no idea where the money has gone or how many people it has

helped. This is a complete failure of leadership by Governor Newsom and it's time for the Legislature to demand more accountability.

"When pressed, representatives from the California Department of Housing and Community Development (HCD) and the Interagency Council on Homelessness (ICH) admitted they have no data to share on existing homelessness programs and investments. In fact, ICH claimed they would need even more money to implement transparency measures recommended by the State Auditor. This is completely unacceptable."

Assemblyman Hoover has authored AB 2903 to require state-run homelessness programs to annually report cost and outcome data to ICH. It would also require ICH to develop uniform procedures for collecting the data and reporting it to the public. This implements the recommendation of the California State Auditor

following the results of a recent audit requested by Assemblyman Hoover, which found that the state has failed to systemically track homelessness spending and is not adequately positioned to collect data and assess outcomes.

According to the Auditor's report, California has spent nearly \$24 billion taxpayer dollars since 2018 to solve our homelessness crisis. During that same period the state's overall homeless population increased by 32 percent and half of the nation's unsheltered homeless now live in California.

Josh Hoover represents Assembly District 7, which includes the cities of Citrus Heights, Folsom, and Rancho Cordova and the unincorporated communities of Carmichael, Fair Oaks, Foothill Farms, Gold River, Mather, McClellan Park, North Highlands, Orangevale, and Rosemont. ★

New Arcade Creek Trail Dedicated



Members of the Wednesday Walkers, a social walking group sponsored by the Sunrise Recreation and Parks District, smile under a balloon arch celebrating the opening of the new Arcade-Cripple Creek Trail.

Continued from page 1

Guests and the public were also invited to "walk, bike and run" along the trail to C-Bar-C Park which featured food trucks, activity booths and trail exploration opportunities.

A SacRT shuttle was provided at C-Bar-C Park for guests who attended the ribbon-cutting ceremony and left cars at Tempo Park.

The Arcade-Cripple Creek Trail, referred to as ACCT for short, is a 3.45-mile-long multi-use trail starting at Arcade Creek Park Preserve and ending at Wachtel Way. The trail connects several neighborhoods to eight parks, several schools and Sunrise MarketPlace.

The Arcade-Cripple Creek Trail travels through Mitchell Village Park where it features playgrounds and picnic areas before veering off to connect with the back of Tempo Park.

Two large historic valley oak trees, each more than 250 years in age, are along the route in Northwoods Park and in the Sundance Nature Area.

The trail travels through the Sundance Nature Area, some 14 acres of meandering wooded natural terrain, before reaching Strengh Park.

The trail continues to Northwoods Park, C-Bar-C Park before reaching the Woodside K-8 School at 8248 Village Oak Drive and Woodside Oaks Park. ★

Successive Citrus Heights City Council members, Sunrise Recreation and Park District and the Orangevale Recreation and Park District board members, together with San Juan Unified School District, the Sacramento County Area Council of Governments (SACOG), and SMUD representatives, partnered throughout the project's lengthy development and execution.

The completion of the trail project is part of the City of Citrus Heights' effort to "increase walkability, safety and provide improvements for pedestrians and bicyclists throughout a system of Creekside trails, passive open space, and parks."

The City of Citrus Heights first began exploring the feasibility of a multi-use trail in 2014 and then adopted a Bikeway Master Plan in 2015, making the Arcade-Cripple Creek trail a priority project.

The trail was also identified in the Sacramento County Bikeway Master Plan. Funding was acquired in 2017 and the project's design phase began in 2018. Construction officially began on the trail in 2022 at Arcade Creek Park Preserve.

The new Arcade-Cripple Creek trail is part of the Sacramento Area Council of Governments (SACOG) Regional Trail Network and is anticipated to be a step in a regional plan to ultimately connect to the American River Parkway. ★

Dignity Health and Aetna® Reach Agreement

Dignity Health News Release

SACRAMENTO REGION, CA (MPG) - Dignity Health and Aetna, a CVS Health Company, have reached agreement on a new, multi-year contract that allows Aetna members to maintain in-network access to Dignity Health services, facilities and providers in Arizona, California and Nevada. The effective date of the new agreement is April 1 and health care services received by Aetna members since April 1 will be covered at the members' in-network benefit levels.

"This is a win for our patients who deserve access to local high-quality care," said Robert Quinn, MD, president of Dignity Health Medical Foundation. "Our goal in working with Aetna has always

been about ensuring we can meet the needs of our patients today and in the future. This agreement ensures we can continue to provide value-driven care for Aetna members."

Said Cathy Hughes, Aetna vice-president and chief network officer for the Western and South-Central region, "We are committed to serving Aetna members with access to quality, convenient, affordable care through our network of providers. We are pleased to reach an agreement with Dignity Health that enables us to continue working together to meet the health care needs of our members."

Aetna members can call the number on their Aetna member card for more information. ★

Same-day care for your Summer needs.

It's that time of year—warm evening walks, backyard BBQs, later bedtimes. But the need for same-day care can happen year-round. If you're feeling under the weather, or you experience Summer-related medical conditions like excessive sunburn, heat stroke, bee stings, rashes, asthma, and more, Dignity Health Mercy Medical Group offers a variety of same-day care options. Schedule an in-person or video visit appointment with your doctor, or walk in to our Dignity Health same-day care centers in Midtown and now Roseville. We've even partnered with urgent care centers throughout Greater Sacramento to offer you care where you are, when you need it. Learn more about Mercy Medical Group's same-day care options at dignityhealth.org/same-day.



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Dave Ramsey Says

friendships or business dealings, to be unclear is to be unkind. Believe me, I understand you don't want to be mean to a friend. But situations like this should always be addressed directly and quickly, before things get out of hand.

You said you were good friends, and not just roommates, right? My advice is to suggest a night where you both just hang out at the apartment. Offer to pay for dinner to be delivered, and just relax and watch a movie or a game together. Before the night's over, tell him there's something you've been wanting to talk to him about, and begin an understanding—but firm—conversation about the last few months and the situation with the bills. Let him know he's a good friend, and you enjoy his company, but the roommate agreement isn't working out because he's not living up to his agreement to pay half the bills. Give him every chance to give a reasonable explanation for things, but make sure he understands that you two aren't going to be able to be roommates much longer unless he starts paying on time. Being understanding is

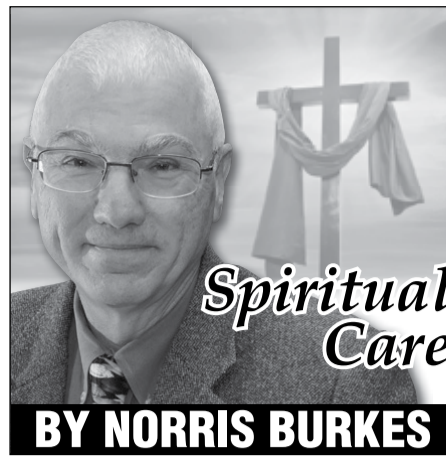
key in a situation like this, Mikhail. You don't want to approach him with a bunch of accusations, but at the same time, you need to know what's going on. Maybe he needs help learning to budget money properly. You said both of you have good jobs, so that means his money has to be going somewhere. The problem is it sounds like it's not going to the right places.

When a friend is having a rough time, you should always do what you reasonably can do to help. But in this case, he's got obligations he needs—and agreed—to live up to. Do what you can, but in the end, he should understand it's time for him to get his act together.

— Dave

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

Religious Fashion Doesn't Impress God



I sometimes receive emails from readers telling me they love my columns so much they read them to their Bible study group.

It's a nice compliment, but on the other hand, I work hard to make this column about spirituality in everyday life, not just Sunday school life.

I want it to appeal to those who are unconnected or disconnected to church. And because of that I encourage editors to place me on the community pages or the Living section and off the church page.

And please, keep me as far as possible from the fashion pages. I'm definitely not a fashionable guy.

But if I was writing a fashion column, I'd tell you about my trip last week through the St. Louis airport where I saw men of various ages dressed in, well, I-don't-know-what.

I saw a young man with trousers riding low enough to qualify him for entrance into the Plumbers Union. I saw old men wearing pants high enough to double as a face mask. And of course, more than enough middle-aged men wearing sweatpants to accommodate their growing bellies.

The fashion didn't improve much on the plane, where I sat across from a girl with fingernails painted traffic-cone orange. She was prewired to her phone and didn't notice me.

With so many fashion-challenged children of God, airport crowds do make a good segue. Cue Bible study.

That's because the airport crowd reminded me of the one Jesus likely encountered as he walked into a city looking to recruit a Band of Brothers who would change the world.

Like me, he was a people-watcher, just

not as smug as me. Go figure.

Unlike me, he had a keen eye for the quality of the soul over the quality of the fabric, the cut of a man's character over the cut of his shirt.

This is the eye Jesus used to quickly single out an eager young recruit named Phillip who followed him without so much as blinking.

Exhilarated at being chosen, Phil found his bud, Nathaniel, and begged him to come and meet the teacher from Nazareth.

"Nazareth?" Nat rightly exclaimed, "You've got to be kidding."

No, Phil wasn't kidding. "Come see for yourself," he challenged.

Upon meeting Nathaniel, Jesus quickly pronounced, "Now, here's the real deal. Not a false bone in his body."

Nat, not easily moved by flattery, asked, "Where'd you get that idea? You don't know me."

Nat was partially right. The two had never been formally introduced, but Jesus had observed Nathaniel on several occasions where he sat under a fig tree, deep in thought.

It was obvious to Jesus that there was something different about Nat.

What was it? The best translation of the scripture says that Nat was a man "without guile." That means he didn't try to hide who he was. He didn't demonstrate any pretense in his choice of clothing, friends or mannerisms.

"Why not?" you ask. Well, it's not because he was intrinsically happy with who he was. He knew he was not completely accessorized, so he was willing to undertake a fearless inventory of his soul closet.

And I think it was his self-awareness about truly lacking something that made him a prime candidate on the first-round draft pick for a disciple.

In that moment, Nathaniel discovered the most profound truth of all: God is always able to pick us out of the crowd. But, he sees us best when we lay aside our pretense and all the religious fashion that goes with it.

Next week, I return to regular programming in the everyday life sections.

And, just to be clear, if this were a fashion column, I surely wouldn't be the author. ★



Where's the Money Going?


Dear Dave,

I have a roommate, and we've shared the same two-bedroom apartment for about three years. During that time, we've always had an agreement that we would split the bills fifty-fifty. But for the last several months, he's been very late paying his half of the bills. There have even been a few times when he didn't pay his part at all, and I had to cover the entire bill. We both work good jobs, so money isn't an issue. He says he's broke, but when I ask him where all his money goes, he just shrugs and acts like he doesn't know. We're good friends, so I don't want to be cruel. How can I approach him about the situation?

— Mikhail

Dear Mikhail,

No matter whether you're talking about



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Citrus Heights Messenger

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Social Security Matters

Widower's Retirement Stymied by Social Security's "WEP" and "GPO" Rules



By **Russell Gloor**,
AMAC Certified Social
Security Advisor

Dear Rusty: My wife passed away 4 years ago. I want to retire so called SSA and was told I can collect my own SS at 62, reduced by WEP. My wife's SS was greater than mine, but they said I do not qualify for hers at age 60 because of the GPO. This seems odd that I get zero for her, however I can collect mine at the two thirds reduction at 62. Is this true? This zero dollar amount places my retirement on hold for now. I was counting on her SS. **Signed: Discouraged Widower**

Dear Discouraged: The Windfall Elimination Provision (WEP) and the Government Pension Offset (GPO) are two of the most confusing (and unpopular) of Social Security's myriad rules. From the way you describe your conversation with the Social Security Administration, it doesn't appear to have concluded with you fully understanding how these provisions work, so allow me to elaborate.

WEP and GPO affect anyone who has a retirement pension from a federal, state, or local government agency which did not participate in Social Security, meaning neither the employee nor the employer paid into Social Security based on

the employee's earnings. Obviously, you have such a pension, which means that WEP will reduce any Social Security retirement benefit you have earned from other employment where SS payroll taxes were withheld, and the GPO will affect any survivor benefit you are entitled to.

WEP affects only the SS retirement benefit you earned elsewhere; WEP does not affect any surviving spouse benefit you might be entitled to from your wife. Rather, it is the GPO which affects your survivor benefit, again because of your state retirement (called a "non-covered pension" - one earned without contributing to Social Security). The GPO will reduce any surviving spouse benefit you might be entitled to by 2/3rds of the amount of your "non-covered" state pension. Depending on the size of your state pension, that reduction may entirely eliminate your surviving spouse benefit from your wife.

Under normal SS rules, a surviving spouse does not become eligible for survivor benefits until they reach age 60 (age 50 if disabled). Normally, a surviving spouse benefit claimed at age 60 is reduced by 28.5% and it is the GPO (not WEP) that will affect your survivor benefit whenever you claim it. However, even without GPO, your age 60 survivor benefit amount would be only 71.5% of the amount your wife was receiving (or entitled to receive) at her death. If you are already collecting your non-covered state pension when you claim your SS survivor benefit from your wife, then that reduced age 60 survivor benefit would be offset by 2/3rds of

the amount of your state pension. And that (according to what Social Security told you) is what eliminated your age 60 eligibility for a surviving spouse benefit from your wife. If you don't claim it at 60 your survivor benefit will continue to grow until you reach your full retirement age (FRA) of 67, but if 2/3rds of your state pension is more than 100% of your SS survivor benefit, you still won't get any surviving spouse benefit from your wife's record.

A further consequence of your non-covered state pension is that the SS retirement benefit you earned elsewhere will be reduced by WEP. WEP will reduce, but cannot eliminate, your Social Security retirement benefit. The WEP formula is complex but, generally, your WEP-based Social Security retirement benefit will likely be roughly half of what you would get if you did not have a state "non-covered pension." You could claim your WEP-reduced SS retirement benefit as early as age 62 or, if financially feasible, delay longer to get a somewhat higher (but still reduced) amount.

Just FYI, your state employer had an obligation to fully inform you of the consequences of not contributing to Social Security while earning your state pension. It appears as though they may not have fulfilled that obligation.

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). ★

Veterans Benefits Administration (VBA) Claims Clinic

Saturday, May 11, 2024
9am - 3pm



The Veterans Benefits Administration (VBA) will hold a Claims Clinic at the Veterans Community Center in Citrus Heights.

This is a FREE Service. No charge for claims filings and consults.

VBA Claims Specialists will be on hand to assist all military veterans, dependents, and other family members who may be entitled to veteran benefits. Clinic will include filing claims, review of filed claims, checking on status of pending claims, add and remove dependents. Team members are available to answer questions and assist with the claims process. Veterans should bring valid photo ID or any other form of military identification so they can be verified in the VBA system.



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FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02627
Paul T. Huff and Olivia M. Huff, 5137 Robertson Avenue, Carmichael, CA 95608 are doing business under the Fictitious Business Name(s) "Tinker's Coin Productions/Sacramento Dialogue/Explorations in Education/Magic Penny Puppets" 5137 Robertson Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 5, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02628
Raymond Barnhill, 6112 Jack London Circle, Sacramento, CA 95842 is doing business under the Fictitious Business Name(s) "Hilltop Painting" 6112 Jack London Circle, Sacramento, CA 95842. Filed with the Clerk of Sacramento County April 5, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02374
22 Wood Design, 6745 50th Street, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "Supurb Handyman Sevices" 6745 50th Street, Sacramento, CA 95823. Filed with the Clerk of Sacramento County March 27, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02696
Enrique Alejandro Rolon, 3836 Ivy Street, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "Roloaya Transport" 3836 Ivy Street, Sacramento, CA 95838. Filed with the Clerk of Sacramento County April 9, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02482
Rakesh K Pareenja, 2380 Watt Avenue, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Bella Cucina" 2380 Watt Avenue, Sacramento, CA 95825. Filed with the Clerk of Sacramento County April 2, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02759
Dorado Imagery, Inc., 5459 Plantain Circle, Orangevale, CA 95662 is doing business under the Fictitious Business Name(s) "Dorado Craft Works" 5459 Plantain Circle, Orangevale, CA 95662. Filed with the Clerk of Sacramento County April 11, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02752
Clifton Russo and April Russo, 8136 Ashtead Court, Sacramento, CA 95829 is doing business under the Fictitious Business Name(s) "High Class Glass" 8136 Ashtead Court, Sacramento, CA 95829. Filed with the Clerk of Sacramento County April 11, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02431
Mountain Mikes Pizza, 5019 El Camino Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Mountain Mikes Pizza" 5019 El Camino Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County March 29, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02493
Patricia Kay Meyers, P.O. Box 1405, Elverta, CA 95626 is doing business under the Fictitious Business Name(s) "H.D. Reg. Service" 1033 Neal Road, Sacramento, CA 95838. Filed with the Clerk of Sacramento County April 2, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-01800
Andrea Z Evans, PO Box 4145, Ketchum, ID 83340 is doing business under the Fictitious Business Name(s) "Philanthropy Consulting Group" 205 Raven Road A1-5 Ketchum, ID 83340 Filed with the Clerk of Sacramento County March 7, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02640
Michael A. Cano, 3267 Sanbury Circle, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Both Hands Handyman" 3267 Sanbury Circle, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County April 5, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02283
Doua Vang, 2800 Gardendale Road, Sacramento, CA 95822 is doing business under the Fictitious Business Name(s) "Allclean Pro Services" 2800 Gardendale Road, Sacramento, CA 95822. Filed with the Clerk of Sacramento County March 22,

2024
Publish: April 26, May 3, 10, 17, 2024
ALLCLEAN 5-17-24

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02798
Anshul Dixit and Upasna Dixit, 1968 Misty Meadow Drive, Folsom, CA 95630 are doing business under the Fictitious Business Name(s) "Career and Minds" 1968 Misty Meadow Drive, Folsom, CA 95630. Filed with the Clerk of Sacramento County April 12, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02627
Paul T. Huff and Olivia M. Huff, 5137 Robertson Avenue, Carmichael, CA 95608 are doing business under the Fictitious Business Name(s) "Tinker's Coin Productions/Sacramento Dialogue/Explorations in Education/Magic Penny Puppets" 5137 Robertson Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 5, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02953
Kian Nikzad, 1320 D Street Apt D, Sacramento, CA 95814 is doing business under the Fictitious Business Name(s) "Sun Harvest" 1320 D Street, Sacramento, CA 95814. Filed with the Clerk of Sacramento County April 17, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02936
Guixiang Tang, 4413 Ravenwood Avenue, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Oceanview Massage" 4413 Manzanita Avenue #115, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 17, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02971
Babak Bordbar, 12499 Folsom Boulevard, Rancho Cordova, CA 95742 is doing business under the Fictitious Business Name(s) "Magnicent Analytical Accounting Solutions" 12499 Folsom Boulevard, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County April 18, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03000
Richard A. Islas, 2453 Werbe Lane 166, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Rott10.comapparel" 2453 Werbe Lane 166, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 19, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03140
H.G.N Investments Inc., 8038 Prairie Field Drive, Sacramento, CA 95829 is doing business under the Fictitious Business Name(s) "Stop N Save Liquor N Food" 4709 Florin Road 2B, Sacramento, CA 95823. Filed with the Clerk of Sacramento County April 23, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03081
Lauren Puliz, 6330 Fountain Square Drive #923, Citrus Heights, CA 95621 is doing business under the Fictitious Business Name(s) "Millennial Mama Therapy" 8257 Ashcrest Lane, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County April 22, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02526
Summit Funding, Inc., 2135 Butano Drive Suite 150, Sacramento, CA 95825 is doing business under the Fictitious Business Name(s) "Lead+ Wholesale Lending/Lead Plus Wholesale Lending" 2135 Butano Drive Suite 150, Sacramento, CA 95825. Filed with the Clerk of Sacramento County April 3, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02880
Tamala Da Vigo, P.O. Box 6070, Folsom, CA 95763 is doing business under the Fictitious Business Name(s) "North Valley Consulting/NVC" 6609 Folsom-Auburn Road, Folsom, CA 95630. Filed with the Clerk of Sacramento County April 16, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02953
Kian Nikzad, 1320 D Street Apt D, Sacramento, CA 95814 is doing business under the Fictitious Business Name(s) "Sun Harvest/Ancient Sun/Helios" 1320 D Street Apt D, Sacramento, CA 95814. Filed with the Clerk of Sacramento County April 17, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02798
Anshul Dixit, Upasna Dixit and Ambethkar Venkatraman 1968 Misty Meadow Drive, Folsom, CA 95630 are doing business

under the Fictitious Business Name(s) "Career and Minds" 1968 Misty Meadow Drive, Folsom, CA 95630. Filed with the Clerk of Sacramento County April 12, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03017
FLS Inc, 711 E. Bidwell Street #8, Folsom, CA 95630 is doing business under the Fictitious Business Name(s) "Yuba Lock" 1212 Bridge Street, Yuba City, CA 95991. Filed with the Clerk of Sacramento County April 19, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03018
Mingdan Wei, 4026 Barbara Street, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "Just 4 Massage" 4261 Truex Road Suite A4, Sacramento, CA 95834. Filed with the Clerk of Sacramento County April 25, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03190
Odyssey Business Development LLC, 1846 E Innovation Park Drive #100, Oro Valley, AZ, 85755 is doing business under the Fictitious Business Name(s) "Elite Loan Advisers" 3830 Watt Avenue Suite 2, Sacramento, CA 95821. Filed with the Clerk of Sacramento County April 25, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03060
Ashley Simons, 1520 Main Avenue, Sacramento, CA 95838 and Brittani Costa, 6711 Hedgewood Drive, Sacramento, CA 95842 is doing business under the Fictitious Business Name(s) "Hub House" 7250 Auburn Boulevard Suite E, Citrus Heights, CA 95610. Filed with the Clerk of Sacramento County April 22, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03241
Tony Lee Shedenhelm, 10641 Campana Way, Rancho Cordova, CA 95670 is doing business under the Fictitious Business Name(s) "Tony's Backflow Service" 10641 Campana Way, Rancho Cordova, CA 95670. Filed with the Clerk of Sacramento County April 26, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02975
Mr Drain Corp, 2528 Midland Way, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Mr Drain Plumbing/Mr Drain" 2528 Midland Way, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 18, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03419
Robert J. Hightower, 5520 Link Drive, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Alta-Turris Consulting" 5520 Link Drive, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County May 1, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03009
Jynny Babcock, 6330 Sunrise Boulevard #1031, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Well Accounted Bookkeeping" 5801 Topp Court, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 19, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03185
William Jerome Wright, 4019 Leo's Lane, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Anthony's Auto Care Service" 4019 Leo's Lane, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 25, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03397
Georgina R. Martz, 3025 Bertis Drive, Sacramento, CA 95821 is doing business under the Fictitious Business Name(s) "Martz Tax Services" 3025 Bertis Drive, Sacramento, CA 95821. Filed with the Clerk of Sacramento County April 30, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03203
Katharine Plamondon, 4046 Minnesota Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Windfall Recovery

Firm" 4046 Minnesota Avenue, Fair Oaks, CA 95628. Filed with the Clerk of Sacramento County April 25, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03132
Duncan Berseth, 6549 Sutter Avenue, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Deck Doctor" 6549 Sutter Avenue, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 23, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03234
Golden Hour Signings, LLC, 1401 21st Street Suite R, Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Golden Hour Signings" 1401 21st Street Suite R, Sacramento, CA 95811. Filed with the Clerk of Sacramento County April 26, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03246
J3M Holdings LLC, 2108 N Street Suite N, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "The Coding Page, LLC" 5105 Crystal Cove Drive, Rancho Cordova, CA 95742. Filed with the Clerk of Sacramento County April 26, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03455
Esther Garcia, 7491 Phan Lane, Sacramento, CA 95823 is doing business under the Fictitious Business Name(s) "H.E.G. Cleaning Services" 7491 Phan Lane, Sacramento, CA 95823. Filed with the Clerk of Sacramento County May 2, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03474
Grizzly Roofing, 5000 Emerald Brook Way, Sacramento, CA 95838 is doing business under the Fictitious Business Name(s) "Grizzly Roofing/California Flat Roofs" 5000 Emerald Brook Way, Sacramento, CA 95838. Filed with the Clerk of Sacramento County May 3, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02930
Mike Wahba, 1722 J Street Suite 216, Sacramento, CA 95811 is doing business under the Fictitious Business Name(s) "Global I.N./Global Investors Network/Global Multifamily Associates/California Apartment Brokers" 1722 J Street Suite 216, Sacramento, CA 95811. Filed with the Clerk of Sacramento County April 17, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-02975
Kimberly Duvall-Hoehn has filed a petition with this court for a decree changing the name(s) of Kimberly Duvall-Hoehn to Kimberly Contreras Hoehn.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 2, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03009
Jynny Babcock, 6330 Sunrise Boulevard #1031, Citrus Heights, CA 95610 is doing business under the Fictitious Business Name(s) "Well Accounted Bookkeeping" 5801 Topp Court, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 19, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03185
William Jerome Wright, 4019 Leo's Lane, Carmichael, CA 95608 is doing business under the Fictitious Business Name(s) "Anthony's Auto Care Service" 4019 Leo's Lane, Carmichael, CA 95608. Filed with the Clerk of Sacramento County April 25, 2024

FICTITIOUS BUSINESS NAME STATEMENT FBNF2024-03203
Katharine Plamondon, 4046 Minnesota Avenue, Fair Oaks, CA 95628 is doing business under the Fictitious Business Name(s) "Windfall Recovery

Dated: April 12, 2024
Christopher E. Krueger, Judge of the Superior Court
Publish: April 26, May 3, 10, 17, 2024
LAWSON 5-17-24

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV005355
Arielle Shaunte', Mosteck, Arielle Shaunte' Mosteck have filed a petition with this court for a decree changing the name(s) of Arielle Shaunte' Mosteck to Arielle Shaunte Buchanan and Aydon Troy Buchanan Neal to Aydon Troy Buchanan.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on June 4, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV007595
Natalia Regina Rinker has filed a petition with this court for a decree changing the name(s) of Natalia Regina Rinker to Natalia Regina Hannahan.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 10, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV005850
Jesus Enrique Hinostrza Jr has filed a petition with this court for a decree changing the name(s) of Jesus Enrique Hinostrza Jr to Jay Enrique Hinostrza.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on June 12, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV008356
Ramon Raya has filed a petition with this court for a decree changing the name(s) of Ramon Raya to Ramon Cruz Raya.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 31, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV007012
Eric Deon Silas has filed a petition with this court for a decree changing the name(s) of Eric Deon Silas to Eric Deon Barnes.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 7, 2024, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV001491
Ghulam Mustafa Alizada has filed a petition with this court for a decree changing the name(s) of Ghulam Mustafa Alizada to Mustafa Sadat.

Monique Lee Davis has filed a petition with this court for a decree changing the name(s) of Monique Lee Davis to Monique Lee Davis-DeRobertis.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 27, 2024, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV006981
Cynthia Louise Plattner aka Cynthia Louise Fonseca has filed a petition with this court for a decree changing the name(s) of Cynthia Louise Plattner aka Cynthia Louise Fonseca to Cindie Loue Fonseca.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 7, 2024, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV005911
Rene John Osgood aka Rene J. Osgood has filed a petition with this court for a decree changing the name(s) of Rene John Osgood aka Rene J. Osgood to Rene Kline.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 25, 2024, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV008356
Ramon Raya has filed a petition with this court for a decree changing the name(s) of Ramon Raya to Ramon Cruz Raya.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on July 31, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV001491
Ghulam Mustafa Alizada has filed a petition with this court for a decree changing the name(s) of Ghulam Mustafa Alizada to Mustafa Sadat.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 1, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#24CV001495
Ghulam Atiq Alizada & Marzya Alizada has filed a petition with this court for a decree changing the name(s) of Ghulam Reza Alizada to Omar Sadat.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on August 1, 2024, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.

NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN PATRICK MYERS CASE NO. 24PR001056
To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of John Patrick Myers.
A Petition for Probate has been filed by Linda S. Rasmussen, in the Superior Court of California,

LEGAL ADVERTISING

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NOTICE OF PETITION TO ADMINISTER ESTATE

County of Sacramento, requesting Linda S. Rasmussen be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 May 22, 2024, 9:00 a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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: Heather S. Mayer, Esq, 400 Plaza Drive, Suite 145, Folsom, CA 95630; 916-631-1996

Publish: Month April 26, May 3, 10, 2024
MYERS 5-10-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY ALICE JONES CASE NO. 24PR001000

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Mary Alice Jones.

A Petition for Probate has been filed by Robert Jones, in the Superior Court of California, County of Sacramento, requesting Robert Jones be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court

approval. 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 May 21, 2024, 9:00 a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 Petitioner is: Robert Jones, 6228 Jack London Circle, Sacramento, CA 95842; 916-956-5610
Publish: Month April 26, May 3, 10, 2024
JONES 5-10-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOE WHITTIE WALTERS SR CASE NO. 23PR000410

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Joe Whittie Walters Sr.

A Petition for Probate has been filed by Kasandra Leann Walters, in the Superior Court of California, County of Sacramento, requesting Kasandra Leann Walters be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. Before taking certain 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 May 28, 2024, 1:00 p.m. in Dept Probate, Room 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 Petitioner is: Kasandra Leann Walters, 6221 Riverbelle Court, Rio Linda, CA 95673; 916-812-2174
Publish: Month April 26, May 3, 10, 2024
WALTERS 5-10-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF KURT WALTON BUEHLER CASE NO. 23PR002139

To all heirs, beneficiaries, credi-

tors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Kurt Walton Buehler.

A Petition for Probate has been filed by Lorelee Ann-Walton, in the Superior Court of California, County of Sacramento, requesting Lorelee Ann-Walton be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 May 28, 2024, 1:30 p.m. in Dept 129, Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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: Thomas K. Porta, 1410 Georgia Street, Vallejo, CA 94590; 707-643-7678
Publish: Month April 26, May 3, 10, 2024
BUEHLER 5-10-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF DOLORES ANITA JONES PYNE CASE NO. 23PR001113

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Dolores Anita Jones Pyne.

A Petition for Probate has been filed by Charlotte Jones, in the Superior Court of California, County of Sacramento, requesting Charlotte Jones be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 May 23, 2024, 1:30 p.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 Petitioner is: Charlotte Jones, 7655 Poppy Way, Citrus Heights, CA 95610; 916-201-0581
Publish: May 3, 10, 17, 2024
PYNE 5-17-24

SUMMONS

AMENDED SUMMONS (FAMILY LAW) CASE NUMBER (NUMERO DEL CASO): 22FL00626

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): Jamin Kieran Ewell

YOU HAVE BEEN SUED. Read the information below and on the next page. PETITIONER'S NAME IS: (NOMBRE DEL DEMANDANTE): Stephanie Anna Louise Ewell.

You have 30 CALENDAR DAYS after this Summons and Petition are served on you to file a response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org) or by contacting your local county bar association.

Usted tiene 30 DÍAS CALENDARIO después de que se le presente esta Citación y Petición para presentar una respuesta (formulario FL-120) en el tribunal y tener una copia notificada al peticionario. Una carta, llamada telefónica o comparecencia ante el tribunal no lo protegerá. Si no presenta su respuesta a tiempo, el tribunal puede hacer órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. Es posible que se le ordene pagar la manutención y los honorarios y costos de los abogados. Para obtener

CITY OF CITRUS HEIGHTS NOTICE TO BIDDERS

SEALED BIDS will be received at the office of the City Clerk, City Hall, 6360 Fountain Square Drive, Citrus Heights, California, until the hour of **2:00 PM on THURSDAY, MAY 23, 2024**, at which time the bids will be publicly opened and read for the **2024 MADISON AVENUE RETAINING WALL REPAIRS**, City of Citrus Heights, California. Any bid received after this date and time will be deemed non-responsive. Bids received by fax or e-mail will not be considered.

The work to be performed consists, in general, of removing and replacing approximately 36 feet of damaged retaining/ sound wall along Madison Avenue (7604 Capricorn Drive) in the City of Citrus Heights.

It is the bidder's responsibility to check the website for any updated information at least 24 hours prior to the scheduled bid opening.

Bidders shall obtain copies of the Contract Documents by logging on to <https://www.citrusheightsplanroom.com> or by calling BPX Printing and Graphics at (916) 760-7281 or emailing sac@bpxprinting.com. Cost of Contract Documents shall be Fifty Dollars (\$50.00) per set, non-refundable. Shipping and handling costs are extra and prices range depending on the delivery method. At the bidder's request and expense, the Contract Documents can be sent by overnight mail. Bidders can supply their shipper account number to expedite processing. Electronic Contract Documents (PDF format) can also be ordered for a non-refundable fee of \$50 per set. All bidders must purchase a complete set of contract documents (hard copy or PDF format) from BPX Printing and Graphics to be included on the planholders list and to receive addenda notifications. It is the responsibility of each prospective bidder to confirm his/her firm is on the planholders list held at BPX Printing and Graphics to ensure receipt of any subsequent communications, including addenda. Contract Documents are not available directly from the City.

All questions regarding this project are to be submitted in writing by email to generalservices@CitrusHeights.net with a CC to dkehrer@CitrusHeights.net by **WEDNESDAY, May 15, 2024 at 5:00 PM**.

In accordance with the provisions of Section 1770 of the Labor Code of the State of California, the Director of the Department of Industrial Relations has ascertained the general prevailing rate of wages applicable to the work to be done in accordance with the standards set forth in Section 1773 and which is on-file in the office of the City Clerk.

The successful bidder shall pay not less than the specified prevailing wage rates to all laborers, workers, and mechanics employed in the performance of the work specified herein. The successful bidder will be required to post a copy of the general prevailing rates per diem wages in a conspicuous place at the job site forthwith upon undertaking the public work called for herein. The successful bidder shall also keep an accurate certified payroll record in accordance with requirements set forth in Labor Code Section 1776 and the Contract Documents.

Each bid must be accompanied by cash, cashier's check, certified check or Bidder's Bond made payable to the City of Citrus Heights in the amount of 10% of the total bid amount, such guaranty to be forfeited should the bidder to whom the Contract is awarded fail to enter into the Contract within the time period required by the Contract Documents.

No bid will be accepted unless it is made on a proposal form furnished by the General Services Director and is for the entire work described herein. The bid bonds for the three acceptable lowest bidders shall be retained until the City Council has accepted the successful bidder. All other Bidder's Bonds shall be returned to the bidder five (5) working days after bid opening. The Contract shall be awarded, if an award is made, to the lowest responsive and responsible bidder within sixty (60) calendar days from the date the bids are publicly opened and declared. If the award is not made within that period, all bids submitted are deemed rejected by the City Council and all remaining Bidder's Bonds shall be returned to the bidder. The successful bidder shall apply for and obtain at its costs any permits required for all work, except as otherwise specified in the Contract Documents.

A bidder may propose one or more "equals" or substitutions for products listed in the Contract Documents by manufacturer name, brand or model number, unless the Contract Documents specify that the product is necessary to match others in use. Complete information for products proposed by a bidder as an equal must be submitted to the General Services Director for review, at least ten (10) working days before the time specified for bid opening in accordance with the Instructions to bidders contained in the Contract Documents.

The successful bidder will be required to furnish, prior to the performance of any work hereunder, 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. The bonds must be approved by the City.


The successful bidder shall also furnish a Warranty Bond, in a form acceptable to the City in an amount of one hundred percent (100%) of the total Contract price plus change orders, to hold good for a period of one year after the completion and acceptance of the work, to protect the City against the results of defective materials, quality of work, and equipment during that time. This bond shall be delivered to the City before the final payment under this Contract will be made. The successful bidder will also be required to furnish insurance as set forth in the Contract Documents.

Pursuant to Public Contract Code Section 22300, bidders may substitute securities for any monies which the City may withhold pursuant to the terms of this Contract to insure performance. Such securities must be furnished on a form acceptable to the City and by a company, acceptable to the City, that is authorized and licensed by the Insurance Commissioner as an "admitted surety insurer" and which maintains at least one officer in California for conducting business. Prior to such approval, the surety shall provide the documentation required by California Civil Code Section 995.660.

The City of Citrus Heights reserves the right to reject any or all bids or portions thereof, to accept a bid or portion thereof and to waive any minor informality or irregularity.

The license classification required for this project is **Class "A": General Engineering Contractor**, issued by the State of California. The license must be active and in good standing as of the date of receipt of bids and must be maintained in good standing throughout the term of the contract. For contracts involving federal funds, the license must be active and in good standing as of the date of the Contract award and must be maintained in good standing throughout the term of the contract.

Each bidder, and any subcontractor listed in a bid proposal pursuant to Public Contract Code Section 4104, must be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code Section 1725.5, except in limited circumstances as referenced in Labor Code Section 1771.1(a).


Amy Van, City Clerk
5/1/2024
Date

NOTICE OF PUBLIC HEARING

OF THE CITY OF CITRUS HEIGHTS PLANNING COMMISSION FOR CONSIDERATION AND RECOMMENDATION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CITRUS HEIGHTS AND ANTIOCH STREET LP AND A PROPOSED PARCEL MAP TO ALLOW A FUTURE HOTEL AT 6100 SUNRISE BOULEVARD

NOTICE IS HEREBY GIVEN that the City of Citrus Heights Planning Commission will conduct a Public Hearing on **May 22, 2024**, in the City Hall Council Chambers at 6360 Fountain Square Drive, Citrus Heights, California at 6:00 p.m. or soon thereafter.

Project Name: Sunrise Tomorrow Hotel Parcel Map and Development Agreement
Project Location: 6100 Sunrise Boulevard (243-0192-016-0000)

The purpose of the Public Hearing is to consider recommending to the City Council an ordinance to approve a Development Agreement between the City of Citrus Heights and Antioch Street LP to guide the development of a proposed Sunrise Tomorrow hotel at 6100 Sunrise Boulevard and consideration of a Parcel Map to subdivide the existing property into three individual parcels of approximately 0.928 acres net, 1.484 acres net, and 0.386 acres net.

NOTICE IS FURTHER GIVEN pursuant to Government Code Section 65009 that any legal challenge to these actions may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City, as applicable, during or prior to the hearing.

INTERESTED PERSONS ARE INVITED TO submit written comments prior to and may testify at the Public Hearing. Written comments may be submitted to Stacy Hildebrand, Planning Commission Secretary, 6360 Fountain Square Drive, Citrus Heights, California or may also be emailed to Planning@citrusheights.net. If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand, Planning Commission Secretary at 916-725-2448. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

For further information contact Casey Kempenaar, at (916) 725-2448 or ckempenaar@citrusheights.net

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The Rio Linda News Adjudicated For and By the County of Sacramento, Adjudication No. 358073 - March 21, 1988*

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SUMMONS

asesoramiento legal, póngase en contacto con un abogado de inmediato. Obtenga ayuda para encontrar un abogado en el Centro de Autoayuda en Línea de los Tribunales de California (www.courts.ca.gov/selfhelp), en el sitio web de Servicios Legales de California (www.lawhelpca.org) o comunicándose con el colegio de abogados de su condado local.

NOTICE: RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouse or domestic partners until the petition is dismissed, a judgment is entered or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO: LAS ÓRDENES DE RESTRICCIÓN ESTÁN EN LA PÁGINA 2: Estas órdenes de restricción son efectivas contra ambos cónyuges o parejas domésticas hasta que se desestime la petición, se dicte una sentencia o el tribunal dicte más órdenes. Son exigibles en cualquier lugar de California por cualquier oficial de la ley que haya recibido o visto una copia de ellos.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

EXENCIÓN DE TARIFAS: Si no puede pagar la tarifa de presentación, pídale al secretario un formulario de exención de tarifas. El tribunal puede ordenarle que devuelva la totalidad o parte de los honorarios y costos que el tribunal renunció para usted o la otra parte.

The name and address of the court are: (El nombre y dirección de la corte es): Sacramento Superior Court, 3341 Power Inn Road, Sacramento, CA 95826.

The name, address and telephone number of the petitioner's attorney, or the petitioner without an attorney are: (El nombre, dirección y número de teléfono del abogado del peticionario, o del peticionario sin abogado es): Matthew D. Roy, 770 L Street, Suite 950, Sacramento, CA 95814; 916-361-6028

Date: (Fecha) May 10, 2022
By: Christy Andrade, Clerk of Court

K. Grady, Deputy
STANDARD FAMILY LAW
RESTRAINING ORDERS
Starting immediately, you and your spouse or domestic partner are restrained from:

1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;

2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health automobile, and disability, held for the benefit of the parties and their minor children;

3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and

4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party.

You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or pay court costs.

NOTICE: ACCESS TO AFFORDABLE HEALTH INSURANCE:

Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506

WARNING: IMPORANT INFORMATION

California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property

is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property.
Publish: April 19, 26, May 3, 10, 2024
EWELL 5-10-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF CHRISTA LEGAIL FAUST
CASE NO. 24PR001185

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Christa Legail Faust.

A Petition for Probate has been filed by Michael Faust, in the Superior Court of California, County of Sacramento, requesting Michael Faust be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 June 4, 2024, 1:30 p.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 de-

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

YOU MAY EXAMINE the file kept by the court. If you are interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Petitioner is: Michael Faust, POB 188581, Sacramento, CA 95818; 916-541-6469
Publish: May 10, 17, 24, 2024
FAUST 5-24-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILBERT ADOLPH CALHOUN
CASE NO. 24PR001122

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Wilbert Adolph Calhoun.

A Petition for Probate has been filed by Angela Calhoun, in the Superior Court of California, County of Sacramento, requesting Angela Calhoun be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 June 6, 2024, 1:30 p.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 Petitioner is: Angela Calhoun, 1801 Ferran Avenue, Sacramento, CA 95832; 916-879-0036
Publish: May 10, 17, 24, 2024
CALHOUN 5-24-24

NOTICE OF PETITION TO ADMINISTER ESTATE OF JORGE ARMANDO BARRAZA
CASE NO. 24PR001265

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Jorge Armando Barraza.

A Petition for Probate has been filed by Maria Del Socorro Perez Huerta, in the Superior Court of California, County of Sacramento, requesting Maria Del Socorro Perez Huerta be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. 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 June 11, 2024, 9:00 a.m. in Dept 129; Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state 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 Petitioner is: Maria Del Socorro Perez Huerta, 4605 Greenholme Drive #3, Sacramento, CA 95842; 916-759-1505
Publish: May 10, 17, 24, 2024
BARRAZA 5-24-24

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2019-03741

The following person(s) has/ have abandoned the use of the FICTITIOUS BUSINESS NAME of: Klein House Properties, 6765 Judistine Drive, Fair Oaks, CA 95628.

Kelly Klein, 6765 Judistine Drive, Fair Oaks, CA 95628.

The Fictitious Business Name Statement was filed on 4/29/2019 in the County of Sacramento.
Filed with the clerk of Sacramento County: 4/29/2019.
Publish: April 19, 26, May 3, 10, 2024
KLEIN 5-10-24

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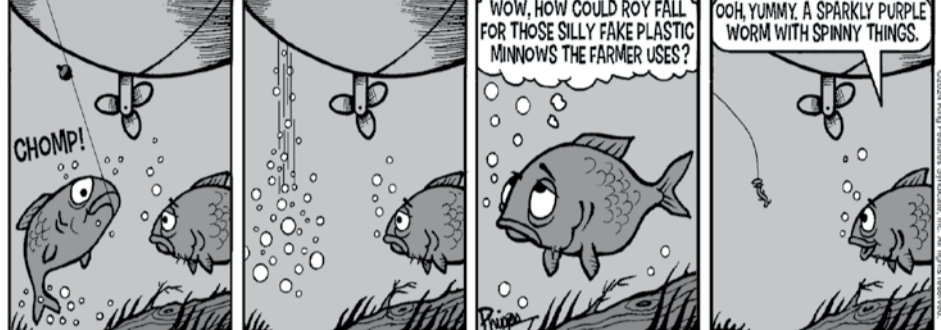
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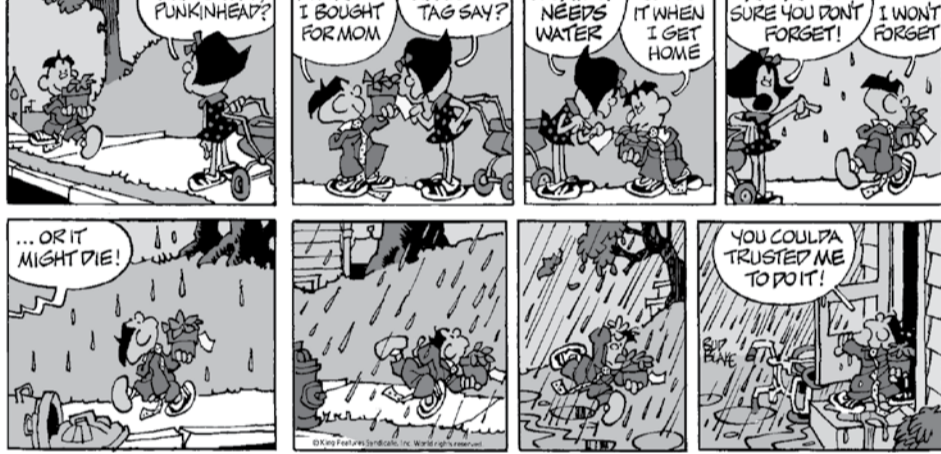
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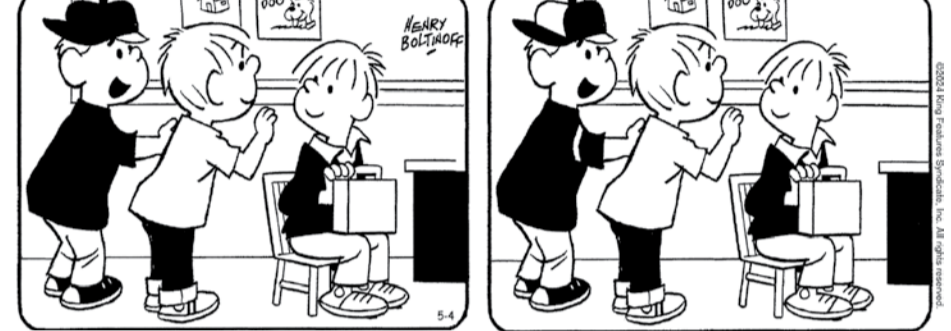


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- Across**
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 - *Stinging pollinator
 - Prefix in levorotary
 - *Dark home to #33
 - Sudden growth
 - Like certain Steven
 - Symphony member
 - Type of feather
 - *Comfy seat (2 words)
 - Don't put these into one basket?
 - Full nelson is ___ wrestling
 - Santa ___, Orange County
 - Puts down
 - Et cetera (3 words)
 - Pen point
 - With signs of wear and tear
 - Beyond natural, in U.K.
 - Messes up
 - Chitchat
 - Willow twig
 - Evening purse
 - Win a race
 - Tucker of "Modern Family"
 - Army bathroom
 - Eucharist plates
 - Opposite of WSW
 - French composer Erik Alfred Leslie
 - *"Back to the Future" antagonist
 - *Beetle with Wings
 - Poodle minus d
 - England's medieval royal house
 - Rabbit's cousin
 - Nymph chaser
 - Genealogist's creation
 - Blackhearted
 - George Gershwin's brother
 - "For ___ a jolly..."
 - It often goes with a rod
- Down**
11. Country alliance
 12. Fish of liver oil fame
 13. Prefix in levorotary
 14. *Dark home to #33
 15. Sudden growth
 16. Like certain Steven
 17. Symphony member
 18. Type of feather
 19. *Comfy seat (2 words)
 20. Don't put these into one basket?
 21. Full nelson is ___ wrestling
 22. Santa ___, Orange County
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 25. Pen point
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 31. Evening purse
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 42. Rabbit's cousin
 43. Nymph chaser
 44. Genealogist's creation
 45. Blackhearted
 46. George Gershwin's brother
 47. "For ___ a jolly..."
 48. It often goes with a rod

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Who Owns the Apartment Next Door?

California Agency Says It Will Take Millions to Find Out



Here is the Secretary of State building in Sacramento on Nov. 7, 2022. Photo by Miguel Gutierrez Jr., CalMatters

By Ben Christopher
CalMatters.org

Who is the flesh-and-blood landlord with a city-spanning portfolio of apartments concealed behind an obscurely-named limited liability company? Who is the proprietor of a local restaurant, hotel or regional car wash chain shrouded beneath a corporate veil?

Who actually owns what in California?

For three years a coalition of anti-eviction advocates, unions, legal aid organizations, affordable housing boosters, workers rights groups and pro-transparency activists have been demanding that the state make it easier to answer those questions.

And for three years, those efforts have failed in the Legislature.

Supporters of this year's version, Senate Bill 1201 authored by Sen. Maria Elena Durazo, a Los Angeles Democrat, now worry that their fourth effort will soon meet a similar fate.

Businesses operating in California must regularly submit documents with the Secretary of State that list the company's name and address, along with those of its top managers and anyone responsible for receiving legal filings on the company's behalf. That information is publicly available on the Secretary of State's website.

Durazo's bill would add an additional disclosure requirement: The names and home or business addresses of "beneficial owners" — defined as anyone who "exercises substantial control" or owns at least 25% of a company.

As Durazo explained at a recent Senate committee hearing, the bill is "simply adding one line on the forms that anybody fills out...It's not asking for any more."

Yet last week the Senate Appropriations Committee, tasked with putting a fiscal price tag on pending legislation, said implementing the bill would cost the state \$9.3 million in its first year and nearly \$3 million every year after that. The majority of those ongoing expenses would go toward paying the estimated 24 state employees that Secretary of State analysts say are needed to make the bill work. That would represent roughly 10% of the agency's workforce that now processes business filings.

Though \$9 million is couch cushion change by California budgetary standards, the bill's supporters say they are mystified

by the number. For a 2020 bill requiring the Secretary of State to add a different question to the same form, the fiscal estimate was a mere \$561,000 in the first year and \$79,000 thereafter.

"This is an example of a good governance bill that will fail because of bad governance," said Jyotswaroop Bawa with the progressive nonprofit Rise Economy, which is sponsoring the bill. "By not collecting beneficial owner information, the Secretary of State's office is allowing chaos to continue with impunity."

Bawa and other supporters of the bill say publishing ownership information will make it easier for tenants, workers and regulators to track down scofflaw landlords and other business owners.

Opponents of the bill, which include state and local landlord groups, the California Association of Realtors and the California Chamber of Commerce, argue that it is already easy enough to contact a business and that disclosing the identities of individual owners would violate their privacy and enable harassment.

The Secretary of State's office refused to break down sky-high estimate

Once a bill receives a big cost estimate, it's put in a list known in California legislativese as the "suspense file." Then, in marathon sessions held twice a year, the Assembly and Senate appropriations committees rapidly tick through every bill on that list, passing some along and killing others without debate or a public vote. The first legislative culling of the year is set for mid-May.

With its seven-digit cost estimate, Bawa said she worries SB 1201 will be the latest victim of "death by price tag," especially when the state is facing a multibillion dollar deficit. And it wouldn't be the first time this idea has died a quiet procedural death.

In 2021, a bill that would have required companies to unveil their human owners when filing business records with the state didn't get a hearing. A revived attempt the next year failed in

the Senate after a majority on a key committee declined to cast a vote "yes" or "no," but simply abstained. Last year, a third try succumbed to the suspense file after the bill was dinged with a \$9 million cost estimate from the Secretary of State's office.

In coming up with this year's figure, the Senate committee's fiscal analysis said it got the estimates from the Secretary of State. Itemized totals include \$3 million in "IT project costs" and

verifying the ownership information through a modified form would be costly.

The bill, as currently written, does not require the Secretary of State to perform that due diligence, which led an earlier Senate committee to raise concerns about the bill's effectiveness.

'We could do it for \$200'

Corporations and limited liability companies exist in part to ensure that investors in a company aren't held

directly legally responsible for the things that that company does or doesn't do. If a company maintains unsafe conditions at a rental property, a tenant can sue the company itself, seeking damages from the corporate treasury, but not from the business owner's personal checking account.

Publicizing an owner's name and address, then, doesn't serve an obvious legal purpose, said Debra Carlton, a spokesperson for the California Apartment Association.

Landlords can always be reached through the property management companies they employ. Lawsuits can always be served to a company's listed

representative.

"The point of the corporate veil is that you go after the corporation's assets" in a lawsuit, said Carlton, but it doesn't prevent landlords from getting sued. "You see lawsuits every day being brought against the industry."

Matthew Silver, a lawyer who represents cities and counties in substandard housing cases, agreed that Durazo's bill isn't likely to make his work easier going after negligent landlords. It's often quicker to serve court papers to a corporation or LLC than "an individual slumlord" who doesn't have a paper trail or web presence, he said.

"There's a path that leads you from the corporate name to the people who actually own it, ultimately, and we will find them and hold them responsible," he said.

But there are times when it's

crucial to track down a human business owner quickly, long before matters end up at court, said Larry Brooks, who runs the residential lead prevention program for Alameda County.

He remembers a case in 2022 when twin toddlers were found living in an old apartment with flaking paint. Lead levels in their blood were so high the children were immediately hospitalized. The twins' parents, undocumented immigrants, initially refused to put Brooks and his team in touch with the building's property management company, fearing eviction or deportation, he said.

So Brooks began hunting on his own. He turned first to the county assessor's office to find the property owner's name, then plugged that name into the Secretary of State's database. The corporate documents there only listed a street address. Brooks struggled to connect that address with a phone number or email address.

Finally, a county nurse persuaded the twins' mother to share the phone number of a Sacramento-based property management company. That company put Brooks in touch with the owner, a corporation in Texas, he said. The entire process took two weeks.

"I wish that there were some state or federal law that required every corporate landlord to have a local contact," said Brooks, who has also advised Human Impact Partners, a public health nonprofit that supports Durazo's bill. "In a situation like with the twins, where the blood lead levels were so high they were life threatening and the kids had to be rushed to the hospital, you want to be able to call somebody immediately."

Brooks said he couldn't share additional information about the children or the landlord citing medical privacy laws and pending litigation. CalMatters was unable to independently verify the details of the story.

Making it easier to find the name and address of a business owner would provide a treasure trove of data for tenant rights organizations, housing researchers and investigative reporters.

But it would also be a boon for would-be harassers and activists, said Carlton. "I can't figure out what their true purpose is," she said of the bill's sponsors. "They want to shame people publicly, maybe."

But Carlton was also puzzled by the \$9 million cost estimate: "I almost felt like saying, 'We could do it,'" she said. "We could do it for \$200." ★

“There’s a path that leads you from the corporate name to the people who actually own it, ultimately, and we will find them and hold them responsible.”



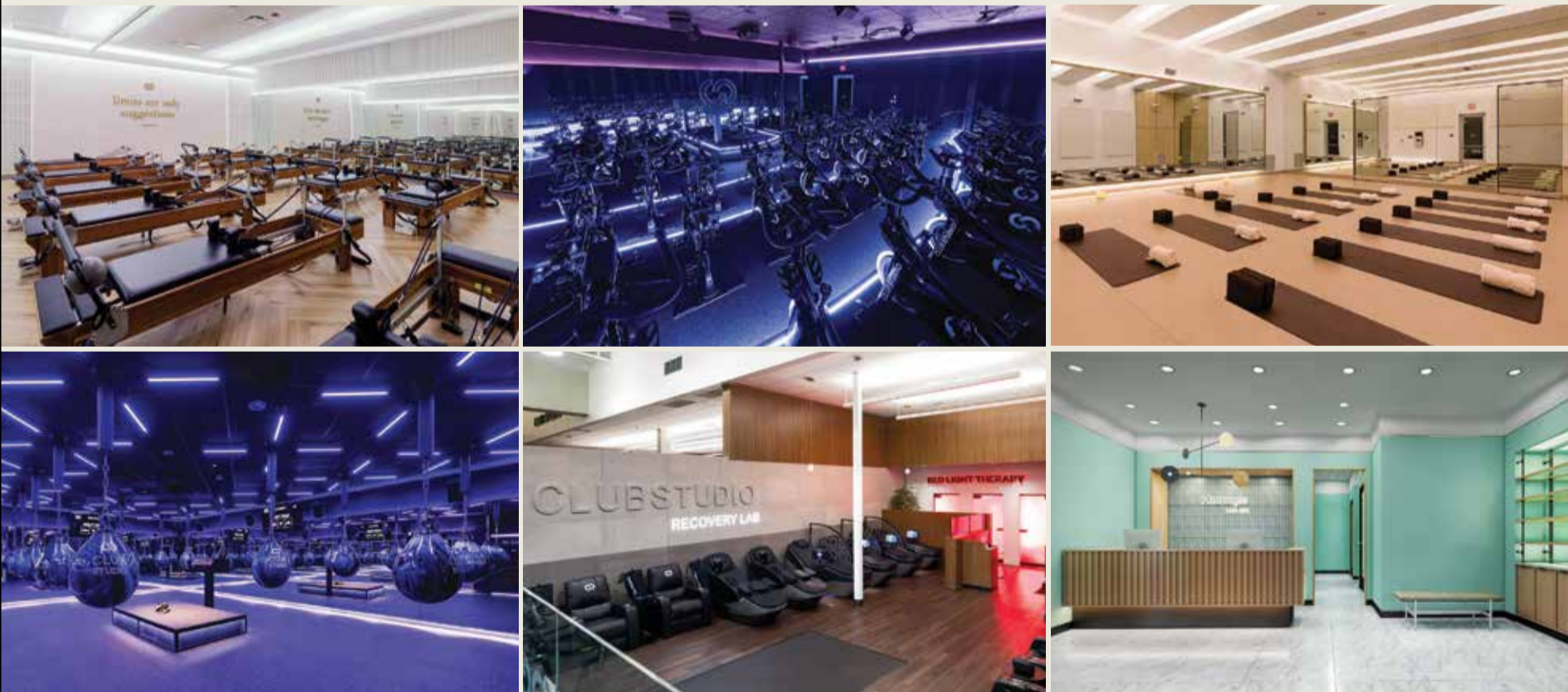
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