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TERRITORIAL DISPATCH

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Owners Must Demolish Hotel



Hotel Marysville caught fire June 15 of this year, and now is ordered to be demolished. Photo courtesy of the City of Marysville

City of Marysville News Release

MARYSVILLE, CA (MPG) - A panel of building officials acting as hearing officers in an administrative appeal have ordered the owners of the Hotel Marysville to begin to demolish the building within 10 days.

In a decision released Oct. 3, the hearing examiner panel said the city has met its burden of proof in establishing “by a preponderance of the evidence that the condition of the Hotel Marysville one, is a public nuisance in accordance with the Municipal Code, and two, presents an imminent threat to the public of bodily harm and a danger to adjacent property.”

The panel concluded: “...the Hotel Marysville is having a negative impact on the city and the public in its current condition. Specifically,

it has been found to contain asbestos, lead and other materials that are not contained within the building due to the lack of walls, windows and roof. The risk of failure of the building with little to no warning is also causing traffic delays and detours due to road closures resulting from perimeter fencing around the property.”

The panel ordered the owners to acquire permits and show proof it has hired a competent contractor within 10 days of its ruling. If they do so, they have another 60 days to demolish the building. If they fail to do so, the city may demolish the five-story structure and recover costs by placing a lien on the property and as a personal obligation against the owners, the panel ordered.

The panel determined that the Hotel Marysville, in its present condition, is not a qualified Historic

Structure subject to the California Historic Building Code. Even if it were, state law allows demolition of historic structures if they are damaged by fire and present an imminent threat to the public or adjacent buildings.

The panel also upheld an administrative penalty of \$300 per day, which has been accruing since Aug. 1, when a notice of violation and penalty order regarding the public nuisance was issued. The owners appealed the notice on Aug. 11.

The hearing panel consisted of building inspectors familiar with structural integrity and state building codes who are not employed by the City of Marysville.

The owner of the building for the last 17 years is Feather River Plaza, LLC, a limited liability company with addresses in Rhode Island and Los Angeles. ★

Marysville Draft General Plan Available for Review



City of Marysville News Release

MARYSVILLE, CA (MPG) - The City of Marysville has announced the availability of the Draft General Plan and associated Draft Environmental Impact Report (EIR) for the 2050 General Plan update. Both documents are available for public review and comment through Nov. 12.

The State of California requires cities to create and adopt a General Plan. The General Plan sets the long-range vision for the City and must include certain mandatory topics, and contains a declaration of goals, objectives, and programs that guide and establish the future physical form and development of the city.

The General Plan provides guidance on where and how the city responds to and prepares for change. It is the foundation city departments, and the city council use to determine policy priorities and make informed decisions on projects and city investments.

This is the first comprehensive update to the city's General Plan since 1985. This update will cover the timeframe to the year 2050.

A public hearing on the draft plan is scheduled to be hosted by the City Planning and Historic Preservation Committee at their meeting on Oct. 23 at 6 p.m. and will be held in the Council Chambers at City Hall, 526 C Street.

For more information on the Marysville 2050 General Plan update project, visit the project website at www.marysville.ca.us/general-plan-update. ★

Johnson v. City of Grants Pass Here

By Angela Underwood

YUBA CITY, CA (MPG) - Camping and camping on public property are two entirely different things here.

Since the June historic homelessness Johnson versus City of Grants Pass Decision, the Yuba City Police Department wants the public to know the difference.

Police Chief Brian Baker took the microphone at the Sept. 17 meeting to detail how the June verdict and the Martin versus Boise opinion, overturned by the U.S. Supreme Court in 2023, also affect the department.

Neither is a “magic pill or bullet,” according to Baker, who had city attorney Shannon Chaffin on hand, just in case he was “getting out of bounds or needs to clarify any legal issues he is far more qualified to speak to than I.”

“The city of Grants Pass in Oregon established an ordinance that basically said you cannot sleep on sidewalks or alleyways, camp on public property or camp or overnight park in city parks,” Baker said, adding Yuba City’s ordinance on public and private property is similar.

Media and television have convoluted the truth, according to the

police chief.

“The case was overturned; however, it was sent back to the Ninth Circuit for further proceedings,” Baker said, adding members of the public have questions. “I have had people come up to me and say the Supreme Court said you can enforce

homelessness and being homeless is illegal...well, no, it's not.”

Councilman Marc Boomgaarden said public members have also questioned him on why officials should be taking more action.

“Unless there is an immediate

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The Yuba City Police Department Homelessness Liaison Officer Troy Koski details to officials the implications of the recent Johnson versus City of Grants Pass ruling. Photo courtesy of the Territorial Dispatch

First Female Hispanic Pilot Shares Her Journey, Suits Up After 40 Years

By Staff Sgt. Frederick A. Brown, 9th Reconnaissance Wing Public Affairs

BEALE AIR FORCE BASE, CA (MPG) - After a career of breaking barriers, Lt. Col. Custodio retired from the Air Force without taking part in one last tradition among pilots: her fini-flight. Team Beale celebrated Hispanic Heritage Month with cultural presentations, dancing, food and a visit from the first female Hispanic pilot in the military, retired Lt. Col. Olga Custodio. Originally from Puerto Rico, Custodio served 24 years between the U.S. Air Force and the U.S. Air Force Reserves.

“I have over 40 years’ experience as a pilot and aviator, I continue to stay in the profession because I feel it’s important to stay visible and accessible to students,” said Custodio. “You can’t share what you know with them otherwise.”

Custodio spoke for Beale Air Force Base’s Hispanic Heritage Month Celebration. She discussed her heritage and career, bringing up the 23-year career of her father in the U.S. Army, serving in World War II and being a member of the-all Hispanic 65th Infantry Division during the Korean War.

Custodio had the privilege of accompanying her father to multiple posts around the world which taught her both respect for other cultures, and an appreciation for the opportunities provided in the United States. She graduated high school at 16 and went back to Puerto Rico to discover an appreciation and love for her own culture.

While attending the University of Puerto Rico, Custodio was denied entry into the Air Force Reserve Officer Training Corps. It was a decade later when the Air Force began actively seeking female pilot candidates. This opportunity finally allowed Custodio to pursue her passion and fulfill what she considers to be the best job in the Air Force: becoming a pilot.



U.S. Air Force retired Lt. Col. Olga Custodio speaks at the Hispanic Heritage Month celebration on Beale Air Force Base, Sept. 3. Custodio is the first Hispanic woman to graduate from U.S. Air Force Undergraduate Pilot Training. U.S. Air Force photo by Charles Borsos

“My husband was active duty at the time, and we had a four-year-old,” said Custodio. “He said, if this is what you want to do then I’m here to support, and it’s been a great journey ever since. I love every second of it.”

Custodio was the first Hispanic woman to graduate from U.S. Air Force Undergraduate Pilot Training and went on to become the first female T-38 Talon flight instructor and later an instructor of T-38 flight instructors. She was awarded the Air Education and Training Command (AETC) Aviation Safety Award for superior airmanship after executing a safe heavy weight landing in weather minimums during



U.S. Air Force Retired Lt. Col. Olga Custodio steps off a T-38 Talon with Lt. Col. Michael Kelly, 99th Reconnaissance Squadron pilot, after her final flight at Beale Air Force Base, California, Oct. 2. U.S. Air Force photo by Master Sgt. Nancy Falcon

an engine failure bird strike emergency.

Custodio left her active-duty commission to fly for American Airlines, however, continued to serve her nation in the Reserves as an Officer Training School instructor.

While her children were growing up, Custodio would regularly visit Puerto Rico so they too could learn about their culture. Custodio learned how to play the cuatro, an instrument similar to a guitar, and started a Puerto Rican folk dance group at home in San Antonio. She spent the last 20 years finding ways for different Latino cultures to contribute to Hispanic Heritage Month.

“Everyone, no matter what

your heritage is, you need to be proud of that, you need to understand and learn it, and pass it on,” said Custodio. “That’s a legacy you can share with your family.”

Custodio took a moment to recognize the many different cultures and heritages that make up the Air Force, as well as other cultures of her own heritage. She stressed the importance of respect and appreciation for one’s own heritage as well as the heritage and cultures of others.

Custodio also spoke at Roseville High School, sharing her experiences and lessons with students. Her persistence and commitment served to inspire both service members in the midst of their careers and youth

looking to their future.

Custodio is also an active advocate for Project Quesada, an Air Force outreach to engage diverse youth groups in Science, Technology, Engineering, Aviation and Math (STEAM) fields and the availability of being a part of such fields while serving their nation in the Air Force.

Beale had the privilege of bestowing upon Custodio her own fini-flight on a T-38, honoring her remarkable service.

“I got to experience something I haven’t done in many decades and get in the seat of a T-38,” said Custodio. “It was like riding a bike, I got in and it felt just like I had done it yesterday. It was a dream come true; I am so grateful.” ★



U.S. Air Force Retired Lt. Col. Olga Custodio and Lt. Col. Michael Kelly, 99th Reconnaissance Squadron commander, prepare for a flight in a T-38 Talon at Beale Air Force Base, California, Oct. 2. Custodio flew her final flight in a military aircraft to share her accomplishments and promote diversity and inclusion within the armed forces as the first female Hispanic U.S. military pilot. Custodio received her final flight after 40 years. U.S. Air Force photo by Master Sgt. Nancy Falcon



Air Force Retired Lt. Col. Olga Custodio poses for a photo with Lt. Col. Michael Kelly, 99th Reconnaissance Squadron commander, after a flight at Beale Air Force Base, California, Oct. 2. U.S. Air Force photo by Master Sgt. Nancy Falcon

The Art Box Gallery Presents Pam Nowak and the Art of Coffee



Pam Nowak’s art will be displayed throughout the month of October. Photo courtesy of Yuba Sutter Arts & Culture

Yuba Sutter Arts & Culture News Release

MARYSVILLE, CA (MPG) - At this month’s Art Box Gallery opening reception, we will welcome back outstanding local artist, Pam Nowak (pronounced “no-vack”). Stop by and meet Nowak and other fantastic artists and art minded people in the Art Box Gallery at the Sutter Theater Center for the Arts’ free opening reception on Friday, Oct. 4 from 5 to 7 p.m., 754 Plumas Street in Yuba City. Appetizers, beer and wine will be served. Pam’s show will be on display throughout the month of October.

When Nowak isn’t teaching art to local students, she spends her summers abroad in Italy, where she teaches English to young Italian students using art as the vehicle to learn another language. She always takes time to work on her own art and this summer she found a new source of inspiration. Here’s what Nowak had to say about her upcoming show and a hint about the subject matter, “Coffee is the universal language.”

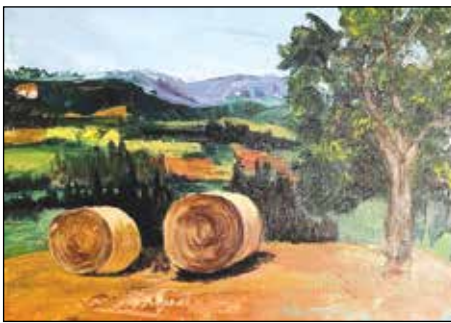
“After multiple trips to Italy, where I was captivated each time by its beauty and art, I returned to California this summer with one longing: Italian coffee. Inspiring topics for my artwork in the past have been landscapes, architecture, monuments and ruins. However, this time I have taken a colorful and whimsical jaunt down the path of Italian coffee culture. This idea ‘percolated’ as I deciphered different beverages and how to properly order a vital cup of espresso. It all came down to the instrument of choice for millions of Italians; the Moka pot. The small, two-piece machine that perks a strong cup of coffee was my



Pictured here is Nowak’s illustration of a Moka pot, an Italian coffee instrument. Photo courtesy of Yuba Sutter Arts & Culture

inspiration blown up larger than life and colorfully painted with inks, oil sticks, and glitter pigments. As someone once said, ‘Life’s too short to drink bad coffee.’ I hope you enjoy,” Nowak said.

The Theater Gallery located inside the Sutter Theater Center for the Arts is also home to several Anchor Artists. See original works of art created by metal sculpture artist, Dude Green, indigenous jewelry and beadwork artist, Jesse Harris, photographer Kyoko Apperson and ceramist Drew Sallee. Your purchase of a work of original art helps support the artist as well as Yuba Sutter Arts & Culture. For additional information about this exhibition, contact Yuba Sutter Arts & Culture at email@yubaustterarts.org. ★



Pam Nowak’s painting of an Italian landscape highlights the time she spends in Italy. Photo courtesy of Yuba Sutter Arts & Culture

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Round trip is approximately 120 miles. Total time for the delivery is approximately 6 hours.

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WHY THE FIRST FIVE FEET?

Embers from a wildfire will often settle in the five feet around structures. Removing combustible material is key to reducing ignitions.

The facts on five feet

How five feet of space could save your home during a wildfire.

TIPS FOR DEFENSIBLE SPACE

Defensible Space is an area around your home (out 100 feet or to your property line) which is free from flammable material or vegetation. A 2019 CAL FIRE study found that structures were five times more likely to be destroyed by wildfire if they didn’t follow defensible space guidelines. Additional research shows that the area immediately surrounding the home is the most critical for preventing ignition from embers.*

Here are a few simple steps to create five feet of defensible space around your home:



1 Remove bushes, trees, and plants within five feet of your home



2 Clear out pine needles and debris from your gutters and roof



3 Move BBQ grills, patio furniture, and anything combustible from the sides of your home

For a full list of ways you can create defensible space around your home, visit readyforwildfire.gov and learn how you can defend your home and community by visiting safetyactioncenter.pge.com

*Reducing the Destructiveness of Wildfires: Promoting Defensible Space in California, The California Legislature’s Non Partisan Fiscal and Policy Advisor: <https://lao.ca.gov/reports/2021/4457/defensible-space-093021.pdf>



Sutter County DA Office Understaffed



The Sutter County District Attorney’s Office has been working understaffed, with lawyers each reviewing up to 1,000 cases annually, according to Sutter County District Attorney Jennifer Dupree. Photo courtesy of the Sutter County District Attorney’s Office

By Angela Underwood

YUBA CITY, CA (MPG) - An understaffed district attorney’s office is detrimental to public safety.

That’s according to Sutter County District Attorney Jennifer Dupree, who talked to the Territorial Dispatch about how the required 10 District Attorney staff has recently worked with only five. Adding another chief deputy district attorney two weeks ago increased the department staff by 50%, which is still not ideal for the criminal justice agency, according to Dupree.

“As with all law enforcement, we are no longer viewed as the ‘good guys,’ so most law students are not interested in entering the field,” Dupree said. “This leaves a small pool of potential new prosecutors and an even smaller pool of experienced prosecutors.”

The lack of lawyers causes statewide competition among California’s 58 counties. As with most jobs, salary is the Number One factor in employee decisions, she said.

“Unfortunately, Sutter County lags very far behind most neighboring counties in terms of salary, and while the cost of living (especially housing) used to be a draw to the area, that is no longer the case,” Dupree said.

Counties that also offer a greater quality of life, including social and shopping, social activities, tend to be the most successful, according to Dupree.

“Even if we were fully staffed with 10 deputy district attorneys, a chief deputy district attorney, and me, we would be overloaded with work,” Dupree said.

Case overload postpones convictions. The Sutter County District Attorney’s Office reviews an average of 4,000 cases a month.

“To prosecute a case, we need to review police reports, review physical evidence, meet with victims and witnesses, and visit crime scenes, among other things,” Dupree said, adding that only four district attorneys underneath her equals each district attorney reviewing a minimum of 1,000 cases each.

“There is simply too much work for us to do our jobs as efficiently as we would like,” Dupree said..

Timing is everything when it comes to community protection. Longer case reviews enable criminals

who are out of custody to continue to commit crimes, further increasing caseloads and endangering the public, according to Dupree. The district attorney explained how it could get worse pending future legislation.

“We are hopeful that Prop 36 will pass, as it will help decrease the number of repeat offenders who know that currently, there are essentially no consequences under the law for theft and drug charges that are rampant,” Dupree said.

Measure D, a proposed funding arrangement between Sutter County and Yuba City if the proposed 1% sales tax passes in November, is also imperative.

“Quite simply, if Measure D passes, we will be able to offer much more competitive salaries,” Dupree said.

As an example, Dupree uses Placer County, which pays deputy district attorney s \$20,000 more annually across the board.

Additionally, Sacramento, Yolo County, El Dorado and Nevada Counties pay significantly more than Sutter County.

“Having competitive salaries will likely enable us to hire qualified candidates,” Dupree said. “This was demonstrated when we had no qualified applicants for the position of chief deputy district attorney until the Board of Supervisors raised the salary for that position.”

Evidence in point: Measure M is critical to the future of the Sutter County District Attorney’s Office, according to Dupree.

“The DA’s Office in Sutter County has an incredibly dedicated team but they are overworked,” Dupree said, adding it still has not stopped the team from being successful. “But we want to do even better, and to do so, we need more prosecutors.”

According to the district attorney, the need for more competitive salaries “comes straight from the horses’ mouths.”

“There have been instances where candidates have told us that they love our office and would like to accept our offer of employment but they can’t live off the salary we offer,” Dupree said. “Being able to team up on complex cases will lessen delays in bringing justice and closure to victims of crime.”

The bottom line is that voters’ approval of Measure M equals less burnout for the department, according to Dupree.

“We must be able to hire both experienced felony prosecutors as well as less experienced misdemeanor prosecutors,” Dupree said. ★

City Tax Proposal ...

Lately I am noticing yard signs in front of people’s homes stating, “YES ON D, fix the roads” The signs can be misleading as to make voters think all the money gained from Measure-D will go towards fixing the road. Measure D is a general funds tax increase and can be spent on many other projects.

My name is Bijan Parhizgar, a registered Civil Engineer with the state of California since 1986. I possess a master’s degree with emphasis in Structural Engineering. For the past 25 years of my career, I was the Construction Manager for 9 of the northern ca counties and responsible for all construction activities with an annual project budget of \$80M-\$260M and a staff of between 80-120 engineers, technicians and administrators.

The City claims they are in desperate need of additional funds to provide better services to its citizens. Much of the funding that the city receives from the State or Federal government is often tied to meeting many conditions that handcuff the city leaders to spend the funds in certain way(s). therefore, I acknowledge the city’s desire to have an independent, clean and unrestrained source of funding to use for the benefit of its residence. Though I recognize the need for funds, I strongly disagree PROCEDUARRLY with the way city is going about to secure such funds.

1. In early 1990s Los Angeles Co taxpayers passed a 0.5 cent sales tax (Prop-C) estimated to generate \$2B (with a B) in 20 years to have Caltrans Design, Purchase Right of Way, and construct 400 miles of High Occupancy Vehicle lanes in LA County. The program was a success. This was was a *Special Tax* increase with a certain time duration and not a *forever tax*.

2. In 2016, Ventura Co voters passed a 25-year 0.5% special tax (Measure O) for transportation purposes. A special tax with a certain time duration.

3. In the prior election cycle Sutter County proposed a 1% general tax increase for a *9-year duration* which failed with narrow margins.

4. The city is proposing a 1% *forever tax* increase without any expiration date. But the math does not seem to work.

5. Assuming the best scenario for the city in generating \$17.1M annually, after 33% goes to Sutter County, that leaves roughly \$11.5 annually for the city.

6. At present time the entire city road program needs \$150M to bring all the city roads up to a certain standard. A \$15M yearly maintenance program is needed to keep the intolerable current road conditions in their current condition and preventing them from further failure.

7. According to the 2022-2023 GJ Report, pages 85-89, the Road Program alone identifies about an \$11.5M annual shortfall just to keep up with deferred road maintenance. An amount roughly equal to the entire share of the city from the forever tax proposal. This amount was also corroborated by city staff and two of the council members during a Sutter Co Taxpayers Association meeting on 9/16/2024.

8. Page 95 of the Grand Jury report provides certain recommendations to be met and then recommendation #4 states considering a tax increase “**for only road pavement maintenance**”. A special tax

9. Instead of proposing a Special Tax and fully fund one program adequately, City is proposing a forever general tax increase. Planning to share 33% of the funds with the Sutter County, then try to fund road repairs, Fire Department, Police, District Attorney and public safety, while the math clearly demonstrates there will not be enough funds generated to fully fund one program alone, at least the road repairs.

Citizens vote and put their trust in their elected officials to do the right things in the right way for the city instead of calculating which option(s) has a better chance of passing. It brings them across as “we are short of funds and will do whatever it takes to get to get that money, General tax increase or Special Funds tax increase”. I wish city leaders would pour all this energy and effort in trying to pursuit the citizens of a Special tax increase instead of a general tax increase.

Many misleading road signs are going up around the city stating, “YES on D, fix the roads”. These signs are terribly misleading as the average kindhearted taxpayer may not be aware that the city technically can spend the funds anyway they desire, as they are asking the voters to approve a general fund tax increase.

If I were to borrow a \$50million, 30-year loan, at 3% yearly interest rate, my yearly payments would be close to \$2.5M per year, every year for the next 30 years. Per statements from two of the council members at the Sutter County Taxpayers’ Association meeting, they plan to issue \$50M in bonds with this forever tax to bring in a lumpsum for their various needs (roads, police, DA, fire)

With a special tax the city will be able to fund at least a couple programs adequately and redirect the same amount of funds from the general budget to fund other various programs as well. So, what is the reason for insisting on a general tax increase??

With a Special Tax increase proposal, the citizens will be assured their tax money will be spent exactly as they voted-for rather than being concerned if the city is going to fund pay increases, pay for future bond re-payments, retirements and other expenditures.

Hence in order to maintain City’s credibility and maintain public trust, it is imperative for the city to consider a Special Tax increase set for a certain time period

Paid Advertising by Bijan Parhizgar

Johnson v. City of Grants Pass Here

Continued from page 1 threat to health and safety, whatever that may, and our officers can determine, we need to give them a 72-hour notification, and then we will come back and abate the property,” Baker said.

Baker said Yuba City is “fortunate” in that there are not “big encampments in the public eye. Unlike the City of Sacramento, where encampments are situated around the courthouse, here “are folks camp down in the river bottom area.”

However, being out of sight is not being out of mind regarding health hazards. Baker said Homeless Liaison Officer Troy Koski helps control encampments from permanency.

“They give pretty good compliance,” Baker said of Koski’s 72-hour notice to vacate. “They will even help people get some of their stuff moved and get them to a better place.”

The chief said the only thing that remains in the vacant area after a few days is rubbish.

“We load it and dispose of it,” Chief Baker said.

After Baker said Governor Gavin Newsom’s recent comments



Police Chief Brian Baker explains that officials do not have the right to penalize homeless persons for sleeping in one place for less than 72 hours. Photo courtesy of the Territorial Dispatch

withholding funds for regions that do not clean up the encampments, he brought up Koski to address the subject.

Koski said, though, “the governor came out with some strong language” on moving camps and withholding money from cities who don’t,” is not yet fact.

At this point, cities have been informed they must begin to plan for the future.

“It is not an order to just go and start moving camps out,” Koski said, adding that Yuba City already

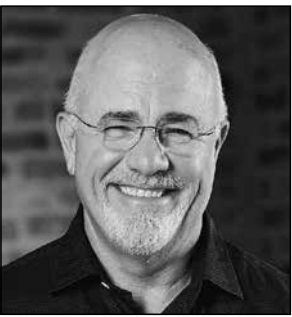
has successful abatement programs.

Councilman Michael Pasquale shared living next to an abandoned church frequented by transient residents.

“They don’t like eyes on them,” Pasquale said of his personal experience confronting homeless persons.

Pasquale suggested more vigilant neighborhood watch programs might help break up encampments.

“That is my two cents,” Pasquale said. ★



Dave Ramsey Says Wait and Save Up

Dear Dave,

I follow your advice and live on a budget, but it’s really hard to save up for a down payment on a house because property is so expensive on the West Coast. My family thinks I should buy a cheaper property back home, fix it up and flip it to get the extra money I need. How do you feel about this?

– Alan

Dear Alan,

When you take on this kind of work, you need to oversee what’s happening every step of the way. You’re working out details, keeping an eye on the crew and it’s all on you to make sure everything’s being done right.

It’s not unusual for pros who flip houses to look at 100 or more properties to buy just one. It’s not an easy way to make money, and it’s definitely not something to consider doing from a distance. All that being said, can you guess what my answer’s going to be? Fixing and flipping properties in the area where you live is hard

enough work. Trying to do it from hundreds of miles away would be a nightmare. There’s no way I’d sign on for something like this.

Keep working on your budget, and start saving as much money as you can. You might even consider getting a part-time job for a little while to bring in some extra cash for your house fund. But waiting and saving up is a lot smarter than trying to fix and flip a house in another state.

– Dave

Eliminate the Confusion

Dear Dave,

I work for a construction company. The closer we get to winter, the more I think about work slowing and my income dropping. I’ve had couple of winters in the past where things were pretty lean. Do you think I should begin building an emergency fund for the slow times?

– Carl

Dear Carl,

I love that you’re thinking about the future. I also think it’s great that you’ve learned from past mistakes and are determined not to repeat those mistakes.

You’ve got a smart idea,

but you’re going to have to get on your horse to make something happen for this winter. Also, you might want to think about calling it something other than an emergency fund. How about your “Offseason Fund”? You might think I’m being silly playing with the name, but hear me out. This sort of saving isn’t really for emergencies, is it? It’s a budget issue, because you’re planning and setting aside cash leading up to something you know is coming.

Remember, we’re not talking about some random amount of money. It’s an exact amount that you can budget for accordingly. This winter you may have to think about picking up a side job, depending on the weather and other circumstances. But after that, it’ll be a simple matter of planning ahead for the down time and setting aside something each month to see you through!

– Dave

Dave Ramsey is a national best-selling author, personal finance expert and host of The Ramsey Show, heard by more than 20 million listeners each week. Since 1992, Dave has helped people regain control of their money, build wealth and enhance their lives. ★



Ballot Measure Threatens Sonoma County Dairies and Poultry Farms

As voters cast their ballots in the coming weeks, farmers in Sonoma County say the future of the region’s dairy and poultry farms is on the line. Measure J, a ballot initiative in Sonoma County, would within three years cap the number of animals each farm can raise, banning larger farms or forcing them to downsize. “If some of the larger farms in our community are no longer able to operate, it may lead to a collapse of the entire sector,” said Albert Straus, owner of Petaluma-based Straus Family Creamery.

Irrigation Districts Work to Enhance Tuolumne River Salmon Habitat

Partnering with fisheries agencies, Central Valley irrigation districts, whose water users face flow reductions under the state’s Bay-Delta water quality plan, are enhancing habitat along the Tuolumne River to improve conditions for struggling fish. The \$7.8 million habitat restoration project, happening downriver from the La Grange Dam in Stanislaus County, includes a \$5.5 million grant from the California Department of Fish and Wildlife and \$2.3 million invested by Turlock Irrigation District, Modesto Irrigation District and the San Francisco Public Utilities Commission.

How Bird Flu Spreads Among Dairy Cows Remains a Mystery

With cases of highly pathogenic avian influenza in dairy cows rapidly rising in California, animal health officials continue to try to contain the spread, even as they remain flummoxed by how the virus moves among herds. “The truth is that we don’t really know how this virus spreads exactly,” said Deniece Williams, head clinician at the University of California, Davis, School of Veterinary Medicine. As of Sept. 30, 43 dairy herds in the state—all in the Central Valley—have been confirmed with H5N1.

Input Costs Cut Into Ranching Profits as Beef Prices Hit Record Highs

The Voice of California Agriculture podcast, produced by the California Farm Bureau, discusses conditions that have caused the U.S. cattle inventory to decrease to its lowest levels in more than 70 years. Drought, deteriorating pasture conditions, inflation and high costs for feed and other inputs reduced herd sizes in recent years, causing beef prices to hit record highs, according to the U.S. Department of Agriculture. The episode also covers a rise in bird flu cases in Central Valley dairies, challenges related to new regulations for organic livestock certification and date harvest in the Coachella Valley. ★

Hell in a Hand-Basket



By Kathy Craig Harteis

It’s an old saying; hell in a hand-basket. I used to wonder what it meant but it has been increasingly clear to me now.

Each day it seems we are hit with a new troubling event. Floods, hurricanes, strikes and allies going deeper into war.

By the grace of God daughter Velvet and I missed the storms of the south while traveling there recently.

I have two formerly Californian friends living in the Helene zone. They were lucky to be mostly spared, but so many others are devastated. Sadly help is slow in coming from our Government.

Day one Donald Trump and Franklin Graham (Samaritans Purse) were boots on the ground with supplies. Other non-governmental entities are responding. Humans helping one another is backbone of recovery there.

I didn’t watch the news much while away, but now home again I’m back to being a news junky. Although it stresses me out, I keep watching. I like being informed. But being informed today is less than comforting. I’d love to now and again be exposed to a good news story. Remember when we

used to see those?

I’m looking forward to the end of the election season. I believe it is our right, privilege and duty to vote. Tom and I will be gone on Election Day. You can be assured we will do absentee votes. This is a critical time folks. Please do your part. Vote! Republican, Democrat or Independent the choice is yours. But remember, if you don’t vote your right to complain is diminished. Nonexistent.

Such as it is; life is good today.

A native of Grimes, CA, Kathy Craig Harteis is a former local journalist and former owner and chief executive of Kathy Craig Media Consulting, in Colusa. She currently lives in Beach, North Dakota, where she lived for many years while raising her family. ★



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Visit his website at www.moneymanagementradio.com

A Costly New Knee

Not all things acquired are done so by monetary payment. Think of taking a walk and reaping the benefits of a healthier you. For the healthier you, you didn’t actually pay any money but you paid nonetheless through your time and sweat you expended in doing the walk.

Doing economic radio shows and newscasts for many decades now, I have come to realize there are many ways to pay for things we desire and reap said rewards and many of those transactions do not involve the transfer of money as the above walkabout example illustrate. When I realized that fact, a slew of new topics presented themselves for my Money Matters media.

Today’s musing leads us to the costs, benefits, and the how and why of total knee replacement (TKR). As mankind’s life expectancy is extended through the miracles of science, new expectations arise about how long we can stay active.

One is either a newbie to the world of TKR or a seasoned veteran. And with my second TKR done September 17th, I am now a seasoned TKR veteran.

I was told I needed a TKR on the right knee decades back. Since the knee still worked and was only moderately inconveniencing me as to frequency and pain level, I figured if I waited a few years, technology would improve and better and longer lasting knees would be available. Additionally, although I had pretty good health insurance back then, I would still have a considerable co-payment.

Having been right on both instances, about 30 years ticked off on my old right knee and I found myself, starting around about the age of 55, really feeling the effects of the knee. It was now bone on bone.

Continuing to play a variety of sports, I ground the thing down to the point where running and jumping was almost impossible and the pain was exhausting. Luckily for me, the age of 65 sprung upon me and with it, the financial savior called Medi-Care became available.

I then began to investigate where the new knee technology had progressed to and like I had thought, TKR had become common place. The methodology, medicines and equipment utilized during TKR had vastly progressed.

Turns out that right about that time my left knee began to give up the ghost. This only made my resolve to get the right knee done that more urgent.

Having a large social media presence I

ran a survey two counties wide as to who might be the best doctor to go to and three came to the forefront.

The top doctor was a four hour drive away which, at that time, was a bit of a deal breaker for me.

I then set up appointments with the next two in line which were closer and decided on one of those shortly thereafter.

Medi-Care paid for all of it and since I just had the second one done, Medi-Care paid for that one too. Good thing. I saw the bill and it was something like \$150,000.00 each knee.

Ouch.

Although Medi-Care covered the cost, the transaction of my two new knees was not all monetary.

Certainly real money was paid to the doctors and ancillary care facilities and I also did pay a cost.

I had paid into Medi-Care for decades through my paychecks.

Additionally, I also paid by having to take time off from my ongoing business enterprises costing me an untold amount. But the good part is the payoff.

Not that a TKR will solve everyone’s problem 100% of the time. There are degrees of success. And on rare occasion, like with any surgery, they do have their risks and possible complications. All surgeries do.

And although my first TKR is not perfect, I can now run and jump without much if any pain.

And that fact was good enough for me to decide to do the other one.

This current knee replacement is a stark reminder of just how uncomfortable these can be during the lengthy recovery. I can say it is definitely NOT FUN.

However when I start running, jumping and playing sports again, I will be reminded only then why I went through two of these.

I can’t wait.

“Watching the markets so you don’t have to”

This article expresses the opinion of Marc Cuniberti and is not meant as investment advice, or a recommendation to buy or sell any securities, nor represents the opinion of any bank, investment firm or RIA, nor this media outlet, its staff, members or underwriters. Mr. Cuniberti holds a B.A. in Economics with honors, 1979, and California Insurance License #0L34249 His insurance agency is BAP INC. insurance services. Email: news@moneymanagementradio.com ★



The leaves on the liquid amber trees are beginning to turn. Now to watch for the pastiche in front of our old store. I want to plant another pastiche in front of this store; I love their color. Dogwood should be turning soon. Fall is here.

We would love to participate in a Trunk or Treat event on Halloween. In the past we have had some Trunk or Treats. Do you remember Betty Peters and how she would make that awful witchy cackle? She was quite a character. We would decorate our vehicles, maybe have some punch or cider, give away treats as the kids came by. It is a bit safer to gather than to walk from house to house. Curtis Canfield had a haunted house once, Doug Neilson hung some weird, scary, noisy things. Lots of fun. Please give us a “hollar” if you might be interested (675-3275).

(School news by Keri) Drum Roll Please! Dobbins Epic Eagle Award Winners for the month of September are Weylon Hernandez, Thea Jacobs, Scarlett Buck, Araceli Cuellar-Johnson and Haylee Perrine. Congratulations to all these amazing kids! Keep your eyes and ears open. Brian Davis from “Be Xtra” alongside Pieology in Yuba City will be holding a shoe drive for Yuba Feather and Dobbins school. Mention “Be Xtra” and 20% of the proceeds will be donated back to put toward shoes for Yuba Feather and Dobbins Elementary Schools. Mark your calendars, you don’t want to miss it. Come on out and show your love. With Christmas just around the corner, we are reaching

out near and far, to secure as many Christmas stocking stuffer donations as possible. Fliers from both schools have been mailed out, dropped off, hung up and posted via social media. It’s never too late to start spreading Joy. Are you or someone you know in need of Christmas assistance? The Salvation Army is here to help. The Angel Tree Assistance Program helps with hundreds of thousands of children around the country each year. More information on this will be sent home within the upcoming days. You can also go online at www.saangltree.org

I hope you come to the community breakfast on Sunday, Oct. 13. It is a great breakfast with lots of choices and a new Super Special every month. This month is Brownsville Benedict. Sounds great. We serve from 8:00 – 11:00 and the regular breakfast cost \$10.00. This breakfast is put on by Yuba Feather Next Step on the second Sunday of the month. Any profit is put toward Next Step projects like our scholarship fund. We donated \$1000 to students this month but would like to do it again next year. If you are curious about Next Step projects, come by Books & More and get a flier.

If You See Someone Without a smile, - give them one of yours.

Look Back in Time – In 1920 Mount Lassen erupted again, heavier than the previous eruption. A huge black plume centered over the crater (I wonder how it compared to Mount Helena’s plume).

Hope to see you soon in Brownsville. ~ Yvonne

Historical Society Thanks Volunteers

Nevada County Historical Society News Release

NEVADA COUNTY, CA (MPG) - The Nevada County Historical Society held its annual Volunteers Picnic last Sunday, Sept. 29, at Condon Park in Grass Valley. The picnic recognized and thanked the almost 100 volunteers who attended,

and who staff the Historical Society's museums. The Historical Society also presented three awards to people who have enriched local history. Elinor Barnes received the Lifetime Achievement Award, recognizing her nine years of service as a member of the Nevada County Historical Landmarks Commission,

from which she recently retired at age 90. She also contributed an article to the Historical Society Bulletin about the visit of Diego Rivera in 1930 to sketch Nevada County miners. Steve Fry received the Citizen of the Year Award, recognizing the work he has done in installing landmark plaques in the area in recent years. Fry is a

longtime Historical Society board member, a regular volunteer at the Searls Library and served for many years as a Landmarks Commissioner. Finally, the Distinguished Service Award, which is not restricted to members of the Historical Society, was awarded to Heidi Sproat, in recognition of her volunteer work for the

Truckee-Donner Historical Society, where she serves as a board member and webmaster. The recognition also included her research and authorship of a number of applications, including Truckee's Two Chinatowns, which have led to the Board of Supervisors landmarking several sites in Truckee in recent years.

The purpose of the Nevada County Historical Landmarks Commission is to promote the general welfare of Nevada County and its citizens through official recognition, recording, marking, preserving and promoting the historical resources of Nevada County. For more information, call 530-264-0115. ★

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CLUES

ACROSS
1. End of WW2 conference location
6. No longer is
9. Cake with rum
13. * ____ Asinoff, author of "Eight Men Out"
14. Invoice qty.
15. Fox crime drama, 2005-2017
16. *Baseball player's representative
17. Pastrami's partner
18. With irregular edge
19. *Last year's World Series winners
21. *Brave contender
23. Certain tray content
24. Fail to mention
25. Nocturnal flyer
28. Team homophone
30. *Last year's MVP Corey ____
35. Iranian monarch
37. Proactive target
39. "Superman" star
40. Head of family
41. Button-up or button-down
43. Singles
44. Graduates
46. Symphony member
47. *Number in a baseball lineup
48. Say again
50. Brezhnev's country
52. PST plus three
53. Mouth off
55. Brewed beverage
57. *Fall ____
61. *Two-time World Series MVP winner in 1970s
65. Two under on one hole in golf
66. Brewed alcoholic beverage
68. Grind down
69. #72 Across, in the olden days
70. *2003 World Series winner or Marvel leader, Stan
71. Plural of #62 Down
72. Eject
73. ____ excellence
74. Noise of contempt

DOWN
1. 1984, e.g.
2. Pond plant
3. Right to a property
4. Polynesian kingdom
5. Affirm to be true
6. TV's "Storage ____"
7. Comedian Schumer
8. Iron setting
9. Bora ____
10. Any day now, formerly
11. Superlative of better
12. Not in port
15. Loud singer
20. Actress ____ Perlman, pl.
22. ____ the season!
24. Double-decker
25. Wilde of "The Picture of Dorian Gray" fame
26. Blue or gray swimmer
27. Drink like a cat (2 words)
29. Reply from a tunnel
31. Eon, alt. sp.
32. Robin Williams in "Aladdin"
33. 0 and 2, e.g.
34. Set to zero
36. *Touch to score

CROSSWORD

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Death Notices

JONES – Anita Jones, 82, of Yuba City, passed away September 23, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

WILLIAMS – Mark Williams, 72, of Yuba City, passed away October 2, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

MCBRIDE – Cheryl McBride, 56, of Yuba City, passed away October 3, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

BURWELL – Judith Burwell, 79, of Yuba City, passed away October 4, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

AKIN – Carole, 88, of Yuba City, passed away October 4, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

BOWEN – Richard Bowen, 63, of Yuba City, passed away October 4, 2024. Arrangements are under the direction of Holycross Funeral Home and Crematory 530-751-7000.

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Yuba City Announces Successful
Feather River Area Clean-Up Effort

City of Yuba City
News Release

YUBA CITY, CA (MPG) - The City of Yuba City is thrilled to announce the successful completion of a collaborative clean-up effort along the Feather River, approximately one mile south of Shanghai Bend Road.

The project, which took place from Sept. 23 to Sept. 27, involved clearing and restoring an area previously occupied by approximately 20 active and vacant homeless camps.

This impressive feat was made possible through the coordinated efforts of Yuba City Code Enforcement, Yuba City Homeless Liaison Officers, Sutter County Sheriff's Deputies, the Harmony Health Street Medicine Team, and the HEART Team. We are deeply grateful to each of these teams for their tireless work in ensuring a safe, compassionate and effective cleanup.

Thanks to the hard work and dedication of numerous agencies, the clean-up was completed in just four full workdays, with an astounding six full forty-yard disposal bins filled with refuse. Special recognition goes to Yuba City Code Enforcement, Yuba City Public Works Streets Crew, Sutter County Roads Crew, Levee District 1 Staff and the Sacramento Regional Conservation Corps for their vital roles in removing debris and restoring the area. The involvement of the Sacramento Regional Conservation Corps was made possible by an Illegal Disposal Site Abatement Grant from CalRecycle, which supports the removal of illegally placed debris near the Feather River and other areas throughout Yuba City.

We are incredibly grateful to the Sutter Animal Services Authority (SASA) for their vital role in the safe removal of two dogs during the clean-up. This

rescue was a true team effort, with support from the entire clean-up crew, whose coordination and quick response helped ensure the safety of both the animals and the community. We commend Sutter Animal Services Authority, along with all those involved, for their exceptional teamwork and dedication throughout this operation.

Additionally, Recology's ongoing support and partnership proved instrumental to this clean-up effort, as they provided and removed large dumpsters daily, ensuring the smooth and safe disposal of all debris.

The City of Yuba City remains committed to restoring the area while ensuring that individuals impacted by the clean-up were offered resources and assistance. This remarkable effort stands as a testament to what can be achieved through collaboration and dedication to the community. ★





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Territorial Dispatch Adjudicated For and By the County of Yuba, Adjudication No. YCSCCVPT 13-0001066–February 05, 2014

Legal Advertising
7144 Fair Oaks Blvd #5
Carmichael, CA 95608

NOTICE OF TRUSTEE'S SALE
Trustee Sale No. 132622-5
Loan No. TAN16548 Title Order No. 95314077 APN 056-180-044-000 TRA No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/06/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. MORTGAGE LENDER SERVICES, INC. as the duly appointed Trustee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest conveyed to and now held by it under said Deed of Trust, described as follows: Trusor(s): JOHN W TANG Deed of Trust: recorded on 09/16/2022 as Document No. 2022-013900 of official records in the Office of the Recorder of YUBA County, California, Date of Trustee's Sale: 10/17/2024 at 01:30PM Trustee's Sale Location: At the front entrance to the County Courthouse, 215 5th St., Marysville, CA 95901 The property situated in said County, California describing the land therein: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit A Legal Description The Land Referred To In This Guarantee Is Situated In The State Of California, County Of Yuba, And Is Described As Follows: Parcel One: Being A Portion Of The Southeast Quarter Of The Southwest Quarter, And A Portion Of The Southwest Quarter Of The Southeast Quarter Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., And Being More Particularly Described As Follows: Commencing At The Southwest Corner Of The Southwest Quarter Of The Southeast Quarter Of Said Section 2; Thence South 89°44' West Along The Along The Southerly Line Of The Southwest Quarter Of Said Section 2, A Distance Of 167 Feet To The West Line Of The East 5 Acres Of The Southeast Quarter Of The Southwest Quarter Of Said Section 2; Thence North 01°00'49" East Along The West Line Of Said East 5 Acres Of The Southeast Quarter Of The Southwest Quarter, A Distance Of 300 Feet To A Point In The Center Line Of A Road And The True Point Of Beginning Of The Parcel Of Land Herein Described; Thence From Said True Point Of Beginning And Following The Center Line Of Said Road The Following Courses

And Distances; North 80°35' East A Distance Of 214 Feet; North 49°30' East, A Distance Of 330 Feet; Thence Leaving The Center Line Of Said Road, North 49°35' East, A Distance Of 295 Feet; Thence North 40°25' West, A Distance Of 221 Feet; Thence North 00°54' West, A Distance Of 397.3 Feet To The Northerly Line Of The Southwest Quarter Of The Southeast Quarter Of Said Section 2; Thence South 89°54'02" West Along The Northerly Line Of The Southwest Quarter Of The Southeast Quarter And A Portion Of The Northerly Line Of The Southeast Quarter Of The Southwest Quarter A Distance Of 517 Feet To The West Line Of The East 5 Acres Of The Southeast Quarter Of The Southwest Quarter Of Said Section 2; Thence South 01°00'49" West Along The Westerly Line Of The East 5 Acres Of The Southeast Quarter Of The Southwest Quarter A Distance Of 1005.15 Feet To The Point Of Beginning. Excepting Therefrom Commencing At The South One-Quarter Section Corner Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., And Thence On The South Line Of Said Section 2, South 89°17'01" West 167 Feet; Thence On A Line Parallel To The North-South Center Line Of Said Section 2, North 00°35'12" East, 600.17 Feet To The True Point Of Beginning Of The Herein Described Parcel; Thence From Said Point Of Beginning North 00°35'12" East 315.08 Feet; Thence South 23°12'21" East 163.87 Feet; Thence South 13°47'58" West 117.39 Feet And Thence South 38°16'32" West 64.25 Feet, More Or Less, To The Point Of Beginning. Also Excepting Therefrom Beginning At The Southeasterly Corner Of Parcel No. 2 Of Parcel Map No. 1.16 For Melvin C. Nord, Being A Portion Of The Southeast Quarter Of The Southwest Quarter Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., Filed In The Office Of The County Recorder Of The County Of Yuba, State Of California, In Book 12 Of Maps At Page 34, Said Point Also Being In The Center Line Of The County Road; Thence From Said Point Of Beginning North 79°14'13" East, A Distance Of 160.00 Feet; Thence North 00°35'12" East, A Distance Of 57.27 Feet; Thence South 89°26'16" West, A Distance Of 156.29 Feet; Thence South 00°35'12" West, A Distance Of 87.15 Feet, To The Point Of Beginning. Parcel Two: Commencing At The South One-Quarter Section Corner Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., And Thence On The Line Running Through The Center Of Said Section 2, North 00°35'12" East, 1303.99 Feet, More Or Less, To The One-Sixteenth Section Corner At The Center Of The South One-Half Of Said Section 2; Thence On The One-Sixteenth

Section Line, South 89°28'16" West, 167.00 Feet, To The True Point Of Beginning Of The Parcel Of Land Herein Described; Thence From Said True Point Of Beginning, South 00°35'12" West, 203.09 Feet; Thence North 30°54'08" West, 166.14 Feet; Thence North 19°40'35" West, 63.20 Feet, More Or Less, To A Point On The North Line Of The Southeast One-Quarter Of The Southwest One-Quarter Of Said Section 2, And Thence On The Said One-Sixteenth Section Line, North 89°28'16" East, 108.65 Feet To The True Point Of Beginning. Parcel Three: Commencing At The South One-Quarter Corner Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., And Running Thence On The Line Dividing Said Section 2 Into East And West Halves North 00°35'12" East 1303.99 Feet, More Or Less, To The One -Sixteenth Section Corner At The Center Of The South One-Half Of Said Section 2; Thence On The Line Dividing The Southwest One-Quarter Of Said Section 2 Into North And South Halves, South 89°28'16" West 275.65 Feet, To The True Point Of Beginning Of The Parcel Herein Described; Thence From Said Point Of Beginning South 19°40'36" East 63.20 Feet; Thence South 30°54'08" East 166.14 Feet, More Or Less, To A Point On The East Line Of The Property Of Grantor; Thence On The East Line Of The Property Of Grantor South 00°35'12" West 185.84 Feet; Thence North 24°42'41" West 297.65 Feet; Thence North 23°09'28" West 127.11 Feet, More Or Less, To A Point On The Line Dividing The Southwest One-Quarter Of Said Section 2 Into North And South Halves, And Thence North 89°28'16" East 69.73 Feet, More Or Less, To The Point Of Beginning. Parcel Four: Commencing At The South One-Quarter Section Corner Of Section 2, Township 18 North, Range 6 East, M.D.B.&M., And Running Thence On The South Line Of Said Section 2, South 89°17'01 Second West 167.00 Feet; Thence On A Line Parallel With The North-South Center Line Of Said Section 2, North 00°35'12" East 381.82 Feet To The True Point Of Beginning Of The Parcel Herein Described; Thence From Said Point Of Beginning North 59°13'52" West 56.98 Feet; Thence North 25°42'36" West 59.93 Feet; Thence North 15°25'20" East 60.16 Feet; Thence North 38°16'32" East 98.80 Feet, More Or Less, To A Point On The Easterly Line Of The Property Of The Grantor, And Thence On The Easterly Line Of Grantor, South 00°35'12" West 218.35 Feet, More Or Less, To The Point Of Beginning. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 16548 NEW YORK HOUSE ROAD, BROWNSVILLE, CA 95919. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of

the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$427,971.47 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encour-

THREE RIVERS LEVEE IMPROVEMENT AUTHORITY
SUMMARY OF ADOPTED ORDINANCE NO. 6

The following is a summary of an adopted ordinance by the Board of Directors of the Three Rivers Levee Improvement Authority (TRLIA) at a regular meeting held on October 1, 2024:

The ordinance repeals and reenacts Chapter 5 of the TRLIA Ordinance Code relating to Yuba County Feather River Levee Setback Area access and rules of conduct on TRLIA lands.

The ordinance was passed upon the following vote:

AYES: Sarbdeep Atwal, Gary Bradford, Brent Hastey, Andy Vasquez

NOES: None

ABSENT: None

ABSTAIN: Doug Lofton

The complete copy of the text of the proposed ordinance may be reviewed in the Clerk of the Board of Directors Office at 915 Eighth Street, Marysville, CA 95901.

MARY PASILLAS
SECRETARY FOR THREE RIVERS
LEVEE IMPROVEMENT AUTHORITY

(TD) 10-11-24

Notice of Self Storage Sale

Please take notice AA Self Storage located at 1788 Lassen Blvd Yuba City CA 95993 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 10/28/2024 at 5:00PM. Tony Licari Andrew Thomas (2 units); Phillip Mercado; Jessica Young; Victoria Alcaraz; Alexandra Jimenez; Jessica Wilson; Melissa Skousen; Michael Clifton; Raquel Dunning; Michael Perry (3 units); Daniel Alejo; Jason Powell; Brian Gilbert; Sergio Espinoza; Emilio Delgado; Carey McClure; Jerome (Jerry) Bettencourt. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

(TD) Oct. 11, 18, 2024

PUBLIC NOTICE

Sutter County Community Action Agency board meeting Thursday, October 17 at 3:00 p.m. at Yuba-Sutter Economic Development Corporation, 950 Tharp Road, Ste. 1303, Yuba City or via Zoom at <https://us02web.zoom.us/j/87652033999?pwd=CJTOrYXnegF75aQKQRnZYtMSNqDsAk.1> Passcode: 706796 Or Dial in at (669) 900-9128

Contact Yuba-Sutter Economic Development Corporation at 530-751-8555 or ysedc@ysedc.org for any questions.

SUPERIOR COURT OF CALIFORNIA
COUNTY OF YUBA
IN THE MATTER OF THE APPLICATION OF:
Devin Joseph Conn, PETITIONER(S)
CASE NUMBER: CVPT 24-01201
ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

HEARING DATE:
10/28/2024
DEPT: 4
TIME: 9:30 A.M.

Petitioner(s) Devin Joseph Conn, filed a petition with this court for a decree changing names as follows:

from: Devin Joseph Conn
to: Devin Joseph Reign

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

A copy of this order to show cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Territorial Dispatch.

DATE: 09/13/2024
Stephen W. Berrier
JUDGE OF THE SUPERIOR COURT
September 27, October 4, 11, 18, 2024

FICTITIOUS BUSINESS
NAME STATEMENT
File No. 2024F-228

The following person(s) is (are) doing business as:

AG Truck Tech
1521 Minories Drive
Plumas Lake, CA 95961
County of YUBA
Registered Owners:
Akashdeep Singh
1521 Minories Drive
Plumas Lake, CA 95961
This business is conducted by an Individual.
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
(I declare that all information in this statement is true and correct).
Signed:
Akasheep Singh
This statement was filed with the County Clerk of Yuba County on September 19, 2024.
(I Hereby Certify That This Copy is a Correct Copy of the Original on File in my Office).
DONNA HILLEGASS,
County Clerk
By MANDY LUIS,
Deputy Clerk
Oct. 4, 11, 18, 25, 2024.

FICTITIOUS BUSINESS
NAME STATEMENT
FILE NO. 2024F-216

The following person(s) is (are) doing business as:

Solar Clean Central
5555 Barwick Ct.
Marysville, CA 95901
Yuba County
1) John Shaw
5555 Barwick Ct.
Marysville, CA 95901
This business is conducted by an Individual.
The registrant commenced to transact business under the fictitious business name or names listed above on 08/30/24.
(I declare that all information in this statement is true and correct).
Signed:
John Shaw
This statement was filed with the County Clerk of Yuba on August 30, 2024, indicated by file stamp.
(I Hereby Certify That This Copy is a Correct Copy of the Original on File in my Office).
DONNA HILLEGASS,
County Clerk
By BRIDGETTE EVANS,
Deputy Clerk
Oct. 4, 11, 18, 25, 2024

Community Events

HALLOWEEN OPEN HOUSE AT
FARM TO FORK OCTOBER 19, 2024
831 RAMIREZ ST, MARYSVILLE, 9 AM TO 3 PM

Crafts, Baked Goodies, Rummage Sale, Games & Truck-or-Treating for the kids!

2024 EVEN MORE SPOOKTACULAR RIVER
RUN SAT, OCT. 26. GAUCHE AQUATIC PARK
WILBER & C STREETS, YUBA CITY
5K and 10K Run/Walk

Registration begins at 8 am, Pre-Registration encouraged at www.ysunitedway.org (click on upcoming events) Or by Calling 530-743-1847. Costumes Encouraged, Prizes awarded for best.

Thursdays On 3rd Community Market
Every Thursday 5 pm to 9 pm
FREE PARKING DOWNTOWN, 3rd & D, Marysville
Food Trucks, Vendors, Music & Family Fun

Sponsored by Edible Memories Bakery. Interested in being a vendor? Email: Thursdayson3rd@gmail.com

ROY BOURG VFW POST 4095's BINGO
OPEN TO THE PUBLIC
6 pm 1st & 3rd Wednesdays

4965 Powerline Rd, Olivehurst. Info: 530-777-9057

Next Step Community Breakfast, 2nd

Sunday of the Month at Brownsville Community Center downstairs located at 17103 Ponderosa Way. Complete breakfast includes: Coffee, orange juice & peaches. Choice of eggs, ham or sausage. Choice of pancakes, french toast or biscuits & gravy. Adults \$10, Children under 12 \$5, 3 & under Free.

DOBBINS CERTIFIED FARMERS MARKET
SATURDAYS • 10 am-2 pm
9761 Marysville Rd, Dobbins

Vendor Information call Teresa McFall 530-635-0452

Legal Advertising Hotline
916-483-2299
Legal Advertising Fax
916-773-2999

LEGAL ADVERTISING

Territorial Dispatch Adjudicated For and By the County of Yuba, Adjudication No. YCSCCVPT 13-0001066–February 05, 2014

Legal Advertising
7144 Fair Oaks Blvd #5
Carmichael, CA 95608

APN: 016-410-005-000 TS No: CA09000114-24-1 TO No: 2462769CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 5, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 18, 2024 at 09:00 AM, The Fifth Street Entrance, Yuba County Courthouse, 215 Fifth St., Marysville, CA 95901, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on May 17, 2021 as Instrument No. 2021-008955, of official records in the Office of the Recorder of Yuba County, California, executed by OSCAR RUBIO DUENAS, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FINANCE OF AMERICA MORTGAGE LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1405 HIGH NOON DRIVE, PLUMAS LAKE, CA 95961 The

undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$343,633.76 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall

be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000114-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000114-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that

the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 4, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA09000114-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0465147 To: TERRITORIAL DISPATCH 09/27/2024, 10/04/2024, 10/11/2024

NOTICE TO CREDITORS OF BULK SALE (U.C.C. §6104, 6105) ESCROW #: 0126023280

NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business address of the Seller(s) is/are: The Laundry Room LLC. 9 E 12th Street, Marysville, CA 95901 The location in California of the Chief Executive Office of the seller is: same as above As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: None The names and business address of the Buyer(s) is/are: Laundry Holdings LLC 9 E 12th Street, Marysville, CA 95901 The assets to be sold are described in general as: All stock in trade, furniture, fixtures, equipment and other property And are located at: 9 E 12th Street, Marysville, CA 95901 The business name used by the Seller(s) at those locations is: "The Laundry Room" The anticipated date of the bulk sale is: October 30, 2024 At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520. The bulk sale IS subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520 or E-Fax to 925-265-9040. The last day for filing claims shall be October 29, 2024 which is the business day before the sale date specified herein. Dated: Buyer(s): Laundry Holdings LLC /S/ By: Randy Sparks, Managing Member 10/11/24 CNS-3858493# TERRITORIAL DISPATCH

NOTICE OF PETITION TO ADMINISTER ESTATE OF JUDY DILTZ Case NO. PRPB24-00129

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

A Petition for Probate has been filed by: JAMES DILTZ in the Superior Court of California, County of: Yuba

The Petition for Probate requests that JAMES DILTZ be appointed as personal representative to administer the estate of the decedent.

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

The petition requests authority to administer the estate under the independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: 10/28/2024 at 9:00 a.m. in Dept. 4 located at Superior Court of California, County of Yuba, 215 5th Street Ste. 200 Marysville, CA 95901.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California Law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for special Notice form is available from the court clerk.

Attorney for Petitioner: Nicholas R. Deal 321 D Street, Suite C Marysville, CA 95901 Phone No.: 530-329-5076 PUBLISHED IN THE TERRITORIAL DISPATCH: October 11, 18, 25, 2024

LEGAL NOTICE OF PROPOSED CLASS ACTION AND PAGA SETTLEMENT

Kali Bates and Michael Johnson v. MVP Events Productions LLC and Legends Hospitality LLC Sacramento Superior Court Case No.: 34-2022-00317653

Legends Hospitality, LLC ("Legends") and Plaintiffs Kali Bates and Michael Johnson ("Plaintiffs") reached a proposed settlement on behalf of Class Members and Aggrieved Employees in a class action and Private Attorneys General Act ("PAGA") lawsuit. If you were staffed to work for Legends by MVP Event Productions LLC ("MVP") between April 1, 2018, and December 22, 2023, you may be entitled to compensation.

WHAT IS THIS LAWSUIT ABOUT?

Plaintiffs allege Legends misclassified employees as independent contractors, threatened employees with termination for discussing pay, and failed to: distribute pooled tips; provide accurate wage statements; pay minimum and overtime wages; provide proper meal and rest breaks; provide all wages owed upon termination; reimburse necessary business expenses; and comply with paid sick leave laws. Plaintiffs seek recovery of unpaid wages, penalties, and other relief under California's Labor Code the PAGA. Legends denies liability.

SETTLEMENT AMOUNT

The total settlement amount of \$175,000 will be allocated as: (1) up to 35% Attorneys' Fees and up to \$20,000 Costs; (2) \$20,000 Class Representatives' Enhancement Payments split between Plaintiffs; (3) up to \$25,000 Claims Administrator Costs; ; (4) PAGA Penalties: \$10,000 total, with 75% (\$7,500) to the State of California and 25% (\$2,500) distributed to Aggrieved Employees.

After these deductions, the remaining amount (the Net Settlement Amount) will be distributed to Class Members who submit a valid Claim Forms based upon the number of weeks you were staffed to Legends by MVP during the Class and PAGA Periods.

WHAT ARE YOUR OPTIONS? By [November 22, 2024]:

1. Submit a Claim Form to receive your share of the Net Settlement Amount and be bound by the release of claims.
2. Do Nothing and be bound by the release of claims, but you will not receive any settlement payment.
3. Opt-Out of the Class Settlement release and do not receive any payment. You may not opt out of the PAGA settlement.
4. Object: If you do not opt out, you may object to the settlement and appear through counsel.

RELEASE

Class Members who do not opt out will release all claims, damages and relief that reasonably could have been alleged, reasonably arise out of, or reasonably relate to the facts or allegations asserted in the operative Complaint in this Action through the Class Period, including (i) failure to pay all regular wages, minimum wages, overtime wages due and liquidated damages; (ii) failure to provide meal periods or compensation in lieu thereof; (iii) failure to provide rest periods or compensation in lieu thereof; (iv) failure to reimburse necessary business expenses; (v) failure to provide complete, accurate wage statements; (vi) failure to pay wages timely at time of termination or resignation; (vii) failure to provide timely pay wages during employment; and (viii) unfair business practices that could have been premised on the claims or causes of action described above or any of the claims or causes of action pleaded in the operative Complaint and any and all other claims under California common law, the California Labor Code, and federal law.

FINAL APPROVAL HEARING

A Final Approval Hearing will be held on January 10, 2025, at 9:00 a.m. at the Sacramento County Superior Court, Department 23, 720 9th Street, Sacramento, CA 95814.

ADDITIONAL INFORMATION

To submit a Claim Form, opt out, or object to the Class Settlement, visit <http://www.apexclassaction.com/mvp> or contact the Claims Administrator at (800) 355-0700.

(TD) October 11, 2024

CALL 530-743-6643 TO PLACE YOUR LEGAL NOTICE

SUPERIOR COURT OF CALIFORNIA COUNTY OF YUBA IN THE MATTER OF THE APPLICATION OF: Lexene Victorian Keo, PETITIONER(S) CASE NUMBER: CVPT 24-01297 ORDER TO SHOW CAUSE FOR CHANGE OF NAME

HEARING DATE: 11/18/2024 DEPT: 4 TIME: 9:30 A.M.

Petitioner(s) Lexene Victorian Keo, filed a petition with this court for a decree changing names as follows:

from: Lexene Victorian Keo to: Lexene Theosliam Vu

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

A copy of this order to show cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Territorial Dispatch.

DATE: 10/11/2024

Stephen W. Berrier JUDGE OF THE SUPERIOR COURT October 11, 18, 25, November 1, 2024

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024F-227

The following person(s) is (are) doing business as: Chez Flea 320 D Street Marysville, CA 95901 County of YUBA Registered Owners: Cynthia A. Valentini 320 D Street Marysville, CA 95901

This business is conducted by an Individual.

The registrant commenced to transact business under the fictitious business name or names listed above on 07/12/2007.

(I declare that all information in this statement is true and correct).

Signed: Cynthia A. Valentini This statement was filed with the County Clerk of Yuba County on September 16, 2024.

(I Hereby Certify That This Copy is a Correct Copy of the Original on File in my Office). DONNA HILLEGASS, County Clerk By BRIDGETTE EVANS, Deputy Clerk Sept. 27, Oct. 4, 11, 18, 2024.

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024F-238

The following person(s) is (are) doing business as: River Valley Self Storage

1370 Furneaux Road Olivehurst, CA 95961 County of YUBA MAILING ADDRESS: 5950 Jetton Ln. Loomis, CA 95650 Registered Owners: 1. Brian L. Hogan 5950 Jetton Ln. Loomis, CA 95650 2. Sean L. Hogan 5950 Jetton Ln. Loomis, CA 95650

This business is conducted by a Trust.

The registrant commenced to transact business under the fictitious business name or names listed above on 12/21/2019.

(I declare that all information in this statement is true and correct).

Signed: Brian L. Hogan This statement was filed with the County Clerk of Yuba County on September 26, 2024.

(I Hereby Certify That This Copy is a Correct Copy of the Original on File in my Office). DONNA HILLEGASS, County Clerk By BRIDGETTE EVANS, Deputy Clerk Oct. 11, 18, 25, Nov. 1, 2024.

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The Territorial Dispatch is published weekly on Friday.

*In rural Sutter, Yuba, Butte Counties \$98/year.

Democrats Double Down on End of Session Chaos



Assembly Republican Leader James Gallagher (R-Yuba City)

Office of Assemblyman James Gallagher News Release

SACRAMENTO, CA (MPG) - Democrats are doubling down on their mismanagement and undemocratic tactics during a chaotic end of session. In response to an investigation request from Assembly Republican Leader James Gallagher (R-Yuba City), Democrats insisted no rules were violated

and everything ran smoothly, despite barring Republican members from participating in discussion and limiting debate to just 30 seconds per member.

“Democrats’ refusal to address the chaos on the last day of session is disappointing, but not a surprise,” said Gallagher. “By cutting off debate, Democrats silenced the voices of our constituents and did a disservice to Californians who deserve a transparent lawmaking process. We’re not done fighting for what’s right, because Democrats’ business as usual is no longer acceptable.”

Democrats’ response, where they claim “no rules were violated in the final hours of session,” ignores underlying concerns around limiting debate on important legislative issues. Instead, Democrats have justified their actions by citing precedent and twisting parliamentary rules to retroactively defend their actions.

Assemblyman James Gallagher represents the 3rd Assembly District, which encompasses all of Glenn, Sutter, Tehama and Yuba counties as well as portions of Butte and Colusa counties. ★

Rep. LaMalfa, Rep. Fong, Sen. Padilla Ask Biden for Major Disaster Declaration

Office of Congressman Doug LaMalfa News Release

WASHINGTON D.C. (MPG) - Congressman LaMalfa (R-Richvale) issued the following statement after joining Senator Padilla and Congressman Fong in asking for a major presidential disaster declaration for the Park and Borel Fires in California. Earlier Sept. 25, Governor Newsom submitted the required request to the President for aid.

Rep. LaMalfa said, “The Park Fire is the fourth largest in California history, and the largest arson-related fire we have ever recorded. With over 400,000 acres burned and thousands evacuated, it is imperative

that we acquire the federal resources needed to start the rebuild. I look forward to the Biden Administration’s swift approval of this request to help our regions begin the recovery process.”

Read the letter at <https://lamalfa.house.gov/sites/evo-subsites/lamalfa.house.gov/files/evo-media-document/Park%20and%20Borel%20Fires%20Major%20Disaster%20Declaration%20Letter.pdf>.

Congressman Doug LaMalfa is a lifelong farmer representing California’s First Congressional District, including Butte, Colusa, Glenn, Lassen, Modoc, Shasta, Siskiyou, Sutter, Tehama and Yuba Counties. ★

California’s Expensive Explosion of Real Estate Fraud Hits Home



By Dan Walters, CALMatters.org

Rana Robillard came very close this year to losing her life’s savings and with it her dream home, when she wired nearly \$400,000 to an internet scammer.

Robillard, ironically, is an experienced veteran of the Bay Area technology industry, but when she received what she thought was a request for her down payment on a home in Orinda, she sent the money, only to learn that she had been tricked.

“That’s when I went into a full panic,” Robillard, 55, told CNBC, the cable channel devoted to financial matters, which chronicled her terrifying experience.

Robillard was not alone in being victimized.

The real estate industry has fully embraced online transactions, thus eliminating the hassle of having buyers, sellers, real estate agents, mortgage lenders and title company employees shuffle through dozens of paper documents that must be signed or initialed to complete transactions.

It’s made the process of buying and selling houses much more convenient, but it’s also given scammers an opening for fraud that has cost home buyers many millions of dollars.

The request for down

payment that Robillard received was virtually identical to the many email messages she had exchanged and, in fact, was the only bogus one, which is why scammers have been so successful.

Cyber crooks have mastered the dark art of mimicking legitimate messages, complete with the real names of title company employees and authentic-looking logos, and artificial intelligence could make their scams even more successful in the future.

FBI data, CNBC reported, reveal that real estate fraud involving bogus emails has risen from less than \$9 million in 2015 to \$446.1 million in 2022.

A study of real estate fraud commissioned by Anidjar and Levine, a Florida law firm, found that California’s 1,583 cases in 2023 far surpassed those of any other state, as did its \$24.8 million in losses.

Robillard is one of the lucky victims. She quickly reported her loss and her \$398,359.5 was tracked through several banks as the thieves shifted it around to avoid detection. Five months later, after CNBC began making inquiries, she received \$150,000 from one bank and then the remaining nearly \$250,000 from another.

Robillard contacted CNBC about her case both to help her recover the money and bring more attention to the real estate fraud explosion.

“This is not what I thought my public representation would look like, which is that I’ve lost all this money,” Robillard told

CNBC. “If it helps other people, I’m happy to do it, even though it’s obviously not my proudest moment.”

I take a particular interest in Robillard’s case not only because it’s important but because I came within a whisker last week of also becoming a victim.

I, too, received a very authentic-looking instruction from the title company handling my purchase of a smaller home for downsizing, seeking down payment and closing costs to complete the purchase. It seemingly came from the title company employee who had been handling my transaction and had all of the appearances of a legitimate communication.

I intended to comply with the request a few hours later, but then received a phone call from my lender about closing the transaction. I told him of the request and he immediately smelled a rat.

That phone call was a lifesaver. A few days later, I presented a valid cashier’s check to the title company employee whose identity had been borrowed by the scammer and signed the legitimate paperwork to finalize the purchase.

One of the documents I signed was a warning about phony payment instructions. Perhaps it should have been one of the first documents I was given, rather than one of the last.

Dan Walters is one of most decorated and widely syndicated columnists in California history, authoring a column four times a week that offers his view and analysis of the state’s political, economic, social and demographic trends. ★

Live Oak Considers Joining Pioneer Community Energy

By Shaunna Boyd

LIVE OAK, CA (MPG) - At the Oct. 2 meeting, the Live Oak City Council heard a presentation about the possibility of joining Pioneer Community Energy, a community choice aggregator (CCA) for electricity services.

In response to the energy crisis, California passed legislation allowing local governments to contract energy purchases from CCAs in place of investor-owned utilities, such as Pacific Gas and Electric (PG&E). The first community choice aggregator was formed in 2010, and today there are 25 community choice aggregators serving 14 million customers.

Pioneer Community Energy was established in 2018, and their main goal is to save their customers money on electricity costs. Community Outreach Manager Lisa DeLaby said that they have saved their customers \$85 million since they launched, and they expect the savings in 2024 to total \$21 million.

Pioneer purchases electricity directly from power suppliers, which allows them to sell it to their customers at a lower rate than PG&E but they still use PG&E to deliver the electricity and maintain the infrastructure. So, Pioneer customers are still also PG&E customers and will receive just one bill from PG&E with Pioneer Community Energy listed for the energy generation.

As a not-for-profit joint powers authority, Pioneer’s board members are elected officials from the various service areas. If Live Oak joins, they would have one seat on the board that the community would elect. The board prioritizes customer savings, community reinvestment, and customer service. When you call the office, DeLaby said you can easily reach a person who can answer your questions.

Currently serving customers in Placer County and El Dorado County, as well as parts of Nevada City and Grass Valley, Pioneer is in the process of working with various local governments on a potential expansion, which would double their power output. The expansion could include Butte County, Nevada County, Tuolumne County, Sutter County, Sonora, Oroville, Paradise, Chico, Yuba City and Live Oak.

Over the summer, an impact assessment study was conducted to analyze the potential for Live Oak and Sutter County to join Pioneer. The study, which was conducted by an independent consultant, looked at two years of consumption pattern data and found that Pioneer would be able to bring in Live Oak without impacting rates for existing customers. Currently, Pioneer says they offer customers approximately 7% in savings over PG&E and they are confident they can extend those savings to Live Oak.

But for the numbers to work out, the launch is slightly delayed from Pioneer’s initial conversations with city staff. The current recommended launch for the expansion is October 2027, which will allow the launch to begin after the summer heat when rates are highest.

Pioneer submitted Request for Proposals (RFPs) last month to find additional energy suppliers and they will be going before their board in December with the official numbers to get final approval for expansion.

Councilmember Bob Woten said, “It’s very exciting to make a step forward like this.”

Councilmember Jeramy Chapdelaine agreed.

“This would be great for our residents. Anything we can do to help out with rates would be awesome,” Chapdelaine said. He did ask for clarification on how the change would affect solar customers, and he was assured that Pioneer has an excellent solar program that will offer savings without

changing any of the tiers or rates already established with PG&E.

Councilmember Lakhvir Ghag said with energy costs always increasing, he’s glad there is another option.

Mayor Ashley Hernandez said it would be a wonderful program allowing the city to offer residents a choice.

“Anytime we can provide any kind of savings, we want to do that,” Hernandez said. She said she fully supports moving forward.

Pioneer will come back to Live Oak in January to handle the administrative work, after final board approval for the expansion.

During general Public Comment, resident Dave Carlson said councilmembers should maintain a professional demeanor in their online interactions. But he reported that a councilmember was engaging in rude comments on social media in response to negative comments regarding the dog park. When Carlson was engaging on the post, he said this councilmember responded angrily, telling him to run for City Council again since he has so many ideas—which he said was not meant sincerely but instead as “taunting remarks.”

The council then heard options to improve existing conditions at the dog park. The city brought in John Suesens of Quadriga Landscaping Architecture and Planning, who visited the site and offered recommendations for resurfacing. Suesens said each option has pros and cons, including longevity and cost, for council to consider.

While full lawn areas are a nice option, Suesens said that is expensive to install, irrigate, and maintain. And the site’s various low areas with poor drainage will destroy lawns over the winter months due to the standing water. But partial lawns on the downslopes in addition to other improvements would be a workable solution.

The areas of poor drainage also create muddy conditions for the dogs, so low areas could be filled with rock base and boulders to keep dogs out of the mud and give them a higher spot to climb.

An additional decomposed granite pathway along the park perimeter could help decrease weed encroachment and give dogs another path to run. While decomposed granite is a stable and long-lasting surface, it is more expensive and can be hard on the dogs’ feet, so it’s only recommended for use in select areas.

Mulch or wood chips are other, less expensive options to combat mud and weeds, but those are not stable surfaces and have to be frequently reapplied.

Parks and Recreation Director Luis Cibrian said another option is to irrigate the entire park, which would keep out the thistles since they like dry conditions. The irrigation would encourage the growth of the natural grasses already there, keeping them green over the spring and summer months. This option would maintain the natural terrain, with seasonal mowing to manage the growth.

Mayor Hernandez said she’d like to see an official cost rundown on the various options.

Interim City Manager Mark Scott said staff should look into running the numbers to get cost estimates and then submit a Request for Proposals.

The next meeting of the Live Oak City Council is scheduled for Oct. 16 but that date coincides with the League of California Cities annual conference, which some councilmembers might attend. Scott suggested the possibility of canceling or rescheduling that meeting if there will not be enough councilmembers in attendance. Council decided to wait until closer to the meeting to see whether any pressing matters will be up for discussion and then decide how to proceed. ★

Temporary Closure and Relocation of Connect Card Sales Outlet

Yuba-Sutter Transit News Release

MARYSVILLE, CA (MPG) - Due to renovations, the Yuba County Library will be closed Tuesday, Oct. 15 through Sunday, Nov. 3. During this period, Connect Card Sales will be unavailable at this location.

The Yuba County Library will reopen on Monday, Nov. 4 at a new temporary location at the Yuba County Government Building, Suite 113, 915 8th St., Marysville. Connect Card sales will be available at the new temporary location Monday through Friday, 9 a.m. to 5 p.m. Connect Card payments will be accepted in cash or credit/debit card.

During this Connect Card sales outlet closure, in-person Connect Card purchases will be available during various business hours at any of the other sales outlet locations or on the Connect Card website:

Sutter County Library- Yuba City- (530) 822-7137

Yuba College Bookstore- Linda- (530) 741-6998

Yuba-Sutter Transit Administrative Office- Marysville- (530) 634-6880

Connect Card Website- www.ConnectTransitCard.com.

For more information, please visit www.yubasuttertransit.com. ★

Spartans Almost Spoil Bears’ Homecoming

By MPG Staff

ARBUCKLE, CA (MPG) - Over the previous five years, Pierce and East Nicolaus have developed a healthy rivalry given that they have squared off against each other eight times, three of which were in the playoffs.

However, on Oct. 4 at LeMaster Field, Pierce avenged last season’s 13-20 loss to the Spartans, as they contained the Spartan offense that has thus far has averaged 279.5 yards and 27.5 points per game, to send the homecoming crowd home happy after a 21-15 Bears’ victory.

The Pierce offense did its part early, putting up 13 points in the first half, it was an even better performance by the Bear defense that held off the Spartan’s impressive junior quarterback Mason Taylor, to earn the win and keep Pierce tied with Winters atop the Sacramento Valley League standings.

Although the Spartans outgained Pierce 262 to 248 in total yards, the Bear defense forced four punts in addition to stopping East Nicolaus three times on fourth down including twice in the final period.

The Spartans’ second half comeback attempt was largely foiled on a second down with just over three minutes remaining in the game, when Rodrigo Velazquez and Nathan Gomez combined to sack Taylor, resulting in a 12-yard loss for the Spartans and ultimately forcing them to punt two plays later.

Gomez, in particular, was a presence on defense all night long, finishing with a team-high 10 tackles for the Bears, including four for losses.

Overall, it was a performance that Bears’ Coach Anthony Tapia found to his liking saying, “Our defense played hard. Their quarterback keeps the play going so we were preaching to our guys to make the sure tackle and not give up additional yardage. That sack was a perfect example. We had just subbed in Rodrigo and he wrapped up the quarterback down low, while Gomez finished



East Nic quarterback Mason Taylor runs away from pressure in the Spartans’ game against Pierce on Oct. 4. Photo by Jennifer Corriea

him off up high.”

The Bear offense needed to put together sustained drives to keep the powerful Spartan offense off the field, and to put points on the board to stay ahead of the Spartans.

Starting on its own 21, Pierce proceeded to march 79 yards, converting on fourth down along the way to keep the drive alive, before Gomez powered his way into the end zone from a yard out.

Pierce quarterback Drew Burnum, who completed five passes for 88 yards on the night, also played a big role in producing the Bears’ first touchdown, picking his way through the line on the fourth-down play and then five plays later hitting Gavin Guynn with a pass that took the ball to the one.

It was another good outing for Burnum, who is showing the maturity and decision-making that has given Pierce the edge as Guynn explained, “It feels like the way Drew is playing has added another element to our offense. We have

been practicing together for four years, so this is awesome. I’m excited to keep it going.”

Now in the second quarter, the Spartans were forced to go three and out, the Bears then embarked on an eight-play drive that culminated with Burnum running to the outside, untouched into the end zone to give Pierce a 13-0 lead that it would take into halftime.

With the Bears set to receive the second half kick, East Nicolaus opted for an ambitious onside-kick attempt, which played into Pierce’s hand after Guynn recovered it at the Bear 45.

From there, Pierce turned to running back Nate McIntosh, who took the ball to the Spartan 31 after carrying four straight times.

At that juncture, the East Nicolaus defense lost its focus and committed two penalties on the same play resulting in 20 additional yards and the ball being placed inside the red zone at the 11.

Following an incomplete pass,

McIntosh took the ensuing hand-off and weaved his way through would-be tacklers for the touch-down and then tacked on the two-point conversion for what proved to be the game-winner.

To their credit, East Nicolaus did not go down without a fight and scored on back-to-back drives to make it a one possession game, but ultimately, despite coming away empty with the ball at the one-yard line, Pierce was able to withstand a desperate attempt by the Spartans to rally and secure the win.

For the Spartan offense, junior quarterback Mason Taylor stood out with 148 yards passing with one touchdown and 55 yards rushing. That brings Taylor’s season totals to nine touchdowns through the air and seven rushing touchdowns according to MaxPreps.

The Bears’ defensive backfield had a big night turning in a season’s best 13 defended passes with Guynn, Saavedra, Austin Jorge and Jonathan Vazquez each accounting for two.

Offensively, the Bear running game was led by McIntosh, who carried 12 times for 50 yards, Burnum with 11 rushes for 42 yards and Gomez, who finished with 36 yards on 15 carries.

On the whole, while the contest was perhaps a bit nerve-racking for Pierce, it wasn’t entirely surprising



East Nic’s Davan Earhart runs after making a catch in the fourth quarter of the Spartans’ game against Pierce. Photo by Jennifer Corriea

according to Tapia, who said, “I was worried about the distractions that go along with Homecoming, but honestly it was exactly what I expected. They’re a good team, although I think we’re better. There was a moment of unease when we didn’t finish that last drive, but with the way our defense was playing I was comfortable with them having to go 90 yards to beat us.”

The Spartans with a record of three wins and three losses thus far this season, will be looking to get back into the win column when they host Paradise on Oct. 11, after press time. ★



The Spartans’ Aiden Clark returns the opening kickoff in East Nic’s loss to Pierce in Arbuckle on Oct. 4. Photo by Jennifer Corriea

Kings Korner

By V.G. Harris

The wait is finally over and once again a frenetic group of nearly 20,000 fans will hear the introduction, “and now running the point for the Sacramento Kings from the Kentucky Wildcats, De’Aaron Fox!”

On Wednesday night for the very first time Sacramento fans will hear the introduction of newcomer DeMar DeRozan out of the University of Southern California. DeRozan, like many of his comrade’s, chose to bolt to the NBA after just one year in college, and the ninth overall pick in the 2009 draft has been an overwhelming success ever since.

Drafted by the Toronto Raptors, DeRozan spent nine years in Canada before a short stint in San Antonio, and then on to Chicago. Traded for Kawhi Leonard, DeRozan had to watch from San Antonio as the Raptors captured the NBA title in 2019.

Many pundits were wildly surprised that of all the destinations and the high interest in his service, DeRozan chose Sacramento as his next home. Since then, he has said all the right things, and like many NBA fans, I believe he will fit in extremely well alongside De’Aaron Fox and Domantas Sabonis. Great players are replete, but great people and great players are a scarce commodity. Mr. DeRozan brings both qualities to a team that is replete with team chemistry, and like most Kings fans, I want to see what Monte McNair’s standout acquisition can do.

It is entirely possible that amid all the hype, Kings fans may have to be patient while the big three learn to play alongside one another, but I firmly believe that this six-time all-star will make the transition quickly.

Able to play guard or small forward, much has been reported about the uptick we are likely to see with regards to better looks for Fox, Sabonis, and three-point shooter Keegan Murray.

Lost to some degree in all the uproar of the signing of DeRozan, is how third year hoopster Murray will use DeRozan’s talents to get better looks, and more opportunities to drive the lane.

I was impressed with Keegan’s introduction of a true mid-range game last

season, and along with some notable shooting inside the three-point line, like former teammate Harrison Barnes, Murray became a threat driving to the basket.

The combination of Murray’s three-point shooting, mid-range game, and ability to go to the hole, will have a positive impact on DeRozan as well, and I expect to see this career 21 points per game player, potentially pad that number in the upcoming season.

Not to be overshadowed, Domantas Sabonis could elevate his game even more with the myriad of scoring ability around him, and a return to the high octane offense that led the NBA two years ago may well be in the offing.

It remains to be seen what the loss of defensive minded Jordi Fernandez will do to the Kings, and without question assistant head coach Jay Triano will have big shoes to fill.

Fitting that Sacramento’s first opponent of the preseason will be archival, The Golden State Warriors, and like the Kings, the Warriors will bring a vaunted offensive into Golden One.

Notably missing Wednesday night will be perennial three-point shooter and other half of the splash brothers, Klay Thompson, who has now donned royal blue colors of the Dallas Mavericks.

Joining all-stars Luka Doncic and Kyrie Irving, Thompson hopes to reignite a career that took a two-and-a-half-year hiatus after suffering back-to-back injuries to his ACL and Achilles.

It’s important to note that Thompson helped the Warriors to an NBA title in his comeback season of 2022, but the past two years have seen Klay a step slower, and his offense not as reliable as it once was. At age 34 the 6’6” Thompson may still have more in the tank, but we won’t witness that until the Mavericks come to town on Dec. 30.

Hitch up your britches Kings fans. We are in for a different look than perhaps this team has ever presented, and it’s going to be a fun ride.

May the Beam shine brighter than ever!
Your thoughts are always welcome at vgहारriskingsfan@gmail.com. ★

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