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Elk Grove Citizen

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JULY 11, 2025

**SEE
INSIDE**

**LAWMAKERS ACHIEVE
'HOLY GRAIL' REFORM**



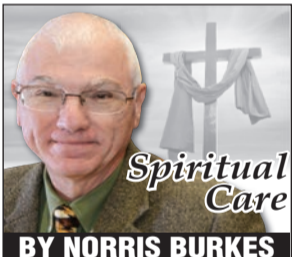
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**EVENTUALLY, A
TITLE WILL COME**



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**CHAPLAIN OFFERS ...
DATING ADVICE?**



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20 Years of Running for Hunger



Runners got a head start early July 4 during Run 4 Hunger, an annual 5K and 10K run/walk that supports the Elk Grove Food Bank Services' mission of raising awareness and funds for food insecurity.

**Story and photos
by Emmanuel Espinoza**

ELK GROVE, CA (MPG) - The District 56 Center at 8230 Civic Center Drive was filled with runners wearing race bibs early July 4 for the annual Run 4 Hunger, presented by Elk Grove Food Bank Services.

Dr. Suman Singha, food bank board chair, said the 5K and 10K

race has been held for 20 years and was previously called "Run 4 Independence."

The event raises awareness and funds to combat food insecurity in the community. Despite the name change, Singha said the mission remains the same, which is to support food bank and its services.

Singha noted that race proceeds help provide not just food but also

clothing and shelter for those in need of basic human resources.

"We've always managed to meet the needs of our clients," Singha said. "Our organization is very focused on serving our clients and not spending any unnecessary money. We pride ourselves in that the vast majority of the money goes toward food, shelter and clothing."

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Landscapes, Surrealism in New Exhibit



Here is Jim Marxen's "Red Sky," an acrylic medium art piece. Photos courtesy of Elk Grove Fine Arts Center

**Elk Grove Fine Arts
Center News Release**

ELK GROVE, CA (MPG) - The Elk Grove Fine Arts Center will present two featured exhibitions in August with Jim Marxen and Dwight Head. Both shows run Aug. 2 to Aug. 24, with a First Saturday Public Reception on Aug. 2 from 4 to 7 p.m.

Marxen's surreal landscapes are a great pairing with Head's surreal figurative work.

"Having space for these shows in our main gallery, in addition to a regular collection of Gallery Artist displays and our gift shop, means that guests have so much new to explore every month, said Marketing Director Heath Buckmaster. "Make plans to join us for First Saturday and see why Elk Grove is the place to be for the visual arts."

The center will also present its regular workshop series including classes on batik, ceramics, drawing, watercolor and more. Learn more and register online at elk-grovefineartscenter.org/ classes.

The current and upcoming exhibitions at Elk Grove Fine Arts Center include the 11th Open Fine Arts Competition through July 24 and Expressions in Plein Air Competition from Sept. 6 to Sept. 25.

The Elk Grove Fine Arts Center is located at 9020 Elk Grove Blvd, Suite 101 in Elk Grove. The galleries are open Wednesdays through Saturdays from 11 a.m. to 5 p.m., Sundays from 11 a.m. to 4 p.m., and for First Saturday Public Receptions from 4 to 7 p.m.

The Elk Grove Fine Arts Center is a place for local artists to share their work and for the community to experience the visual arts through classes and special events. For more information, visit elk-grovefineartscenter.org. ★



Here is Dwight Head's "Lucky Bunny Poison," a color pencil and ink medium art piece.

Franklin Summer Choir Shines



Franklin Elementary kindergarten and first-graders in the summer school program performed "The Other Day," "Tomorrow" and "The Kindness Song" on June 27 for family, staff and community members. Photos by Gagan Singh

By Idaly Valencia

ELK GROVE, CA (MPG) - Franklin Elementary's multipurpose auditorium was packed the morning of June 27 as parents, community members and school staff gathered to watch the summer school choir concert.

Students put on a shining performance, one that Vice-Principal Jessica Katz-Amey said they practiced for daily, so much so that she often heard the songs echoing through the hallways throughout the four-week summer program.

The concert drew district leaders from the Elk Grove Unified Board of Education such as members Susan Davis, Jennifer Ballerini, Delia Baulwin



The last song performed by Franklin Elementary students included a surprise for attendees at the end when all grade levels in the summer school program joined together to sing "The Kindness Song."

and Amreek Singh, as well as Superintendent Chris Coffman.

Music educator Matt Morse, a choir director with the school district for 37 years, led the performance. Morse has previously organized

annual holiday concerts at other local elementary schools and said he has always made it a priority to give students opportunities to sing.

This marked the first time in recent years that a choir class and concert

were included at Franklin Elementary's summer school program, something Katz-Amey, who serves as the summer school program director, advocated for.

Katz-Amey said that students learned more than just music this summer. In addition to choir, they participated in experiments, built scientific models, read stories and explored new math concepts. She emphasized that music helps prime the brain for learning.

"We purposely incorporated this choir experience to get kids ready to absorb all kinds of new information and to be ready for the next grade," Katz-Amey said. "Our students very purposefully practiced

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Race Marks 20 Years of Running for Hunger

Continued from page 1

Food bank executive director Marie Jachino said it was inspiring to see the community turn out. She credited supporters and donors for making the event possible. Race sponsors included Sutter Health, Sky River Casino, Union Pacific and others.

“To see the turnout today means that we’ll be able to keep food on the tables of those who need it,” Jachino said.

The 20th anniversary of Run 4 Hunger coincided with the City of Elk Grove’s 25th anniversary, making the event especially meaningful. Jachino, who also marked her 20th year with the food bank, said she was excited to

see how everything tied together the day of the run.

“The City of Elk Grove is so crucial to our operation and they have supported us,” Jachino said. “So it’s great to be able to share this day with them.”

The Run 4 Hunger helps promote health, community engagement and philanthropy, said the food bank’s community outreach manager, Valerie Erwin, and brings the community together “through fun, fitness and giving back.”

Erwin noted that the run is a feel-good tradition where people of all ages come together to help support the Elk Grove Food Bank and know they’ve



Elk Grove resident and runner Randall Chiao, right, finished a Run for Hunger race by collecting his medal.

made a difference.

“It’s a joyful, high-energy celebration that kicks off the Fourth of July with a sense of purpose,” Erwin said. “It’s patriotic and festive, but what makes it truly meaningful is knowing that every step taken helps feed a neighbor in need.”

Noah Seto, a post-grad student at University of California, San Francisco, won the 5K with a time of

16 minutes and seven seconds. It was his first Run 4 Hunger win.

“Every time I race, I think about the cause I am doing it for,” Seto said. “I think it helps push me to come out and do it.”

Ella Groves, a student at the University of Missouri, said she hadn’t run in a year but still performed well. Groves said she no longer focuses on time and now values running for fun



Noah Seto was the first-place winner of the 20th Run for Hunger 5K race, clocking in at 16 minutes and seven seconds.

and fitness.

“I give a lot of thanks to my Sac City coaches because they taught me that I will get older one day, so I might as well exercise my body and mind,” Groves said. “More importantly, the body, because doing

races like this, maybe in 50 years, I won’t be able to run again.”

To many at the event, Run 4 Hunger reflects the city’s strong community spirit and its commitment to helping neighbors in need. ★

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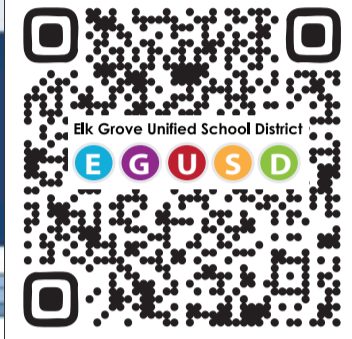
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Let’s talk. Contact us today to learn more.



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Help Name Our Future Schools!

Elk Grove Unified is seeking name suggestions for schools in development. When submitting, please consider:

- **Elementary Schools:** Reflect cultural diversity or honor local history, people, or places.
- **Middle Schools:** Recognize diversity or influential figures in education or NorCal history.
- **High Schools:** Named after geographic locations.

California State Fair

July 11-27



TIMES LIKE THESE



New Hours:

Mon - Thur: 4pm - 10pm

Fri - Sun: 10am - 10pm



Make our communities

Shine



Make our communities bright with our Shine awards. Nonprofits can apply for a chance to receive funding for projects that support and revitalize local communities in the Sacramento region.

We’re seeking proposals that promote zero carbon workforce development, environmental justice and equity, inclusive economic development and STEM education.

- Shine awards range from \$5,000 to \$100,000.
- Applicants must be incorporated nonprofit organizations within our service area.
- Awards are competitive and funds are limited.
- Attend a technical assistance webinar for more details.
- Apply online by **July 31 at 5 p.m.**

As your community-owned, not-for-profit electric service, we’re always looking for ways to make our communities shine!

Learn more at smud.org/Shine

Powering forward. Together.



Project R.I.D.E., Inc. Earns Professional Reaccreditation

Professional Association of Therapeutic Horsemanship International News Release



ELK GROVE, CA (MPG) - Project R.I.D.E., Inc. in Elk Grove, once again, recently earned the designation of Premier Accredited Center by the Professional Association of Therapeutic Horsemanship International (PATH Intl.).

Project R.I.D.E., Inc. partners individuals who

have special needs, and others, with certified professionals and equines to achieve health, wellness and learning goals. By earning PATH Intl. Premier Accredited Center status, Project R.I.D.E.,

Inc. has demonstrated it is operating in accordance with nearly 200 Professional Association of Therapeutic Horsemanship International standards for the equine-assisted services (EAS) industry.

Out of the more than 760 PATH Intl. Member Centers, only 250 hold this prestigious distinction. To become a PATH Intl. Premier Accredited Center, Project R.I.D.E., Inc. successfully passed an evaluation by trained PATH Intl. site visitors.

Center evaluations cover a wide range of topics such as horse management, participant safety, equipment, quality of instruction, facility operations, volunteerism and best-business administrative practices, all with specific standards that must be met.

These standards were developed and adopted by the PATH Intl. membership to ensure that centers follow procedures essential to safe, quality equine-assisted services programming. PATH Intl.

Premier Accredited Center is a designation indicating to the public that a center has met a rigorous set of quality and safety standards. PATH Intl. requires that Premier Accredited Centers be re-accredited every five years to maintain this designation.

“By reattaining its PATH Intl. Premier Accredited Center status, Project R.I.D.E., Inc. has demonstrated a commitment to the highest standards when introducing individuals with special needs to

a variety of equine-assisted services,” said PATH Intl. Chief Executive Officer Kathy Alm.

“PATH Intl. Accreditation is a respected benchmark in the EAS industry. It demonstrates leadership and a commitment to safety and to the highest professional standards.”

For more about Project R.I.D.E., Inc., contact community outreach manager, Emily Calanchini, projectride.emily@gmail.com or visit projectride.org. ★

Franklin Summer Choir Shines

Continued from page 1

cooperation, empathy for others, physical skills and learning as well.”

Summer school students from kindergarten through sixth grade participated in the concert.

Fifth- and sixth-graders opened the show with “Hall of Fame,” “What a Wonderful World” and a reworded song from the movie “The Greatest Showman” titled “This is the Greatest School.”

Third- and fourth-graders followed with “We Are the World,” “Favorite Things” and “This Land Is Your Land.”

The concert’s overall theme centered on “A World of Adventures.” All the songs shared a message of positivity, care and acceptance. Morse adapted lyrics in some of the more well-known pieces to fit the theme and include educational references.

The second-graders were the only students who performed with their own class and started

off a cappella with “The Preamble” from the U.S. Constitution. They also sang “Count on Me” and “Thank You for the Music.”

Lastly, the kindergarten and first-graders closed the show with “The Other Day,” a song that Morse composed that is a fun song centered around animals. It was followed by the popular song, “Tomorrow,” from the movie “Annie,” that sported a positive message about love.

The last song they performed included a surprise when all grade levels in the summer school program joined together to sing “The Kindness Song.” With the kindergarten and first-graders already facing everyone on the stage, all other students sitting crisscross on the auditorium floor turned around from looking at the stage to sing toward the audience.

Parents and staff in the audience sang along, having memorized the lyrics after hearing them at home

and at school.

Parent Gagan Singh noted that the surprise at the end was “truly wonderful” and that the event was something that both parents and students thoroughly enjoyed.

“Mr. Morse and the team did an amazing job organizing and preparing the kids for the choir performance,” Singh said. “Our kids were so excited for the choir that they even practiced alongside Mr. Morse’s YouTube videos.”

Morse said that the school district has been placing a greater focus on visual and performing arts, which helped lead to the approval of the summer choir class at Katz-Amey’s request. Morse said he “feels fortunate” to be part of this initiative.

“Luckily, I didn’t retire too soon and, you know, I’m at the end of my career but this sure gave me a boost in the arm to stay a little longer,” said Morse. “There’s something very heartwarming about young



The theme of Franklin’s Summer School Choir Concert on June 27 was “A World of Adventures.” All the songs shared a message of positivity, care and acceptance. Photo by Gagan Singh

people singing ... you can just see the kids who are usually shy, they’re up there singing their heart out. It’s just a huge growing experience for them.”

The concert marked a full-circle moment for Morse, who plans to finish his teaching career at Franklin Elementary, which is the same school he attended as a child. Morse noted he now teaches the grandchildren of former classmates.

Katz-Amey said she got the idea to include choir in the summer program after seeing Morse direct students at a school district meeting performance. She explained that music is another form of communication that helps students with recognizing patterns and gives them a better understanding of the subjects they learn in school.

“I love seeing when kids get into choir and they just sort of, it sounds cliché,

but they really find their voice,” Katz-Amey said. “That’s my favorite part, that it tapped into learning can be fun.”

For students, families and educators alike, the concert was more than just a show. It was a celebration of learning, creativity and togetherness.

The concert was the last day of the program for the students, who ended their summer school experience on a high note. ★

Same-day care for same-day needs.

Express Primary Care in Elk Grove is now open.

When life moves fast, your health care should keep up. Dignity Health offers same-day care in Elk Grove at our Express Primary Care location, providing convenient same-day appointments for minor illnesses, routine checkups, immunizations, and more. Our providers are here for all your day-to-day health needs. Get in, get seen, and get on with your day. Call (916) 691-8570 or visit dignityhealth.org/get-care-today to schedule an appointment.

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RELIGION NEWS

Grace Church Hosts Celebrate Recovery

Celebrate Recovery is a Christ-centered ministry offering help in finding freedom from the issues (hurts, hang-ups and habits) controlling your life.

Meetings are held weekly

on Friday evenings at 7 p.m. at Grace Church, located at 9766 Waterman Road, next to Mel Dogs.

Sunday Worship begins at 10 a.m. For more information call (916 714 3444) or email office@gracechurcheg.org. Visit

GraceChurchEG.org.

Events at Elk Grove Presbyterian Church

Our next Jazz & Blues Concert at our church will be on Aug 3, with Blues music by Julie & the Jukes. Concerts are held the first

Sunday of every month through November.

Rev. McNamara welcomes members and visitors every Sunday at 10 a.m.

Our church is at 8153 Elk Grove Blvd, Suite 50, facing Big Horn.

We have open Communion the first Sunday of the month. For

more information, Rev. McNamara can be reached at (916) 683-1435 or elk-grovepres@gmail.com.

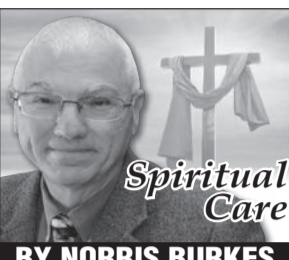
St. Maria Goretti Catholic Church

Elk Grove's St. Maria Goretti Catholic Church invites everyone to celebrations of Holy Mass at 8700 Bradshaw Road.

Mass will be held there at 5 p.m. on Saturdays, and 8 a.m., 10 a.m. and noon on Sundays. Weekday Masses are at 9 a.m. on Mondays, Wednesdays, Thursdays, and Fridays.

For more information, call (916) 647-4538, visit www.SMGCC.net, or download the MyParish app and enter the code, 55321. ★

Chaplain Offers ... Dating Advice?



BY NORRIS BURKES

Are you familiar with a business named Chispa?

No, I'm not talking about Chispa Project, the nonprofit my daughter Sara founded in 2015 to establish children's libraries in Honduras. Just now, they are working on library #100. No small feat for their small but powerful Honduran team.

But the Chispa I'm referring to is the #1 Latino dating app. According to their website, they are "Fluent in Amor." This Chispa claims to have made "the perfect dating app for single Latina women and single Latino men."

"Chispa" is Spanish for "spark," which is why both the dating app and a literacy organization chose the name. Both organizations are appropriately named. After all, your love life and the books you read can radically light up your life and change your future.

I only mention Chispa, the dating app, because Chispa Project, the non-profit, takes many misdirected phone calls from lovelorn folks asking:

"Why is my account blocked?"

"Why isn't SHE calling me?"

"I haven't found anyone, can I get a refund?"

The incredulous part isn't how they find Sara's number in the first place, but how crazy-certain they are that they've reached the right number -- no matter how many times Sara tells them otherwise.

She's tried clarifying her

opening line to avoid confusion: "Hello, this is Sara at Chispa Project, the non-profit in Honduras!"

"Hi, I'm trying to access my account and..."

"Ooh, so sorry!" Sara says in perfect Spanish, "You've reached Chispa Project, the non-profit in Honduras."

"I really need to get on your site ASAP..." insists the caller.

"Sorry, we're not related to the Chispa dating app. Wrong number."

They beg her, "Can't you connect me to the right person?"

Listening to Sara patiently explain -- again and again -- that she's not tech support for a dating app reminds me of how often Jesus had to clarify his mission for those who misunderstood him. People sought a political savior or miracle worker, but Jesus kept emphasizing a different purpose.

Despite all the parables, analogies, metaphors, and symbols Jesus used, he was clear and repetitive about one thing in particular—love—the chispa that lights everything else.

When he said to "love the Lord your God with all your heart, soul, and mind," and to "love your neighbor as yourself" (Matthew 22:37-39), he pointed to the fire that kindles true connection, purpose, and transformation.

Like a single chispa that can ignite a flame, love sets everything in motion—whether it's changing a life through a children's book, finding a life partner, or growing closer to God by following Jesus' example.

To be clear, this columnist does not endorse the dating app in question. I'm already locked into a lifetime subscription with my wife, Becky.

It's not the fleeting spark

of romance I'm looking for, but a different kind of spark: one that ignites compassion, healing, and humility. These days, I find myself affirming the love that kindles true connection, purpose, and transformation -- like Jesus taught.

How can we all become more fluent in the amor that demonstrates empathy? An amor that humbles us across differences?

In Greek, this type of amor is described as agape—a love that is unconditional, selfless, sacrificial. It's the choice to love regardless of circumstances or feelings.

In English, it might seem that Chispa, the app, and Chispa Project, the non-profit, offer the same thing—a spark of love. Make no mistake, both are important and necessary, but they are different.

Chispa, the app, offers a chance at romantic love. Chispa Project, the non-profit, encourages the agape love for our neighbors.

I keep telling Sara that she should charge a minimum donation for each of the crisscrossed Chispa calls she gets, but she always mutters something about honesty and goofy dad ideas.

But now the choice is yours—what will you do to spark agape in whatever Chispa you end up calling? What chispa will you ignite in your community?

Sign up to receive this weekly column in your email box at <https://thechaplain.net/newsletter/> or send me your email address to comment@thechaplain.net.

All of Norris's books can be ordered on Amazon. Autographed copies can be obtained on his website www.thechaplain.net or by sending a check for \$20 for each book to 10566 Combie Rd. Suite 6643 Auburn, CA 95602. ★

MEMORIAL

GEORGE ARTHUR WADDELL • 1/24/1935 – 6/8/2025

George Arthur "Bub" Wadell passed away peacefully on June 8, at age 90, with family at his side. He was born in Denver, Colorado, in 1935 to parents Lamar and Janice Waddell. He was the middle child of 4 siblings, John, Carl, Gary and Rose.

He was predeceased by his parents, daughter, Julie Lockwood, and his 3 brothers. He is survived by his wife of 65 years, Mary Alice and their two sons, Art (Kenna) and Brett (Regina). Also survived by many nieces and nephews.

He graduated from Sacramento Sr. High School in January 1954, that April he enlisted in the US Marine Corps and served our country for 3 years in Guam and in the Hawaiian Islands, attaining the rank of corporal.

He was a member of the Air and Sea Rescue Team and was an Expert Rifle and Pistol instructor on the Puuloa Range on Oahu. He received the Good Conduct Medal and the National Defense Service Medal.

The family made their home in Sacramento and in 1971 moved to their ranch in Elk Grove. He had a 37-year career with the City of Sacramento retiring as a supervisor in the Parks Department.

He was a faithful member of Fremont Presbyterian Church.

He was a treasured Papa to 7 grandchildren, Kristie, (Brandon) Merola, Brandon (Jessica) Waddell, Courtney (Adam) Wolfe, Chris Waddell, Colt and Cody Lockwood, and Tyler Waddell. He was a Great Grand Papa to Aubrey and Blake Merola, Hanna Waddell and Heyes Wolfe.

He cared deeply for his family and was always interested in their endeavors. The 4H and FFA programs they were involved in always kept him busy. His horses, Meggie



and Reno, gave pleasure riding in many locales, including Latrobe, the Sierras, and the Lucky Seven Ranch in McDermitt, Nevada, where he became a Buckaroo, helping for 16 years to herd cattle up to the desert in the spring and back to the home ranch in the fall.

He also loved other transportation vehicles, and he owned many including his first a 1940 Ford coupe. Later, a '57 Ford pickup, 3 Corvettes, a '57, '88, and a '79, too many to list. He also enjoyed restoring old trucks.

He loved raising chickens even when he was a young boy, so there was always an egg supply.

An interment service will be held on July 14 at 10:30 a.m. at Sacramento Valley National Cemetery, 5810 Midway Road, Dixon. A memorial service will be held on September 13 at 10 a.m. at Fremont Presbyterian Church, 5570 Carlson Drive, Sacramento, 95819. Following there will be a Celebration of Life with the location shared at the church service.

Memorial contributions may be made to Fremont Presbyterian Church or Project R.I.D.E., 8550 Southside Ave, Elk Grove, CA 95624.

Places of Worship



Full Gospel Church

9286 E. Stockton Blvd.,
Elk Grove, CA 95624

Pastor Daniels

916-531-8429

Tuesday Prayer Healing 6pm

Sunday School 10am

Sunday Worship 11am

St. Peter's Lutheran Church

8701 Elk Grove-Florin Rd.

Pastor Joe Dapelo

916-689-7300

Service Hours:

Sundays: June-August

One in Worship: 9:30 a.m.

Sunday School: 10:45 am

Website: <https://stpeterseg.org>

Facebook: <https://www.facebook.com>

St.PetersLutheranChurchElkGrove

Join us at **Light of the Valley Lutheran Church** in Elk Grove, where faith and community come together.

Join us for our Sunday services!

Sunday Worship Services

• 8:45 AM – Traditional Service

• 10:30 AM – Contemporary Service

We offer a welcoming environment for all ages, including engaging programs and opportunities to grow in faith through ministry and service.

We can't wait to meet you!

Visit us

9270 Bruceville Road, Elk Grove, CA
or online at lightofthevalley.net.

Email: office@lightofthevalley.net

Call 916-691-3568

Family Praise and Worship Ministries

4099 Emerson Road, Acampo, CA 95220

Pastors Claude & Jan Moore

209-224-8145

Sunday School 9:30 a.m., | Sunday Service 11:00 a.m.

Bible Study Wednesdays 7:00 p.m.

Worship Service 4th Friday 7:00 p.m.

To be included in this directory,
please contact Lezet Vidauri
(209) 745-1551
lezet.vidauri@mpg8.com



St. Luke's Lutheran Church (ELCA)

7595 Center Parkway

Sacramento, CA 95823

Pastor Rob Williamson

916-421-5039

Sunday Service 10:30 a.m.

Website: slelca.org

Facebook: <https://www.facebook.com/StLukesac>

Stream Online via YouTube: @st.lukeslutheranchurch7590

All are welcome in this place!

POLICE LOGS

June 27

2:08 a.m., Promenade Parkway/Lent Ranch Parkway, Elk Grove Police arrested Robert Stockton, 39, on possession of a controlled substance charges.

11:02 p.m., Cliffcrest Drive/Spengler Drive, Elk Grove Police arrested Jorge Ayola Martinez, 24, on warrant charges.

June 28

3:19 a.m., Grant Line Road/Calvine Road, Elk Grove Police arrested Jazzmin Quiroz, 37, on possession of drug paraphernalia and warrant charges.

3:47 a.m., Promenade Parkway/Kammerer Road, Elk Grove Police arrested Hoimei Lin, 39, on DUI/drug, lane weaving and straddling, and driving without lights on charges.

8:57 a.m., confidential location, Elk Grove Police arrested Tyus Ellis, 27, on domestic violence, false imprisonment and public intoxication charges.

June 29

5:04 p.m., confidential

location, Elk Grove Police arrested Malcolm Laban, 37, on domestic violence charges.

7:22 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Ashleigh Maldonado, 34, on possession of cocaine or heroin, possession of hard drugs with priors, possession of drug paraphernalia and giving false identification to an officer charges.

June 30

12:16 p.m., 10600 block of Promenade Parkway, Elk Grove Police arrested Scott Saetern, 37, on resisting an executive officer and resisting arrest charges.

3:23 p.m., confidential location, Elk Grove Police arrested Darrius Simpson, 28, on robbery, domestic violence, burglary and child endangerment charges.

5:12 p.m., 8500 block of Spring Azure Way, Elk Grove Police arrested Brandon Robinson, 37, on warrant charges.

8:23 p.m., 8500 block of Bond Road, Elk Grove Police arrested Stephen

Albrecht, 32, on DUI/drug charges.

8:44 p.m., 4800 block of Hutson Way, Elk Grove Police arrested Lamonte Brinkley, 53, on battery charges.

3:01 a.m., confidential location, Elk Grove Police arrested Peter Nguyen, 28, on domestic violence, assault with a firearm and warrant charges.

July 1

9:30 a.m., confidential location, Elk Grove Police arrested Adem Alemu, 46, on domestic violence and assault with force likely to produce great bodily injury charges.

3:52 p.m., 7400 block of West Stockton Boulevard, Elk Grove Police arrested Juan Reyes, 30, on possession of cocaine or heroin, possession of a controlled substance and possession of drug paraphernalia charges.

4:05 p.m., Promenade Parkway/Lent Ranch Parkway, Elk Grove Police arrested Christopher Glassel, 39, possession of a controlled substance and

possession of drug paraphernalia charges.

4:28 p.m., confidential location, Grove Police arrested Ricky Labitoria, 37, on domestic violence, child endangerment, assault with force likely to produce great bodily injury and possession of cocaine or heroin charges.

6:36 p.m., Bond Road/Elk Grove Florin Road, Elk Grove Police arrested Alexis Garibaldi-Wade, 23, on warrant charges.

7:26 p.m., 9200 block of Elk Grove Florin Road, Elk Grove Police arrested David Marquez, 41, on shoplifting and warrant charges.

July 2

1:39 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Fadi Abdelshid, 51, on possession of counterfeit items charges.

9:45 a.m., 5700 block of Harborside Way, Elk Grove Police arrested Anthony Garay, 47, on warrant charges.

9:53 a.m., Wilton Road/Grant Line Road, Elk

Grove Police arrested John Kaeslin, 64, on possession of a controlled substance, possession of drug paraphernalia and warrant charges.

10:34 a.m., Franklin Road/Laguna Boulevard, Elk Grove Police arrested Aaron Harper, 30, on warrant charges.

3 p.m., 8400 block of Elk Grove Florin Road, Elk Grove Police arrested Charles Williams, 34, on possession of drug paraphernalia charges.

3:50 p.m., 7100 block of Elk Grove Boulevard, Elk Grove Police arrested Loni Wesley, 43, on grand theft charges.

7:17 p.m., 9950 block of Elk Grove Florin Road, Elk Grove Police arrested Jonathan Hall, 50, on warrant charges.

7:59 p.m., confidential location, Elk Grove Police arrested a juvenile male, 16, on domestic violence charges.

July 3

10:43 p.m., confidential location, Elk Grove Police arrested Michael Reyes,

49, on domestic violence charges.

12:49 a.m., confidential location, Elk Grove Police arrested Oghenetega Okoro, 33, on violating restraining order charges.

July 4

12:56 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Ryan Neal, 34, on battery charges.

10:56 p.m., Bruceville Road/Big Horn Boulevard, Elk Grove Police arrested Abe Chavez, 27, on reckless evasion, evading by driving opposite of traffic, DUI, hit and run/non-injury and warrant charges.

11:48 p.m., confidential location, Ashley Fisher, 35, on domestic violence and elder abuse charges.

4:40 p.m., 9300 block of Lujan Drive, Elk Grove Police arrested Deven Le, 26, on violation of a court order and warrant charges.

6:59 p.m., Waterman Road/Grant Line Road, Elk Grove Police arrested Brandon Snyder, 33, on warrant charges.

Arrest reports for July 5-7 were unavailable by press time. ★

ARTS CALENDAR

View Artwork from Elk Grove

At webmaps.elkgrovecity.org/publicartelkgrove.

The Elk Grove Arts Commission has created a virtual Citywide Art Guide to art pieces and art events in Elk Grove.

If you know of a piece or event that

should be included, contact the city of Elk Grove's community event center manager, Lana Yoshimura at lyoshimura@elkgrovecity.org.

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Serving Elk Grove and Sacramento County since 1909

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MPG

Kings Korner

By V.G. Harris



The Milwaukee Bucks won their first NBA title in 1971, and it took 50 years for the Bucks to win a title again. A fellow by the name of Giannis Antetokounmpo helped them accomplish this task, but players of his caliber are in short supply.

The Sacramento Kings have been in Sacramento for 40 years without reaching the finals or winning a championship. But make no mistake, fans in Kingstown still believe an NBA title will eventually come to Sacramento.

Sadly, during the offseason, fans are hearing far too much about mid-level exceptions, aprons first and second, collective bargaining and salary caps. Frankly, the NBA has one of the most complicated systems regarding player compensation, and it takes someone with an advanced degree in economics to comprehend it.

What we know, is that in the aftermath of seeing mega popular DeAaron Fox trot his talents to the San Antonio Spurs midway through the 2025/2026 season, the Kings have navigated the point guard position much like a rudderless ship.

Freshman GM Scott Perry, tasked with replacing De' Aaron Fox, last week signed journeyman Dennis Schröder, a former #1 draft choice by the Atlanta Hawks in 2013. Schroder was chosen #17 overall and for the past 12 seasons has seen playing time with Oklahoma City Thunder, Los Angeles Lakers, Boston Celtics, Houston Rockets, Toronto Raptors, Brooklyn Nets, Golden State Warriors and finally the Detroit Pistons.

Originally from Germany, where he played professionally and for the German national team in the Olympics, one could say Schroder has seen America from coast to coast.

Dennis Schroder's career stats are not gaudy, but 13.9 points per game being as traveled as he's been, shows he can contribute when needed. Five assists per game and 3 rebounds aren't eye popping, but it's important to remember why the Kings went out to get him.

Sacramento has a plethora of scoring power in the starting lineup and coming off the bench. What has been lacking since the departure of Fox, is a capable distributor of the basketball.

At 2.2 turnovers per game Schroder has a better control average than DeAaron Fox, so at least in one regard the Kings have made

an upgrade.

Not many players would clammer to be the replacement for a point guard as popular as Fox, but Sacramento fans are a generous crowd, and I expect to see fans give Dennis Schroder an ample opportunity to display his talents.

Do I think Schroder can be a capable replacement? Absolutely! He won't score 24 points per game or go coast to coast with the type of speed that DeAaron does, but neither does anyone else.

Scott Perry was given a thankless job, and if Schroder can come in and give the Kings 14 points per game, and take care of the basketball, there's a good chance that the playoffs of two seasons ago won't be the exception to the rule.

Coming off the bench is last year's first round draft choice Devin Carter, and Sacramento has a rookie guard in Nique Clifford that is going to need playing time, so don't expect to see Schroder get much more than 20-25 minutes per game.

Perry is likely to have more moves coming, so keep your eyes on summer league Kings fans, and don't forget that Sacramento also drafted a 7-footer in Maxime Raynaud. It will be interesting to see how coach Christie uses his new big man.

Sadly, popular Jonas Valanciunas won't be suiting up for the Kings this season, as he was traded last week to the Denver Nuggets for Dario Saric. Saric will be a role player, and spell Sabonis off the bench. At 6' 10" and 225 lbs. this 31-year-old will undoubtedly see playing time.

Players like Isaac Jones and Devin Carter are still trying to open eyes, so this year's summer league will be an opportunity to showcase their talents and allow Doug Christie to see their growth over the season.

NBA pundits have praised the Kings' draft this year, and I concur with their accolades. There's real optimism as this team is deep in talent. It remains to be seen how that talent will come together, and whether the Kings can take the young talent they have to the next level.

Stay tuned Kings fans, because this roster isn't cast in stone just yet!

All the best!

Your thoughts are always welcome at vgharriskingsfan@gmail.com. ★

Social Security Matters

Can I Switch to a Taxi Driver Job Without Hurting my Social Security?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: I opted to draw my Social Security retirement benefit early and work part time. The company I work for has decided to pull me from field work due to my age and health. Although they are great keeping me at 20 hours per week running for parts and doing office work, I'm not sure how much longer it will last. I'm thinking of taking a taxi driving job to keep my income enough to live on. The way it would work, I would lease the cab for some amount of dollars per day, set my own hours to work and collect anywhere from \$1.40 to \$4.00 per mile, depending on what type of fare. My question is: how does Social Security look at that type of employment? Would I be held to the 15 - 45 hours a month standard? I could never come close to making the \$1,200 to \$1,300 a month I need by working so little. Any advice is greatly appreciated. **Signed: Seeking Advice**

Dear Seeking: If you go ahead with your plan to lease a taxicab instead of continuing your current employment, you would, in effect, be considered "self-employed" and would submit your income tax return to the IRS accordingly. Social Security would get your earnings information as reported to

the IRS, and it would be your net earnings from self-employment (after deducting all your business expenses) that is reported to SSA by IRS. There is, however, a special rule which would apply to you in your first calendar year of self-employment while collecting early Social Security benefits.

Since, in your first year, some of your earnings would be as a part-time employee paying SS FICA payroll taxes, Social Security would first look at your earnings as an employee to see if you exceeded the annual earnings limit (\$23,400 for 2025). Then, upon starting your self-employment, Social Security would look at the hours you spent performing "substantial gainful activity" (e.g., driving your taxi) each month and, if you spent more than 45 hours per month in that capacity, you would not be considered "retired," and thus, not eligible for Social Security in any month you exceeded that amount of hours. If you earned less than the annual limit in total (both as an employee and while self-employed), you would get benefits for all months of the year. But if you earn more than the annual limit, you will get no benefits for any month you exceeded 45 hours as a self-employed person. Again, this only applies during the first calendar year of self-employment - in the following year only your net earnings from self-employment would count toward the annual earnings limit.

In effect, SSA would use the hours-worked standard to see if you are truly retired or actually working. If the latter, they would withhold

SS monthly benefits for any month you exceed 45 hours working while self-employed (up to and including December of your first calendar year of self-employment), and only if your total income (as an employee and while self-employed) exceeds the annual limit.

So, if your goal is to net \$1,200 - \$1,300 per month as a self-employed taxi driver, that would be well within the limits of the annual earnings test (\$23,400 for 2025 but changes yearly). But there may, or may not, be a reduction in your Social Security benefits during your first year of self-employment, depending on when you start as self-employed. Note that SSA will ask about your work plans when you apply, and if you expect to stay under the annual limit (working part time in both capacities), you should get full SS benefits. Just be careful to stay under the annual earnings limit for those collecting early Social Security benefits. FYI, earnings from before your SS benefits started don't count toward the earning limit.

Note, too, that your monthly Social Security benefit will be actuarially reduced according to how far in advance of your full retirement age you claim SS. Whenever SS benefits are claimed prior to one's full retirement age, those benefits are permanently reduced.

This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). ★



Blow up Washington, D.C.'s Brutalist Buildings, and the Sooner, the Better

There's a reason God created dynamite. The brutalist federal buildings that have blighted Washington, D.C., for decades deserve the same fate as Carthage after the Third Punic War, and the nation's capital is finally beginning to move on from these concrete monstrosities.

The Department of Housing and Urban and Development just announced that it is leaving its god-awful headquarters in Washington for a less hideous space in Northern Virginia. HUD Secretary Scott Turner has described the structure as "the ugliest building in D.C.," which is a dubious claim only because there are so many other buildings in Washington that compete for that distinction. He's not the first HUD secretary to hate the building. Jack Kemp called it "10 floors of basement."

Meanwhile, the FBI is also departing its HQ, designated by the U.K. building materials retailer Buildworld as the ugliest building in the United States and the second ugliest in the world.

The moves are in keeping with the spirit of President Trump's executive order stipulating that federal buildings should "respect regional, traditional and classical architectural heritage in order to uplift and beautify public spaces and ennoble the United States and our system of self-government."

That EO should be considered common sense, but has several trigger words for defenders of the architectural status quo, including "traditional," "classical" and, perhaps foremost of all, "beautify." In response, the American Institute of Architects expressed its "strong concerns that mandating architecture styles stifles innovation and harms local communities."

According to The Nation magazine, Trump's initiative is part of an agenda to "make historical architecture on the whole inextricable from Eurocentric white supremacy." In short, it's an unforgivable offense to want a government building to look nice.

Brutalism, with its blocky, minimalist structures made of poured concrete, was a creation of a post-war Europe that wanted to embrace the fresh and new and to economize on rebuilding. Although the name "brutalism" perfectly captures the aesthetic effect, it actually comes from the French for "raw concrete," "beton brut."

To be sure, concrete is extremely important to modern life, but no one has ever said, "Oh, it's so elegant and uplifting." The brutalist buildings in Washington were largely built between the late 1960s and mid-1970s, an era of grievous architectural mistakes, including cookie-cutter multiple-purpose baseball stadiums and modernist Catholic churches. The buildings never had a heyday, but were hated when they were erected and are still hated now.

The seedbed of the trend was a Kennedy administration commission that advocated contemporary

designs and said -- laughably, in retrospect -- that federal architecture should "reflect the dignity, enterprise, vigor and stability of the American national government."

Instead, the brutalist buildings speak of a lumbering bureaucracy with no regard for the sensibilities or priorities of ordinary people. They are about what you'd expect if a DMV were headquartered in a maximum-security prison or in a massive pillbox.

The buildings could easily be used as stage sets for docudramas about East Germany. They are a tribute to soulless monumentality and a gut punch to the human spirit. If they don't eventually get a well-deserved appointment with a wrecking ball, they should be donated to North Korea.

The original justifications of brutalism no longer apply. The buildings aren't new anymore, and aren't cheap. They haven't aged well in any sense, not aesthetically or functionally. The FBI building is literally falling apart, and the expense of maintaining the HUD building has become ruinous.

Defenders of the brutalist buildings say that they are now part of our heritage and should be preserved as such. That's not fair, though, to the people who have to work in them, or who walk or drive by them every day. They are a net subtraction to the D.C. landscape and to human happiness. If one of them has to be kept for historical reasons, it should be made into a Smithsonian museum devoted to idiotic fads that were indulged for much too long.

Rich Lowry is editor of the National Review.

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California Lawmakers Finally Achieve 'Holy Grail' Reform



By Dan Walters, CALMatters.org

Jerry Brown once described reform of the California Environmental Quality Act as "the lord's work" but he, like other recent governors, was not willing to invest enough political capital to change it.

Simply put, significantly altering CEQA, which then-Gov. Ronald Reagan signed more than a half-century ago, would require confronting two powerful interest groups: environmental organizations and labor unions, which have weaponized the law to achieve their goals.

Brown made one stab at compelling the Legislature to alter CEQA in 2016, but otherwise left it to his successor, Gavin Newsom.

For six years, Newsom echoed the attitudes of his predecessors, critical of CEQA's misuse to block housing and other much-needed projects, or compel developers to hire unionized labor or jump through other hoops, but unwilling to confront it head-on.

Instead, he and the Legislature nibbled at the edges of the law and gave specific projects, such as sports arenas, exemptions.

Finally, however, the social and economic costs of leaving CEQA intact became too high. The state's critical shortage of housing continued despite innumerable policy

declarations aimed at spurring investment. It became downright embarrassing that a politically dominant Democratic Party pledged to socioeconomic equity was unable to deliver on promises to make housing more abundant and affordable.

California starred in a New York Times video that chastised blue states for failing to live up to their stated principles and in a recent book, "Abundance," about the nation's chronic inability to deliver much-needed projects due to regulatory overkill, such as CEQA.

This year, with Newsom nearing the end of his governorship and appearing to cast his eyes toward a presidential campaign, the governor decided to confront the CEQA issue squarely. He endorsed two bills that would impose limits on the law's reach and, in the end, threatening to block the entire state budget if they weren't placed on his desk.

On Monday (June 30), the last day of the fiscal year, the Legislature passed Assembly Bill 130 and Senate Bill 131 with last-minute changes to dampen opposition from construction unions. Newsom quickly signed them.

"We needed to go bold and big on this holy grail reform," Newsom said at a hastily staged signing ceremony.

Essentially, the legislation exempts virtually all infill housing projects from CEQA's provisions, making it more difficult for opponents of high-density housing projects, known as NIMBYs, to block approval.

Such projects, particularly those aimed at low- and moderate-income families, have been the most difficult to gain approval, due largely to opposition in upscale communities

dominated by single-family homeowners.

"When you are building housing in an existing community, that is environmentally beneficial, it is climate friendly, that is not something that should be subjected to potentially endless CEQA challenges and lawsuits," Sen. Scott Wiener, a San Francisco Democrat who authored SB 131, told senators before they passed the measure.

Wiener and Assemblywoman Buffy Wicks, an Oakland Democrat who carried AB 130, have been the Capitol's two most aggressive advocates of pro-housing legislation.

The remaining question, of course, is whether the two new laws, which go into effect immediately, will have a discernible impact on the state's housing shortage. CEQA is just one factor of many determining whether proposed projects proceed or die. Those who oppose high-density housing in their neighborhoods will not just roll over.

Ironically, as the Legislature was passing the two new laws on Monday, The Atlantic was publishing a lengthy article entitled "The Whole Country Is Starting to Look Like California," that describes how red tape and local opposition are adversely affecting housing development in red states such as Texas and Florida, which had been viewed as developer paradises.

Dan Walters is one of the 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. ★

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 Publish: July 11, 18, 25, August 1, 2025
 BRIGHTER 8-1-25

ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA
 COUNTY OF SACRAMENTO
 ORDER TO SHOW CAUSE
 CHANGE OF NAME
 #25CV013701
 Fernando Medina, Jr. has filed a petition with this court for a decree changing the name(s) of Fernando Medina, Jr. to Joseph

David Arciaga.
 IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on October 8, 2025, at 1:30 p.m. in Department 53, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.
 Dated: June 10, 2025
 Richard K. Sueyoshi, Judge of the Superior Court
 Publish: June 20, 27, July 4, 11, 2025
 ARCIAGA 7-11-25

SUMMONS

SUMMONS (CITACION JUDICIAL)
 CASE NUMBER: 23CV009555
 NOTICE TO DEFENDANT: Alberto Sevilla, an Individual; and DOES 1 through 100.
 YOU ARE BEING SUED BY PLAINTIFF: Kathryn Kellar, an individual.
 NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y direccion de la corte es): Gordon D. Schaber Courthouse, 720 9th Street, Sacramento, CA 95814
 The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Sarah Allison Havens, Esq, 535 N. Highway 101, Suite I, Solana Beach, CA 92075, 619-446-9476.
 Date: (Fecha) 10/9/2023
 Clerk (Secretario) P. Russell, Deputy (Adjunto)
 Publish: July 11, 18, 25, August 1, 2025
 KELLAR 8-1-25

STATEMENT OF DAMAGES PERSONAL INJURY OR WRONGFUL DEATH

CASE # 23CV009555
 To: Alberto Silva, et al. Defendant. Plaintiff's name is: Kathryn Kellar General damages: Pain, suffering, and inconvenience: \$10,000,000.00. Special damages: Medical expenses 100,000.00: Future medical expenses: \$2500,000.00. Sarah Havens, Attorney for the Plaintiff. Publish: July 11, 18, 25 August 1, 2025
 KELLAR 8-1-25

LIEN SALE

LIEN SALE
 7/21/25 9AM
 AT 3534 51ST AVE,
 SACRAMENTO
 15 CHRYSLER
 LIC# 9BGK537 CA
 VIN# 1C3CCCAB4FN727678
 ELK GROVE CITIZEN 7-11-25

TRUSTEE SALE

T.S. No.: 2025-13747-CA APN: 132-0890-062-0000 Property Address: 5813 ISAAC WAY, ELK GROVE, CA 95757
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/9/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
 A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **Eugene Reed, Jr. and Laura Banks-Reed, husband and wife as joint tenants** Duly Appointed Trustee: **Nestor Solutions, LLC** Deed of Trust Recorded **7/11/2017 as Instrument No. 201707110091 in Book - Page -** of Official Records in the office of the Recorder of Sacramento County, California Date of Sale: **7/22/2025 at 1:30 PM** Place of Sale: **At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814** Amount of unpaid balance and other charges: **\$320,648.65** Street Address or other common designation of real property: **5813 ISAAC WAY ELK GROVE, CA 95757** A.P.N.: **132-0890-062-0000** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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, 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 1.866.684.2727 or visit this internet website or www.servicelinkasap.com, using the file number assigned to this case 24-00369-2FNT 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: 6/13/2025
Nestor Solutions, LLC 214 5th Street, Suite 205Huntington Beach, California 92648 Sale Line: (888) 902-3989 **Giovanna Nicholson, Sr. Trustee Sale Officer EPP 44135**
 Pub Dates 06/27, 07/04, 07/11/2025
 ELK GROVE CITIZEN 7-11-25

number assigned to this case 2025-13747-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-13747-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/13/2025
Nestor Solutions, LLC 214 5th Street, Suite 205Huntington Beach, California 92648 Sale Line: (888) 902-3989 **Giovanna Nicholson, Sr. Trustee Sale Officer EPP 44135**
 Pub Dates 06/27, 07/04, 07/11/2025
 ELK GROVE CITIZEN 7-11-25

NOTICE OF TRUSTEE'S SALE *****Trustee Sale No. 24-00369-2FNT Loan No: *****196-1/Goering APN 116-0460*013-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 23, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 17, 2025, at 01:30 PM, at the East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 3, 2022, as Instrument No. 202203031144 of official records in the office of the Recorder of Sacramento County, CA, executed by: Jody C Goering, a single woman, as Trustor (the "Trustor"), in favor of Umpqua Bank, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. EXHIBIT "A" LOT 18, AS SHOWN ON THE "PLAT OF FOULKS RANCH UNIT NO. 3-A", IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, RECORDED IN BOOK 175 OF MAPS, MAP NO. 3, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM A 25 PERCENT INTEREST IN ALL OIL, GAS, PETROLEUM, NAPHTHA AND HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND AND NATURE, LYING 500 FEET OR MORE BELOW THE SURFACE BUT WITHOUT RIGHT OF SURFACE ENTRY AS RESERVED BY ANGELO K. TSAKOPOULOS ET UX IN DEED RECORDED JUNE 7, 1982, IN BOOK 82-06-07 OF OFFICIAL RECORDS, AT PAGE 344 AND LATER CONVEYED TO GEORGE C. TSAKOPOULOS, ETAL AS CO-TRUSTEES OF THE ANGELO AND ELAINE TSAKOPOULOS 1982 IRREVOCABLE CHILDREN: TRUSTS BY DEED RECORDED JULY 27, 1982, IN BOOK 82-07-27 OF OFFICIAL RECORDS AT PAGE 44 AND LATER MODIFIED IN THE QUITCLAIM DEED RECORDED FEBRUARY 7, 1986 IN BOOK 86-02-07 OF OFFICIAL RECORDS AT PAGE 67. ALSO EXCEPTING THEREFROM A 25 PERCENT INTEREST IN ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS CONVEYED FROM CAMEO HOMES. A CALIFORNIA CORPORATION, IN DEEDS RECORDED AUGUST 2, 1982, IN BOOK 82-08-02 OF OFFICIAL RECORDS, AT PAGE 35 AND IN BOOK 82-08-02 OF OFFICIAL RECORDS, AT PAGE 36, SACRAMENTO COUNTY RECORDS AND LATER MODIFIED

BY QUITCLAIM DEED RECORDED FEBRUARY 7, 1986 IN BOOK 86-02-07 OF OFFICIAL RECORDS, AT PAGE 67. ALSO EXCEPTING THEREFROM A 25 PERCENT INTEREST IN ALL OIL, GAS, PETROLEUM, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS CONVEYED FROM LUCAS DEVELOPMENT CORPORATION, A CORPORATION IN DEEDS RECORDED AUGUST 2, 1982 IN BOOK 82-08-02 OF OFFICIAL RECORDS, AT PAGE 37 AND IN BOOK 82-08-02 OF OFFICIAL RECORDS, AT PAGE 38, SACRAMENTO COUNTY RECORDS, AND LATER MODIFIED BY QUITCLAIM DEED RECORDED FEBRUARY 7, 1986 IN BOOK 86-02-07 OF OFFICIAL RECORDS, AT PAGE 67. 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 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 24-00369-2FNT. 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. On July 24, 2025, at 1:30:00 PM, THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH STREET, in the City of SACRAMENTO, County of SACRAMENTO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by PATRICK O. KNOWLTON AND ROBIN L. KNOWLTON, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustors, recorded on 12/3/2002, in Volume 20021203, page 2856, as Instrument No. III, of Official Records in the office of the Recorder of SACRAMENTO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 119-0720-003-0000 LOT 116, AS SHOWN ON THE "PLAT OF LAGUNA CREEK WEST UNIT NO. 5-B", RECORDED IN BOOK 178 OF MAPS, MAP NO. 20, RECORDS OF SAID COUNTY EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO ALL OIL, GAS AND MINERALS BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY AS RESERVED BY EDWARD A. FRANKLIN AND KATHERINE A. FRANKLIN, HUSBAND AND WIFE. IN THAT CERTAIN DEED RECORDED APRIL 29, 1975 IN BOOK 7504-29, AT PAGE 219. OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM, AN UNDIVIDED 50% INTEREST IN AND 70 ALL OIL, GAS, MINERALS AND

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. DATE: June 11, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 24-00369-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4845839 06/27/2025, 07/04/2025, 07/11/2025
 ELK GROVE CITIZEN 7-11-25

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-25020889 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/25/2002. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-RCS-25020889. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On July 24, 2025, at 1:30:00 PM, THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH STREET, in the City of SACRAMENTO, County of SACRAMENTO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by PATRICK O. KNOWLTON AND ROBIN L. KNOWLTON, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustors, recorded on 12/3/2002, in Volume 20021203, page 2856, as Instrument No. III, of Official Records in the office of the Recorder of SACRAMENTO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 119-0720-003-0000 LOT 116, AS SHOWN ON THE "PLAT OF LAGUNA CREEK WEST UNIT NO. 5-B", RECORDED IN BOOK 178 OF MAPS, MAP NO. 20, RECORDS OF SAID COUNTY EXCEPTING THEREFROM AN UNDIVIDED 50% INTEREST IN AND TO ALL OIL, GAS AND MINERALS BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY AS RESERVED BY EDWARD A. FRANKLIN AND KATHERINE A. FRANKLIN, HUSBAND AND WIFE. IN THAT CERTAIN DEED RECORDED APRIL 29, 1975 IN BOOK 7504-29, AT PAGE 219. OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM, AN UNDIVIDED 50% INTEREST IN AND 70 ALL OIL, GAS, MINERALS AND

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TRUSTEE SALE

HYDROCARBON SUBSTANCES EXISTING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY, AS RESERVED IN DEED FROM FLOYD PEDERSEN AND JEAN PEDERSEN, HUSBAND AND WIFE, TO BRUCEVILLE FARMS, A LIMITED PARTNERSHIP DATED JUNE 8, 1979. RECORDED JULY 13, 1979, IN BOOK 7907-13, PAGE 514, OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AND REAL PROPERTY, WHETHER NOW KNOWN TO EXIST, OR HEREAFTER DISCOVERED, INCLUDING, BUT NOT LIMITED TO THE RIGHTS TO EXPLORE FOR, DEVELOP AND REMOVE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS WITHOUT, HOWEVER, ANY RIGHT TO USE THE SURFACE OF SUCH LAND AND REAL PROPERTY OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SUCH LAND AND REAL PROPERTY FOR ANY PURPOSE WHATSOEVER. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 6813 PASEO DEL SOL, ELK GROVE, CA 95758. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$31,257.78. **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 TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25020889 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. **NOTICE TO PERSPECTIVE OWNER-OCCUPANT:** Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey

title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 6/23/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE BY: Lilian Solano, Trustee Sale Officer A-4846462 07/04/2025, 07/11/2025, 07/18/2025
Elk Grove Citizen 7-18-25

T.S. No. 25-72855 APN: 134-1100-004-0000**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/13/2022. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **MY TRAN AND VIEN HOANG**Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/22/2022, as Instrument No. 202209220132, of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: **7/29/2025** at 1:30 PM Place of Sale East Entrance County Courthouse, 720 9th St, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: **\$109,612.14**Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **10037 LORAE WAY ELK GROVE, CALIFORNIA 95624**Described as follows: As more fully described on said Deed of Trust.A.P.N #: **134-1100-004-0000**The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.**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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-72855. Information about postponements that are very short in duration or that occur

close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 25-72855 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. Dated: **6/25/2025 ZBS LAW, LLP , as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer**This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44212
Pub Dates 07/04, 07/11, 07/18/2025
ELK GROVE CITIZEN 7-18-2025

TS No: CA05000376-24-1 APN: 132-0910-055-0000 TO No: 240433700-CA-VOI **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 December 20, 2018. 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 July 29, 2025 at 01:30 PM, at the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, 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 December 28, 2018 as Instrument No. 201812280545, of official records in the Office of the Recorder of Sacramento County, California, executed by JOHN TRAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for IAPPROVE LENDING 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: 10178 NICK WAY, ELK GROVE, CA 95757 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 advanced costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$324,813.82 (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 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 visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000376-24-1. 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000376-24-1 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: June 24, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000376-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476008 To: CITIZEN (ELK GROVE) 07/04/2025, 07/11/2025, 07/18/2025
ELK GROVE CITIZEN 7-18-25

T.S. No. 134327-CA APN: 116-01877-009-0000 **NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/19/2004. 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 PROCEED-**

ING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/28/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/23/2004 in Book 20040723 Page 1511 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: MOLLIE I. HOUSIAUX, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 8737 EL TOREADOR WAY, ELK GROVE, CA 95624 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$377,229.00 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 134327-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the

trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 134327-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Publish 7/04/2025, 07/11/2025, 07/18/2025
ELK GROVE CITIZEN 7-18-25

T.S. No.: 24-13197 Loan No.: *****0649 APN: 128-0210-021-0000 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/16/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Arlene Emilie Cota, Trustee Of The Arlene Emilie Cota 2003 Family Trust Dated April 18, 2003 Duly Appointed Trustee: Prestige Default Services, LLC Recorded 11/21/2007 as Instrument No. in book 20071121, page 1460 of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 8/5/2025 at 1:30 PM Place of Sale: At the East side main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$455,898.76 Street Address or other common designation of real property: 15190 CEL-EBRAR STREET Rancho Murieta, California 95683 A.P.N.: 128-0210-021-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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

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

LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910
The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

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

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 23, 2025** at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Present to Council for approval the Report of Delinquent Solid Waste and Storm Drain Utility Charges and authorizing the necessary actions to collect the charges as a special assessment on the property tax roll.

A list of properties affected by this proposed action is available at the City Clerk's office at the address below and may be requested by emailing the City Clerk at jlindgren@elkgrove.gov. Additional information regarding this item may be obtained in the office of the Finance Department of the City of Elk Grove located at 8401 Laguna Palms Way, Elk Grove, California, 95758.

All interested persons are invited to present their objections, protests and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated/Published: July 4, 2025, and July 11, 2025

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove Citizen 7-4, 7-11-2025

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 23, 2025** at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

TREASURE HOMES SPECIFIC PLAN AMENDMENT AND SUBSTANTIAL CONFORMANCE (PLNG25-009) – SPECIFIC PLAN AMENDMENT, SUBSTANTIAL CONFORMANCE:

The Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the Loop Neighborhood Market to upgrade from a Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license allows for the sale of beer, wine, and distilled spirits for off-site consumption.

PROPERTY OWNER: Trilogy Land Holdings LLC, WSI Poppy Ridge, LLC Mike Byer (Representative) 3161 Michelson Drive #425 Irvine, CA 92612		APPLICANT: Richland Planned Communities, Inc. Mike Byer (Representative) 3161 Michelson Drive #425 Irvine, CA 92612
LOCATION/APN:	West of Tilia Avenue on the north side of Bilby Road within the Laguna Ridge Specific Plan Area (LRSP); APN: 132-0050-065, -066, and -155	
ZONING:	RD-5 (Residential, 5 dwelling units per acre), RD-7 (Residential, 7 dwelling units per acre), Parks and Recreation (PR), and Open Space (O)/ Laguna Ridge Specific Plan	
ENVIRONMENTAL:	No further environmental review is required from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).	

Information or questions regarding this item should be referred to Antonio Ablog, Planning Manager, (916) 627-3335 or aablog@elkgrove.gov; or to the Community Development Department – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

The live meeting can be viewed at <https://metro14live.saccounty.gov/>.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated/Published: July 11, 2025

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove Citizen 7-11-2025

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 23, 2025** at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

LOOP NEIGHBORHOOD MARKET PROJECT (PCN25-002) – DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN):

The Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the Loop Neighborhood Market to upgrade from a Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license allows for the sale of beer, wine, and distilled spirits for off-site consumption.

PROPERTY OWNER: Wong Family Revocable Trust Ed Wong (Representative) 41805 Albrae Street, 2nd Floor Fremont, CA 94538		AGENT FOR PROPERTY OWNER: Rawlings Consulting Steve Rawlings 26023 Jefferson Avenue, Suite D Murrieta, CA 92562
LOCATION/APN:	8607 Elk Grove Boulevard/APN: 125-0390-016	
ZONING:	General Commercial (GC)	
ENVIRONMENTAL:	Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).	
PROJECT PLANNER:	Joseph Daguman, Associate Planner 916.478.2283 or jdaguman@elkgrove.gov	

Information regarding this item may be obtained by contacting Joseph Daguman by email at jdaguman@elkgrove.gov, or by phone at 916-478-2283.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 and Section 4.54.520 of the Elk Grove Municipal Code.

Dated/Published: July 11, 2025

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove Citizen 7-11-2025

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 23, 2025** at the hour of **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

ELLIOTT SPRINGS VILLAGE 3 (PLNG24-051) – SPECIAL PLANNING AREA AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, TENTATIVE SUBDIVISION MAP CONDITIONS OF APPROVAL AMENDMENT, AND A TENTATIVE SUBDIVISION MAP WITH SUBDIVISION DESIGN REVIEW:

- The Elliott Springs Project (the "Project") consists of:
- Adoption of an Addendum to the previously certified Silverado Village (now Elliott Springs) Environmental Impact Report (EIR);
 - A Special Planning Area Amendment to modify the Special Planning Area (SPA) to update land use acreage totals for the overall SPA and to accommodate changes within Elliott Springs Village 3, the age-restricted portion of the SPA Area. These amendments propose to modify: a) the number and location of senior patio homes; b) the number and location of senior independent/assisted living and specialized care units; and c) the development standards applicable to these units;
 - A Development Agreement Amendment to modify the terms and conditions of the Elliott Springs Development Agreement (DA) for properties owned by Sunset Tartesso, LLC ;
 - A Tentative Subdivision Map Conditions of Approval Amendment to modify the Conditions of Approval (COA) approved with the originally approved Silverado Village Tentative Subdivision Map (TSM). These amendments would affect Elliott Springs Villages 1 and 2; and
 - Approval of a Tentative Subdivision Map for Elliott Springs Village 3, including Subdivision Design Review. All development in Village 3 shall comply with the City's Climate Action Plan.

The Planning Commission reviewed this matter at its meeting on June 19, 2025, and voted 5-0 to recommend the City Council approve the Project.

PROPERTY OWNER: Sunset Tartesso, LLC Marti Eckert (Representative) 340 Palladio Pkwy, Suite 521 Folsom, CA 95630	
LOCATION/APN:	North side of Bond Road east of Waterman Road, covering all properties within the Elliott Springs Special Planning Area. For purposes of the Development Agreement Amendment it will only be those properties owned by Sunset Tartesso, LLC, which are APNs: 127-1140-001 through 052; 127-1130-001 through -042; and 127-1110-002.
ZONING: GENERAL PLAN:	Elliott Springs Special Planning Area Rural Residential (RR), Low Density Residential (LDR), Community Commercial (CC)
ENVIRONMENTAL:	An EIR was certified for the Silverado Village Project (now Elliott Springs) (SCH# 2013012060). An Addendum to the IS/MND has been prepared pursuant to State CEQA Guidelines Section 15164 (Addendum to EIR or Negative Declaration).

Information or questions regarding this item should be referred to Antonio Ablog, Planning Manager, (916) 627-3335 or aablog@elkgrove.gov; or to the Community Development Department – Planning, 8401 Laguna Palms Way, Elk Grove, CA, 95758. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

The live meeting can be viewed at <https://metro14live.saccounty.gov/>.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

Dated/Published: July 11, 2025

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Elk Grove Citizen 7-11-2025

City of Elk Grove INVITATION TO BID

NOTICE IS HEREBY GIVEN that electronic bids will be received at the City of Elk Grove Vendor Portal through PlanetBids prior to 10:00 a.m. local time (09:59:59 – according to the PlanetBids official Bid clock) on **Tuesday, August 5, 2025** for furnishing all labor, materials, tax, transportation, equipment and services necessary for the:

North Laguna Creek Area Big Horn Blvd. and Franklin Blvd. Improvements Project (WTR083)

Bids submitted after the time specified will not be accepted.

Description of Work:

The proposed work shall be performed in accordance with the plans, specifications and other contract documents and shall consist of the following: pavement repair, micro-surfacing, curb ramp installations, signal modifications, traffic signs and striping, and other related work (Work).

The Opinion of Probable Cost (OPC) for the work is \$2,037,000.

Bidder shall have current standing as a City approved pre-qualified Bidder prior to submitting a bid for this Project. Bidders that submit a Bid without being pre-qualified shall have their Bid deemed non-responsive.

In order to bid on or to be listed on the bid proposal for this Public Works Project all Contractors and subcontractors shall be registered with the Department of Industrial Relations and be qualified to perform Public Work pursuant to Section 1725.5 of the California Labor Code. Unregistered Contractors may still submit bids provided the bid is authorized by Section 7029.1 of the Business and Professions Code or by either Section 10164 and 20103.5 of the Public Contract Code and all Contractors including subcontractors are registered with the Department of Industrial Relations to perform Public Work pursuant to California Labor Code Section 1725.5 at the time the bid is submitted. DIR registration is not required on Projects that do not exceed \$25,000, which are for construction, alteration, demolition, installation, or repair work or for public works projects for maintenance when \$15,000 or less.

Construction License:

Bidder must possess a current valid Class "A" General Engineering Contractor's Licenses issued by the State of California.

Local Hire and Community Workforce Training Agreement Requirements:

This Project is subject to the requirements of the City's Local Hire and Community Workforce Training Program and the City's Community Workforce Training Agreement (CWTA). A copy of the CWTA and a summary of its requirements (CWTA Summary) is attached to this solicitation. By submitting a bid, the Contractor acknowledges that they have read and understand all the requirements, terms, and conditions of the CWTA, and have included all costs associated with compliance with the CWTA in its bid.

In accordance with the CWTA, the Contractor and all listed subcontractors must execute Addendum A to the CWTA ("Agreement to be Bound") and provide a copy of the executed document to the City before the contract can be awarded. Each subcontractor for Work covered by the CWTA listed on the bid, hired in anticipation of the bid, after the time of bid or after contract award must also execute Addendum A to the CWTA. No subcontractor shall perform Work prior to executing Addendum A and providing a copy of the executed document to the City.

Contractor must include the provisions of this section, as well as a copy of the CWTA, in every subcontract for Work covered by the CWTA.

Pre-Bid:

This project does not have a Pre-Bid Meeting scheduled.

For Pre-Bid Information and Information Pertaining to the Construction Plans and Specifications, Contact:

Michael Karoly, Project Manager, City of Elk Grove, Public Works Department
Telephone: (916) 662-3204 or electronically at the City of Elk Grove Vendor Portal through PlanetBids

For Obtaining Bid Documents, Contact:

Kim Marlan, Administrative Assistant, City of Elk Grove, Public Works Department
Telephone: (916) 627-3315 or electronically at the City of Elk Grove Vendor Portal through PlanetBids

Plans, specifications and other bid documents may be examined and/or obtained at the City of Elk Grove City Hall, Public Works Department, located on the second floor of 8401 Laguna Palms Way, Elk Grove, CA 95758. A copy of the bid documents may be obtained at the City Hall upon request and payment of \$20.00 or may be mailed upon request and payment of \$30.00. The amount of the payment is non-refundable. Bidders may also view and download the plans, specifications, and other bid documents at the City of Elk Grove Vendor Portal through PlanetBids. Any Addendum shall only be issued electronically at the City of Elk Grove Vendor Portal through PlanetBids.

By: _____
Sam Grimm for:
Christina Castro, PE
Capital Program Division Manager

Date: _____

Elk Grove Citizen 7-4, 7-11-2025

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The initial Annual Percentage Rate (APR) is currently 6.75% for a new Home Equity Line of Credit (HELOC), and is fixed for the first 5 years of the loan which is called the draw period. After the initial 5 year period, the APR can change once based on the value of an Index and Margin. The Index is the weekly average yield on U.S. Treasury Securities adjusted to a constant maturity of 10 years and the margin is 3.50%. The current APR for repayment period is 7.75%. The maximum APR that can apply any time during your HELOC is 15%. A qualifying transaction consists of the following conditions: (1) the initial APR assumes a maximum HELOC of \$200,000, and a total maximum Loan-to-Value (LTV) of 70% including the new HELOC and any existing 1st Deed of Trust loan on your residence; (2) your residence securing the HELOC must be a single-family home that you occupy as your primary residence; (3) if the 1st Deed of Trust loan is with a lender other than El Dorado Savings Bank, that loan may not exceed \$300,000, have a total maximum Loan to Value (LTV) of 65% and may not be a revolving line of credit. Additional property restrictions and requirements apply. All loans are subject to a current appraisal or property evaluation. This cost will be disclosed in your commitment letter and paid at loan closing. Property insurance is required and flood insurance may be required. Rates, APR, terms and conditions are subject to change without notice. Other conditions apply. A \$525 early closure fee will be assessed if the line of credit is closed within three years from the date of opening. An annual fee of \$85 will be assessed on the first anniversary of the HELOC and annually thereafter during the draw period. Ask for a copy of our "Fixed Rate Home Equity Line of Credit Disclosure Notice" for additional important information. Other HELOC loans are available under different terms.

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in your local area at...

EGCITIZEN.COM

ARREST LOGS UPDATED DAILY

LEGAL ADVERTISING

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910
The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

Legal Advertising Hotline
916-483-2299

Legal Advertising Fax
916-773-2999

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

TRUSTEE SALE

trust on the property. All checks payable to Prestige Default Services, LLC. **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 (949) 776-4697 or visit this Internet Website <https://prestigepostandpub.com>, using the file number assigned to this case 24-13197. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 24-13197 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: 6/25/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-004231 Publish 7/11/2025, 7/18/2025, 7/25/2025 ELK GROVE CITIZEN 7-25-25 T.S. No. 24-72178 APN: 132-2000-039-0000 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **ALLAN TALAVERA, A MARRIED MAN AS HIS SOLE AND**

SEPARATE PROPERTYDuly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 2/1/2017, in Book 20170201, Page 0097, of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: **8/5/2025** at 9:00 AM Place of Sale: East Main Entrance, Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: **\$330,526.78**Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **9767 DENALI CIRELK GROVE, CALIFORNIA 95757**Described as follows: As more fully described in said Deed of Trust A.P.N. #: **132-2000-039-0000**the undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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 (855) 976-3916 or visit this internet website www.auction.com, using the 24-72178. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website www.auction.com/sb1079, using the 24-72178 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. Dated: **6/30/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Ryan Bradford, Trustee Sale Officer**This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44283 Pub Dates 07/11, 07/18, 07/25/2025 ELK GROVE CITIZEN 7-25-25 T.S. No.: **2025-13966-CAAPN: 132-2470-005-0000** Property Address: 9840 CARICO WAY, ELK GROVE, CA 95757 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT**

UNDER A DEED OF TRUST DATED 1/14/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **Andrew L Singleton and Myra F Singleton, husband and wife as joint tenants**Duly Appointed Trustee: **Nestor Solutions, LLC**Deed of Trust Recorded **1/15/2016 as Instrument No. -- in Book 20160115 Page 1000** of Official Records in the office of the Recorder of **Sacramento** County, California Date of Sale: **8/5/2025 at 1:30 PM** Place of Sale: **At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814**Amount of unpaid balance and other charges: **\$349,590.24** Street Address or other common designation of real property: **9840 CARICO WAY ELK GROVE, CA 95757**A.P.N.: **132-2470-005-0000**The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-13966-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANTS:** 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-13966-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: **7/3/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 44360** Pub Dates 07/11, 07/18, 07/25/2025 ELK GROVE CITIZEN 7-25-25

**NOTICE OF PUBLIC HEARING
ELK GROVE UNIFIED SCHOOL DISTRICT**

NOTICE OF A PUBLIC HEARING AND PROPOSED FIRST READING OF AN ORDINANCE TO ADOPT THE 2025-2026 TAX REPORT FOR THE ELK GROVE UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 1

PLEASE TAKE NOTICE that the Governing Board of the Elk Grove Unified School District, acting on behalf of the Elk Grove Unified School District Community Facilities District No. 1, at its regular meeting on July 22, 2025, will conduct a public hearing and consider the first reading of the proposed ordinance adopting the 2025-2026 Tax Report.

Pursuant to Section 53340 of the California Government Code, the special tax would be levied at the rates specified in the Tax Report and would be apportioned in the manner specified in Resolution No. 27, 1986-87, and the Community Facilities District No. 1 Financial Plan adopted by the Board of Education January 26, 1987.

For further information contact the Facilities and Planning Department at (916) 686-7711, 9510 Elk Grove-Florin Road, Elk Grove, California 95624.

DATE:	July 22, 2025
TIME:	6:00 PM
LOCATION:	Robert L. Trigg Education Center 9510 Elk Grove Florin Road Elk Grove, CA 95624

Elk Grove Citizen 7-11-2025



WE SUPPORT FIRST RESPONDERS



ABOUT TOWN

Friday, July 11

Ambassador 101 with Elk Grove Chamber of Commerce – 10 a.m. via Zoom. Free event. Register at elkgroveca.com.

Saturday, July 12

Elk Grove Lions Community Pancake Breakfast – 8 a.m. to 10 a.m. at the Albani Recreation Center. For \$10 adults and \$5 kids 12 and under, enjoy all-you-can-eat pancakes, scrambled eggs, bacon or sausage and fruit. 8830 Sharkey Ave.

E-Sports Fighting Games Jamboree – 1 p.m. to 6 p.m. at Albani Recreation Center. Visit cosumnescd.gov for more information. 8830 Sharkey Ave.

Tuesday, July 15

After-Hours Business Mixer with Elk Grove Chamber of Commerce – 5:30 p.m., Sky Port Restaurant & Bar. Members Free; \$15 non-members. No registration required. 2619 W. Taron Court, Suite 120.

Friday, July 18

State of the County – 11:30 a.m., The Pavilion at Elk Grove Park. Keynote speaker: Pat Hume, District 5 supervisor. Tickets are \$55. Register by July 11 at ElkGroveCA.com or email chamber@elkgroveca.com. 9950 Elk Grove Florin Road.

Fridays in the Grove – Christmas in July, 4 p.m. to 8 p.m. Who says you must wait until December to feel the holiday magic? Join us for a free, no-registration-needed event that brings the chill of winter right into the heart of summer. Glide into the holiday spirit with our pop-up ice skating rink, groove to beats from a live DJ, and enjoy a festive atmosphere that brings Christmas cheer six months early.

All skate equipment is provided; your socks are all you need to bring. 9701

Big Horn Blvd.

Friday, July 18-Sunday, July 20; Friday, July 25-Sunday, July 27

Fairytale Festival – Presented by Village Stage Productions, this family-friendly festival is packed with colorful characters and theatrical fun for all ages.

More information and tickets available at exploreelkgrove.com/events. 9624 Melrose Ave.

July 18 to Aug. 3

William Shakespeare's "Twelfth Night" – 7:30 p.m. at Laguna Town Hall. Come join us for a night of Shakespeare under the stars, presented by performers from Cosumnes River College. Bring your own seating and your own picnic or buy food at the show. More information and tickets available at cosumnescd.gov. 3020 Renwick Ave.

Saturday, July 19

Caregiver Coffee – 10:30 a.m. third Saturday of each month, Elk Grove United Methodist Church. This is open to all as a way to share experiences in caregiving as well as resources. For more information, contact Ruth at (916 509-1414). 8986 Elk Grove Blvd.

Art Lecture: An Afternoon with Vincent Van Gogh – 1:30 p.m. to 3 p.m. at the Elk Grove Fine Arts Center. At this event in the Chilcoat lecture series, presented in first person and period dress, Van Gogh will discuss his life and answer important questions. Tickets available at elkgrovefineartscenter.org. 9020 Elk Grove Blvd.

Thursday, July 24 through Sunday, July 27

Strauss Festival of Elk Grove – 7:30 p.m. to 10 p.m. nightly at Elk Grove Regional Park's

Strauss Island. Enjoy this award-winning, free outdoor dance production, set to the music of composer Johann Strauss, Jr., played by a live 40-piece orchestra. More information available at straussfestival.com. 9950 Elk Grove-Florin Road.

Library Events

Sacramento County Libraries have the following upcoming events: (EG) Elk Grove Library, 8900 Elk Grove Blvd.; (F) Franklin, Franklin High Road; (NW) Nonie Wetzel Library, 170 Primasing Ave., Courtland; (VH) Valley Hi/North Laguna, located at 7400 Imagination Parkway, Sacramento:

Friday, July 11: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Dr. (F) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH)

Saturday, July 12: Explore and learn, 10 a.m. to 11 a.m. (F) Adult space – plant swap social, noon to 1 p.m. Bring a plant to trade plants with other members of your community, connect with fellow gardeners or plant enthusiasts, and swap tips, secrets, or gardening horror stories. (F)

Tuesday, July 15: Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH) Elk Grove Navigator office hours, 2 p.m. to 3 p.m. Participants can connect with trained navigators who offer guidance, answer questions, and link clients to resources such as shelters, food assistance, and housing. (EG)

Wednesday, July 16: Explore and learn, 10 a.m. to 11 a.m. (VH) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH)

Summer reading program – button maker activity, 2 p.m. to 3 p.m. (NW) STEAM lab – slime, 4 p.m. to 5 p.m. (F)

Thursday, July 17: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Rd. in front of the concrete slab near the Rhoads School House. (EG) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH) Adult space, 3 p.m. to 4:30 p.m. Discover engaging activities, enjoy light refreshments, and meet good company. (VH)

Friday, July 18: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Dr. (F) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH) Tween comic group, 3:30 p.m. to 4:30 p.m. (EG)

Saturday, July 19: Explore and learn, 10 a.m. to 11 a.m. (F) STEAM lab – building and engineering, 3 p.m. to 4:30 p.m. Join us and our friends from the Sacramento Children's Museum while we design, build, test, and tinker with large- and small-scale building kits. (F)

Tuesday, July 22: Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH) Elk Grove Navigator office hours, 2 p.m. to 3 p.m. Participants can connect with trained navigators who offer guidance, answer questions, and link clients to resources such as shelters, food assistance, and housing. (EG)

Wednesday, July 23: Explore and learn, 10 a.m. to 11 a.m. (VH) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH) Summer reading program – building activity with

many different kits, 2 p.m. to 3 p.m. (NW) Games for all ages, 4 p.m. to 5 p.m. (F)

Call 916-264-2920 or 800-561-4636 for more information on any of these events.

Ongoing Events

Elk Grove Certified Farmers Market – every Saturday, 8 a.m. to noon at 8245 Laguna Blvd.

Rotary Club of Elk Grove – every Wednesday for lunch at noon, at The Park at Laguna Springs, 9670 Laguna Springs Drive. More information at elkgroverotary.org.

Widowed Persons Social Club – July 16, 1-3 p.m.: A free workshop on writing your memories. Speakers include professional authors Shirley Parentau, Darlynn Anema and Nan Mahon. Contact is Evelyn at 916-685-9669.

July 17, 11:30 a.m.: Lunch & 12:30 p.m. General Meeting at Golden Corral, 7700 W. Stockton Blvd.; \$24 includes lunch. Contact is Pat at 916-802-4524.

July 18, 10 a.m.: Pinochle at Elk Grove UMC, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact is Jim at 916-768-1923.

July 22, 12:30 p.m.: High Hand Nursery in Loomis. Meet at Big Lots parking lot by 9:30 a.m. Contact is Evelyn at 916-685-9669.

July 23, 1 p.m., Book Club at Elk Grove UMC, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact is Merrylyn at 916-549-4264.

July 24, Noon: No-host Lunch & Bunco at Patty's Pizza, 8591 Elk Grove Blvd. Contact Lois at 916-212-4196 or Susie at 916-798-0007.

July 25, 10:00 a.m.: Hand and Foot card game at Elk Grove UMC, 8986 Elk Grove Blvd. A small

donation to the church is expected. Contact is Gerri at 916-698-1940.

Contact Bonnie at 916-422-1522 if you are interested in membership

Veterans Meetings

American Legion Post 55, Veterans and Auxiliary Units – fourth Wednesday each month. Dinner 6 p.m., meeting 7 p.m. Veterans Hall, 8230 Civic Center Drive. Next meeting will be July 23. Breakfast: second Saturday, 8-10 a.m., 8830 Sharkey Ave.

American Legion Post 233 and Auxiliary Unit 233 – general meetings the fourth Thursday each month at 7 p.m. at the Elks Lodge, 9240 Survey Road, Elk Grove. Dinner at 6 p.m. Next meeting will be Thursday, July 24.

Post Family Breakfast, 9 a.m. July 5 and Aug. 2, Bert's Diner, 8972 Grant Line Road, Information: 916-683-6128.

Marine Corps League Detachment #1238 – first Thursdays. Dinner 6 p.m., meeting 7 p.m., District 56 Veterans Hall, 8230 Civic Center Drive.

VFW Post 2073 – second Thursday. Dinner 6 p.m., meeting 7 p.m., District 56 Veterans Hall, 8230 Civic Center Drive. For more information, call 916-684-3849.

Cosumnes DAR Accepting New Members

The Daughters of the American Revolution (DAR) is accepting new members into its Rio Cosumnes Chapter in the Elk Grove / Galt community. Members are all lineal descendants of those who supported the cause of independence in the Revolutionary War.

For more on membership or the Rio Cosumnes Chapter's monthly meetings, contact Registrar Paula Schroeder at egdar-registrar@gmail.com ★

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Scammers Target PG&E Customers

PG&E Communications News Release

SACRAMENTO REGION, CA (MPG) - Utility scams have continued at an alarming rate this year, with Pacific Gas and Electric Company (PG&E) customers reporting more than \$190,000 in losses to scammers. PG&E is helping customers recognize the signs of a scam and avoid falling victim.

A typical sign of a scam targeting a utility customer includes a caller claiming to be from PG&E and threatening disconnection if immediate payment is not made via a pre-paid debit card, digital payment mobile application or other methods of money transfer.

As a reminder, PG&E will never send a single notification to a customer within one hour of a service interruption and will never ask customers to make payments with a pre-paid debit card, gift card, any form of cryptocurrency or instant mobile payment applications, such as Zelle® or Venmo.

“Scammers seek to create a sense of panic, threatening disconnection of utility services if immediate payment is not made. If a phone call, visit to your home or email doesn’t feel right, don’t fall for it. Hang up, shut the door and do not respond to the email,” said PG&E Cybersecurity Risk Manager Amy Lucido. “Remember, PG&E will never ask for your financial information over the phone or via email, nor will we request

payment via pre-paid debit cards or other methods of money transfer, including mobile applications.”

So far this year, PG&E has received more than 10,000 reports of scams targeting residential and business customers with customers reporting losses of more than \$190,000. The average scam victim lost more than \$900 and more than 200 customers have reported falling victim. This number is likely just the tip of the iceberg however, as many scams go unreported.

Scams reported to PG&E by county so far this year: Butte 62; El Dorado eight; Glenn three; Nevada 18; Placer 75; Sacramento 270; San Joaquin 130; Shasta 32; Sutter 40; Tehama six; and Yuba 43.

Business customers are also not immune from scam attempts. In fact, PG&E has received 250 reports of scams targeting small and medium-sized businesses this year and these attempts frequently occur during busy business hours when scammers hope to catch unsuspecting victims while they are distracted or stressed.

Scammers can be convincing and often target those who are most vulnerable, including senior citizens and low-income communities. They also aim their scams at small business owners during busy customer service hours. However, with the right information, customers can learn to detect and report these predatory scams by visiting www.pge.com/scams or by calling 1-833-500-SCAM.

Scammers are able to create authentic-looking 800 numbers which appear on your phone display. The numbers don’t lead back to PG&E if called back, however, so if you have doubts, hang up and either log into your account at pge.com to confirm your bill details or call PG&E at 1-833-500-SCAM. If customers feel that they are in physical danger, they should call 911.

Signing up for an online account at pge.com is another safeguard. Not only can customers log in to check their balance and payment history, they can sign up for recurring payments, paperless billing and helpful alerts. Customers can also call PG&E Customer Service at 800-743-5000 to confirm their bill details. Customers who suspect that they have been victims of fraud or who feel threatened during contact with these scammers should contact local law enforcement. The Federal Trade Commission’s website is also a good source of information about how to protect personal information. For more information about scams, visit pge.com/scams and/or <https://consumer.ftc.gov/scams>.

Pacific Gas and Electric Company is a combined natural gas and electric utility serving more than 16-million people across 70,000 square miles in Northern and Central California. For more information, visit pge.com. ★



Elk Grove’s Climate Action Plan has given a clear path forward, turning environmental goals into tangible action. Photo courtesy of City of Elk Grove

City of Elk Grove News Release

ELK GROVE, CA (MPG) - Over the past 25 years, Elk Grove has made steady strides toward building a more sustainable and resilient future.

These accomplishments reflect the collective commitment of the community and city leaders, past and present, to create lasting change for the generations that follow.

The city’s Climate Action Plan has given a clear path forward, turning environmental goals into tangible action.

Since opening, the Special Waste Collection Center has diverted nearly 9,000 tons of recyclables and more than 8 million pounds of hazardous waste, keeping harmful materials out of our landfills and waterways.

We’ve made meaningful investments in cleaner transportation, adding electrical

vehicle (EV) charging stations across the city and beginning the transition of the city fleet to electric vehicles. Initiatives like the e-bike lending library and voucher program have opened up greener, healthier ways for residents to get around.

The city has taken steps to reduce food waste, promote composting and reimagine our public spaces with sustainability in mind. And this summer, the MartyCart, a partnership with the City of Davis and Sacramento Metropolitan Air Quality Management District, will help with better understanding and responding to urban heat by collecting “feels like” temperature data.

Each of these efforts represents progress, but not a final destination. Sustainability is a journey, and there’s more to do.

Learn more at elkgrove.gov/sustainability. ★

Ball-Straight Promoted at Workforce Board

Office of Gov. Gavin Newsom News Release

SACRAMENTO, CA (MPG) - Joelle Ball-Straight of Elk Grove has been appointed chief deputy director at the California Workforce Development Board.

Ball-Straight has been deputy director of Program Implementation and Regional Support at the California Workforce

Development Board since 2018, where she was acting deputy director of Program Implementation and Regional Support from 2016 to 2018.

She earned a Bachelor of Arts degree in Liberal Studies from California State University, Sacramento. This position does not require Senate confirmation, and the compensation is \$159,660. Ball-Straight is registered with no party preference. ★

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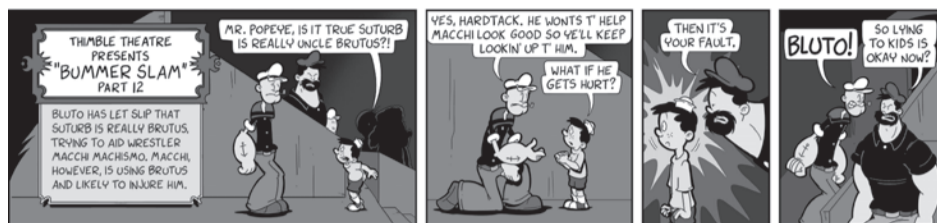
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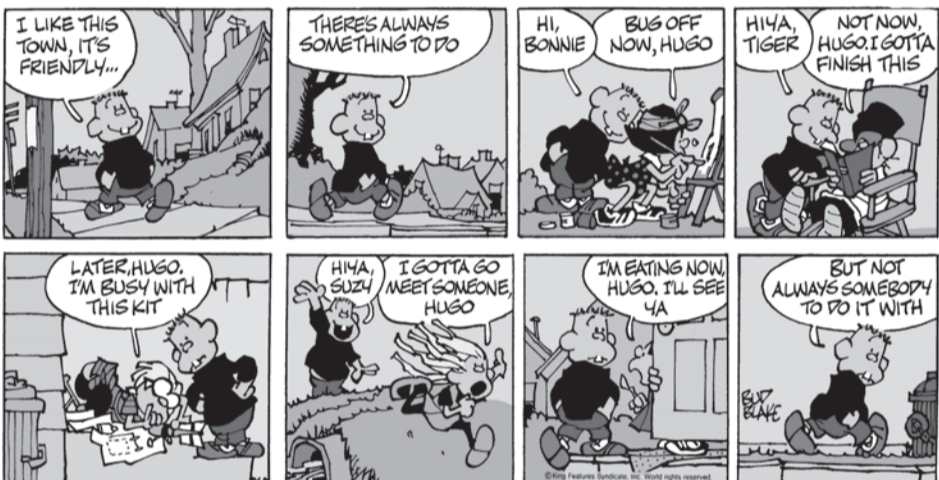


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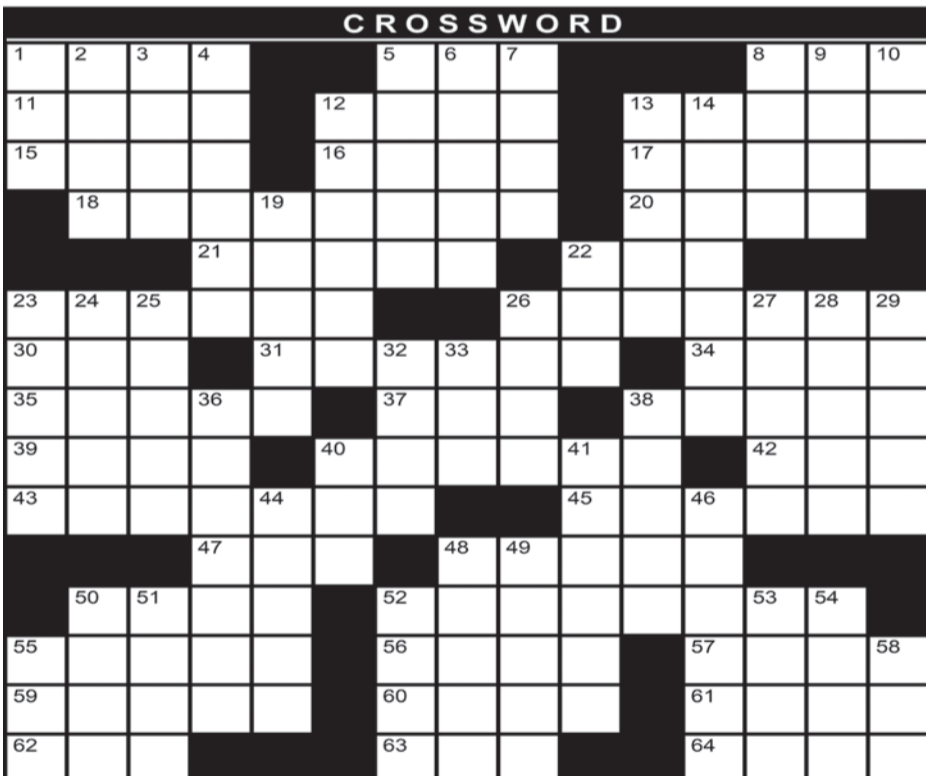
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 - Black and white cookie
 - Pall ___ and ___ of America
 - *Halle Berry's 2004 role
 - Small island
 - In advance
 - Santa ___ winds
 - *Bouncy, trouncy, flouncy, pouncy one
 - Orbital extremes
 - Half and half
 - Casual top
 - Clerk's call
 - Fortuneteller's props
 - Pub offering
 - *Berlioz, Toulouse and ___ of "Aristocats"
 - ___ perspirant
 - Silo contents
 - Philosophical system
 - More zestful
 - Army's offensives
 - Blast maker, acr.
 - "___ Line Is It Anyway?"
 - Long, long time
 - *Lewis Carroll's smiley ___ Cat
 - Star Wars attacker
 - First rate (2 words)
 - Foolish
 - Jaws of Life manufacturer
 - *Cereal-praising tiger
 - Lake north of Cleveland
 - Comedian Schumer
 - Health resort
 - Communists, slangily
- DOWN**
- Summer mo.
 - Flocculant, for short
 - Actress Kendrick
 - Riffraff
 - ___ Jean Baker
 - Certain pudding ingredient
 - Happening soon, old fashioned
 - Ant construction
 - Competent
 - ___ the season!
 - Suitors
 - Type of acid
 - *Garfield's favorite food
 - Sharpens
 - Bldg unit
 - November birthstone
 - Lacking sense
 - Hanukkah coins
 - Atlas stat
 - Chilling
 - Be
 - Champagne flute part, pl.
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Sac State's Slater Named Student-Athlete of the Year

Sacramento State Athletics News Release

SACRAMENTO, CA (MPG) - Football's Jackson Slater has been named California State University, Sacramento's Male Student-Athlete of the Year.

Slater is a Football Championship Subdivision Consensus All-American following the 2024 season after being recognized by the Associated Press, Stats Perform and the American Football Coaches Association.

Selected by the Tennessee Titans in the fifth round (167th overall) of the 2025 NFL Draft, Slater did not allow a sack during the season, started 44 games during his career and helped the Hornets to a pair of Big Sky titles and three National Collegiate Athletic Association Football Championship Subdivision Playoff appearances.

Slater competed at the Senior Bowl where he garnered national attention for his play against the country's top players. He later attended the NFL Combine and produced some of the top athletic rankings among offensive linemen.

Other nominees included Luke Dugger (golf), named all-Big West Conference, competed in all 11 tournaments and led the team with an average of 71.64 strokes per round, which ranks



Sacramento State's Jackson Slater did not allow a sack during the 2024 season, started 44 games during his career and helped the Hornets to a pair of Big Sky titles and three National Collegiate Athletic Association Football Championship Subdivision Playoff appearances. Photo courtesy of Sacramento State Athletics

third in school single-season history. Dugger had a relative scoring average of +0.21 strokes per round and had 19 rounds of par or better, which ranks second in school single-season history. He set the school single-season record with 10 rounds in the 60s, shot 66 in the opening round of the Palouse Collegiate and Ram Masters for his season low. Dugger's 54-hole total of 66-71-67-204 at the Ram Masters is the third lowest in school history.

Evan Gibbons (baseball) was named the Western Athletic

Conference Pitcher of the Year, was the first Hornet to win the honor, a first team all-Western Athletic Conference selection for the first time in his career. He led the Western Athletic Conference in victories at the end of the regular season with a 10-2 overall record, ranking ninth in the nation. Gibbons had the most wins by a Hornet pitcher since Austin Root finished 11-3 in 2018. Gibbons struck out 63 batters in 88.0 innings and ranks tied for seventh on the Hornet career wins list with 21.

Miles Grant (track and field) became the school's first Division I All-American in the men's high jump. He tied for first place at the National Collegiate Athletic Association West First Round after clearing a career-best 7-01.50. That height is tied for third in school history, trailing only marks from 1979 and 1980, repeated as the Big Sky Outdoor Champion, cleared at least 6-11 in five outdoor meets. Grant won the Big Sky indoor title for the second consecutive season and opened the year by setting his indoor personal

record with 7-02.50 to rank second in school history.

Henry Lamchinniah (tennis) was unanimously selected first team all-Big Sky Conference (singles) in his first season with the Hornets after transferring from Southern Mississippi. He played at No. 1 in the Hornets' singles lineup all year, owned a 14-5 dual singles record (6-2 in the Big Sky) and won eight of his final 10 matches. Lamchinniah had a six-match singles winning streak from March 5-20 and nine of his 14 singles wins came in straight sets. Fourteen victories were second most among all No. 1 players in the Big Sky.

Donovan Sessoms (soccer), a first team all-Big West Conference selection, was only the sixth Hornet to earn first team honors in the Big West in program history and the first since 2022. As two-time Big West Offensive Player of the Week, Sessoms finished the year with 10 goals (seven in conference play) and 20 points overall, tying him for ninth on the school's single-season goals list and 10th on the single-season points chart. Sessoms had the most goals by a Hornet since 2010 and the most points by a Hornet since 2009. Five of Sessoms' 10 goals were game winners and he was drafted by the expansion San Diego FC in the third round of the 2024 MLS SuperDraft. ★

TY Johnson Signs with Lakers



University of California, Davis men's basketball alumnus TY Johnson is in the Los Angeles Lakers' summer league. Johnson was previously named to the Lou Henson Award Mid-Season Watch List recognizing the nation's top mid-major players. Photo courtesy of University of California, Davis Athletics

University of California, Davis Athletics News Release

DAVIS, CA (MPG) - University of California, Davis men's basketball alumnus TY Johnson has signed a summer league contract with the Los Angeles Lakers, following the 2025 NBA Draft.

Johnson, the Big West Conference's most dynamic two-way player this season, earned All-Big West First Team honors after finishing as the nation's sixth-leading scorer at 21.1 points per game. He topped the conference scoring charts while averaging 3.0 assists and 4.1 rebounds per contest.

Defensively, Johnson ranked second in the Big West and 18th nationally with 2.3 steals per game. He set the University of California, Davis Division I single-season record with 72 steals and recorded three or more steals in 12 games, including a six-steal performance against Cal Poly. Johnson finished his career ranked second in the program's history for steals.

Johnson became University of California, Davis' all-time leader in career free throws made (470). Johnson's 178 free throws made this season rank 15th in the National Collegiate Athletic Association and he set a program single-game record with 18 made free throws.

He scored double figures in 30 of 32 games, exploding for 20 or more points 21

times, including five 30-point performances. Johnson's 35-point games against Washington and University of California, Santa Barbara were tied for the fourth most by an Aggie since 2005.

Johnson finished his senior season tied for third on University of California, Davis' all-time scoring list with 1,694 points, one of just 26 Aggies to reach 1,000 career points. Johnson led the Aggies in scoring 26 times and in assists 15 times. He was the only Big West player to rank in the Top Five in both scoring and steals.

Johnson earned Oscar Robertson National Player of the Week honors on Nov. 12 after opening the season with consecutive 30-point games and was a two-time Big West Player of the Week.

He was named to the Lou Henson Award Mid-Season Watch List recognizing the nation's top mid-major players.

Johnson's senior season efficiency placed him in rare company nationally; he was the first qualified player since Vanderbilt's Scotty Pippen Jr. in 2021-22 to rank in the 99th percentile in points per 40 minutes while also ranking in the 95th percentile or higher in steals per 40 minutes.

Johnson and the Lakers were set to begin summer league play on July 5, after press time, at the California Classic, hosted by the Golden State Warriors at the Chase Center in San Francisco. ★

High Quality Development at Republic FC Academy



In Las Vegas on June 16, the Sacramento Republic FC Academy's U13 team wins the international Copa Rayados tournament without conceding a goal. Photo courtesy of the Sacramento Republic FC Academy

By Seth Henderson

SACRAMENTO, CA (MPG) - The Sacramento Republic FC Academy's U13 team won the international Copa Rayados tournament in Las Vegas on June 16 without conceding a goal, ranking first in the Northwest Division for quality of play, rated at 86.2.

Quality of play is a recently-developed ranking metric for Major League Soccer NEXT age groups U13 and U14 as of April 2, according to a Major League Soccer news release. The program was piloted for the first time in contrast to a traditional win-draw-loss standing. The quality of play metrics is calculated using artificial intelligence, run by the platform Taka, providing coaches and players with hyper-focused data.

Sacramento Republic FC Academy Director Eder

Quintanilla said that the U13 team is a special group, taking home the championship silverware in 2024 and now this year. The U13 team recruited more defensive players, Quintanilla said, which helps reduce the chances of getting scored on and the new quality of play metrics are a great new tool for development.

"Everybody is still learning what they consider quality of play and which metrics you can measure but I think it's a pretty good initiative, looking at how we can pay attention more to how we're playing, how we're developing our players," Quintanilla said. "More than just winning."

Coaches are still asking the league questions to clarify what constitutes as a good or high-quality play and comparing metrics but he said its difficulty in the style of play will be better for player development in the long run,

Quintanilla said.

According to Taka's website at taka.io, its platform uses raw game footage and analyzes the game play by identifying jersey numbers and corresponding value to their actions depicted in the footage. Highlight reels and statistics are automatically populated for coaches and players to analyze their performance, applying the results to their next practice or match.

"The 'win or lose' is like a tool for development," Quintanilla said. "We obviously use the competition to get better because you need to evaluate yourself, you need to evaluate your opponents, you need to come up with the strategies to win the game, to score goals, to create census but that's only a tool."

Quintanilla said the wins might help attract some recruits but their process is to scout the best players in all

age groups every year.

"We're trying to bring the most talented players in the area and that's not going to change, winning or losing," Quintanilla said.

Competition is sparked not only within the league but also within the academy teams, Quintanilla said, determining team leaders, minutes and starters.

Major League Soccer NEXT Technical Director Luis Robles said in a news release that individual development is prioritized over competition for the younger age groups.

After the winning season, Quintanilla said, many get-togethers take place in the off-season, discussing new ideas and improvements to make the team better.

"We celebrate but we quickly put our head down again and work for next season," Quintanilla said. ★

A's Jacob Wilson Elected Starter

Athletics News Release

WEST SACRAMENTO, CA (MPG) - Jacob Wilson from the Athletics has been elected by the fans as starting shortstop for the American League in the 2025 All-Star Game at Atlanta on July 15.

Wilson ranks second in the Major Leagues with 108 hits and a .339 batting average, and his 26 strikeouts are the fewest in the American League and third fewest in the majors among qualifiers.

He received 52% of the vote in

Phase two of fan voting, beating out Royals shortstop Bobby Witt, Jr.

Wilson is the first rookie shortstop to be elected by the fans and will become the second rookie shortstop to start an All-Star Game, along with the Orioles Ron Hansen, who started both All-Star Games in 1960. He will be the first Athletic to start an All-Star Game since Josh Donaldson at third base in 2014 and the first shortstop since Bert Campaneris made three straight starts from 1973 to 1975.

Wilson is the early favorite for American League Rookie of the Year

as he leads all Major League rookies in batting, on-base percentage (.380), slugging percentage (.473), OPS (.853), runs (42), hits and RBI (40). He is on pace to break Socks Seybold's Athletics record for batting average by a rookie (.334 in 1901) and Hall of Famer Al Simmons' record for most hits by a rookie (183 in 1924).

The 23-year-old Wilson will be the first A's rookie to start an All-Star Game and will be the youngest A's starter in the All-Star Game since Vida Blue in 1971. ★