

Ten Teams Aim for Cal Ripken **World Series**

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City Seeks Feedback on Climate Plan

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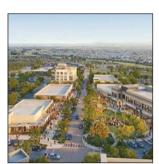
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JULY 18, **2025**

COUNCIL ADVANCES PROJECT ELEVATE



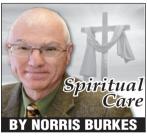
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SUMMER LEAGUE IS TIME FOR SORTING



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SPEEDING PASTOR CAN'T HIDE SINS



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A Night to Celebrate

Donors Honored for Supporting Nonprofit Aiding Youth



From left are xHope Inc. President Anthony Kavouras, Vice-President Brandon Miller, founder and Secretary Rick Cross, board member Analyn Miller, CEO Wendi Cross, executive assistant Angelica Cross, local outreach coordinator Gina Thielke and board member Jathan Castaneda.

Story and photos by Idaly Valencia

ELK GROVE, CA (MPG) - About 20 community members gathered June 27 for a dinner hosted by xHope Inc., honoring local business owners, chamber members and donors who are mak-

of thousands of youth.

The appreciation dinner, held at the Brick House Restaurant, recognized donors for their ongoing support of the Elk Grove-based nonprofit organization, which empowers vulnerable youth locally and abroad.

xHope connects at-risk

youth with programs that provide basic necessities, as well as serves as a foundation of hope and support. Earlier this year, the organization opened a new facility large enough to house its "Community Closet," offering clothing, shoes and hygiene items.

youth experiencing hardship by helping them build confidence, stability and personal growth through extracurricular activities and outreach.

Chief Executive Officer Wendi Cross spoke at the dinner, sharing the story of xHope's beginnings and



By Idaly Valencia

SACRAMENTO REGION, CA (MPG) -Located along the Sacramento River, Freeport Bar & Grill keeps American cuisine and tradition alive with quality service, classic dishes and a homey atmosphere.

Owned and operated by Nicole

Finley's parents since 1996, the family-run restaurant is a staple in the Freeport area. Finley and her brothers are next in line to take over the business, continuing its legacy as a "Gateway to the Delta" and a favorite for locals.

"We really just try to keep it 'back to the basics," said Finley. "We have

signature dishes that have always been on the menu...we add stuff but we try to keep it with that homey feel where all the meals come with a soup extra for."

or a salad that you don't have to pay The restaurant has seen renovations over the years, including a

Continued on Page 3

SMUD's Giving Friday Returns to State Fair

Free Admission for 5 Food Items

SMUD News Release

SACRAMENTO REGION, CA (MPG) - SMUD's Giving Friday is back at the California State Fair with a new day and a new nonprofit organization benefiting and with the same big heart of giving.

Moving from Mondays to Fridays (July 11, 18 and 25), attendees can enjoy free same-day entry to the California State Fair with a donation of five nonperishable food items to help stock the Sacramento Food Bank & Family Services

"Giving Friday represents the heart of what SMUD stands for: being there for our community, especially those facing food insecurity," said Farres Everly, SMUD's chief marketing and communications officer. "With rising costs impacting so many families, this partnership creates a simple but powerful way for neighbors to help neighbors while enjoying everything the state fair has to offer."

story. The Sacramento Food Bank is serving more individuals than ever before. Each item donated helps fill the gap monthly for more than 320,000 children, families and seniors in our region who are struggling to put food on the table.

The numbers tell the

Any nonperishable donation makes a difference but some items that are especially helpful are dry pasta, macaroni and cheese, rice, oatmeal, cereal boxes, crackers and granola bars, peanut butter, canned vegetables, canned tomatoes, canned beans, canned meat (tuna, chicken, etc.), soups and stews, and canned fruit.

Donations are accepted from 10 a.m. to 2 p.m. at the Cal Expo Main, Blue and Green gates. Upon entry, visitors can enjoy SMUD swag bags, energy-saving tips and induction cooking demos. Also join SMUD from 10 a.m. to 2 p.m. July 19 at the EV Ride and Drive event at the nearby Arden Fair Mall. Test drive an electric vehicle and earn a free State Fair ticket. SMUD has led success-

ful e-waste, coat, personal care and school supply drives at Cal Expo.

These drives have benefited nonprofit organizations such as the Sacramento Children's Home, the Sacramento Regional Conservation Corps and the Elk Grove Food Bank.

For more information, visit calexpostatefair.com or smud.org/StateFair. ★

GCitizen.com

covered,

Council Approves Immigrant Services Funding

By John McCallum

ELK GROVE, CA (MPG) - Elk Grove's City Council has decided to add some FUEL to the issue of immigration enforcement in the region, FUEL meaning providing funding to the City of Sacramento-based "Family, Unity, Education and Legal Network for Immigrants" (FUEL) network.

After hearing a report on the program at its June 25 meeting, the council unanimously approved a staff recommendation to contribute \$10,000 to the network of immigrant advocates and resource providers. Additionally, the council asked staff to return with a resolution authorizing an additional \$15,000 for the program at its July 23 meeting.

According to its website, FUEL was established by the city of Sacramento in November 2017 in collaboration with a coalition of more than 80 local nonprofits, religious organizations, law school immigration clinics, businesses, local pro bono attorneys, educators and other community partners. It provides legal, informational and health needs to Sacramento's immigrant and refugee populations.

On its website, the organization states it is "...committed to protecting immigrant families. By understanding our legal rights, utilizing our local resources and services, and standing together as a community in support of immigrants, we can respond to ICE's intimidation tactics with

power, not panic."

In her staff presentation, Elk Grove management analyst I Femi Omotesho said that in November 2017, City Council voted to participate in the network and approved contributing \$10,000 to FUEL for its legal work providing assistance to Deferred Action for Childhood Arrivals (DACA) program participants in Elk Grove.

At a February 2019 meeting, the council voted to participate in the Safety and Fairness for Everyone (SAFE) network as a collaborative member to assist with legal representations for immigrants facing deportation, a move that led to the city's inclusion in discussions regarding funding for FUEL.

California Immigration Project legal director Nicole Zanardi told council that California Immigration Project helps coordinate FUEL services in the area. Because Sacramento funds the network to the tune of \$500,000 annually, most services go to its residents, with money actively funding 15 of the 80-plus network partners along with helping to pay FUEL staff.

FUEL provides services in three categories: legal assistance, education and outreach, and health and medical. Zanardi said each category has subcategories where network providers specialize, and specific funding levels are established. A selection committee evaluates each funding request and issues awards.

"The majority of the funding goes to

those funded partners who then provide those services to the community," Zanardi said.

All services are free to those using the FUEL network. Zanardi said Elk Grove immigrant residents can receive services if they work in Sacramento, have kids in school there or have family members residing in the city.

Contributing funding to the network would allow all Elk Grove immigrant residents access to FUEL.

As an example of services, Zanardi said the network conducted education and outreach through a virtual training the previous week to more than 200 members of a local union on "know your rights" should Immigration and Customs Enforcement (ICE) agents appear at the workplace. FUEL has a fulltime staff attorney who provides removal services as well as emergency intervention when U.S. Immigration and Customs Enforcement (ICE) agents show up and partners with Bay-area organization La Familia to provide mental health counseling.

Zanardi said immigration enforcement is worse today than it was in 2017 to 2020. She added that U.S. Immigration and Customs Enforcement agents are going after immigrants from more cultures and they were seeing Russians, Ukrainians and others seeking FUEL services.

"I think their work is phenomenal," Elk Grove Mayor Bobbie Singh-Allen said, adding she was familiar with FUEL from her time on the school board.

When she recently met with students on the city's Summer Civic program, Singh-Allen said, several expressed concerns about recent immigration enforcement measures.

measures.

"This is not something that doesn't touch the city of Elk Grove and some of our residents," Singh-Allen added.

"In 2025, this is vital and super important," Vice-Mayor Sergio Robles said, fighting back some emotion. Robles added that immigration is "very close to him" right now, noting a number of city residents have been arrested.

"Ten thousand dollars is not enough," Robles said. "We should do more, like raise it to \$25,000."

Since the staff recommendation for the June 25 meeting was for up to \$10,000, City Attorney Jonathan Hobbs said, that amount was what council should consider adopting.

Hobbs added that council could increase the amount at an upcoming meeting if it provided staff guidance on what that amount would be.

Omotesho noted in her presentation that it would require council approval of a budget amendment to provide, since the money was not included in the 2025-2026 budget.

Council voted 4-0 (Councilman Kevin Spease had an excused absence) to approve the funding and asked staff for a resolution to add another \$15,000. ★

A Night to Celebrate

Continued from page 1 the life-changing impact that a single sponsor can have on a child in need.

"It only takes one loving adult to change the life of these kids, just one," said Cross. "If you're sitting in this room, you're playing a part in the story just from showing up."

Cross and her husband, Rick Cross, founded xHope after adopting their son, Nebeyu, from Ethiopia. She said their experience opened their eyes to the realities of life for unhoused youth in children's homes.

"We started this crazy faith journey of adoption from Ethiopia and because of that story, we learned that there are a lot of Nebeyu's out there that need someone speaking up for them," said Cross.

Internationally, the organization works in Uganda to support at-risk youth by partnering with foster families and operating a children's home, Redeemer House.

This initiative has helped Ugandan families and staff to become self-sufficient by providing job opportunities and assisting with the goal of reuniting children with their villages.

This year, xHope opened a second children's home and school in Uganda that now serves 90 youth and employs 39 full-time staff. Locally, the organization



Chief Executive Officer Wendi Cross spoke at the dinner, sharing the story of xHope's beginnings and the life-changing impact that a single sponsor can have on a child in need.

focuses on meeting immediate needs, building relationships and connecting with local programs for vulnerable youth from its warehouse on Elkmont

A year after their first adoption, the Cross family adopted again, this time taking in the baby of an estranged cousin who was unable to raise the child.

"The social worker from the hospital called and asked us if we would be willing to take him in. We had five kids, one newly adopted that didn't speak English, and both Rick and I looked at each other and said there's a way," Cross said

The story of baby Jason became the "why" behind xHope Inc.'s local program.

"There are a lot of Jasons in Elk Grove and Sacramento County that need families like ours telling their stories and people like you sitting in the room who can make an impact," said Cross.

Erica Jordan, owner of TrendE Boutique in Elk Grove, attended the dinner as she has supported xHope since 2021.

"We attended their annual fundraiser 'Denim & Diamonds' and left totally inspired and wanting to support and give back," said Jordan.

TrendE Boutique dedicated its "Purchase with Purpose" to xHope: a charity campaign where the boutique donates one dollar from every purchase to a local nonprofit. In two months, Jordan said, they raised \$1,119 through this campaign. She also noted that TrendE provided new dresses and shoes for xHope to give to local teens for their proms.

"Being a women's clothing boutique, we were able to jump in and donate the following month to their 'Formal Wear Drive' providing new dresses and



xHope, Inc.'s appreciation dinner on June 27, held at the Brick House Restaurant, recognized donors for their ongoing support of its Elk Grove-based nonprofit organization, which empowers vulnerable youth locally and abroad.



About 20 community members gathered June 27 for a dinner, hosted by xHope Inc., honoring local business owners, chamber members and donors who are making a difference in the lives of thousands of youth.

shoes, and sending nine local teens to prom," she

Cross said the support of the community has allowed xHope to grow and fulfill its goal of giving every vulnerable child access to the tools needed to thrive.

"Your presence means everything to us and we are changing lives, one child at a time," she said.

To continue its mission, xHope plans to enhance its Elk Grove facility with new features, including an enrichment classroom,

a community courtyard, a conference and collaboration room, and a boutique-style closet to be called "Threads of Hope." The boutique will offer new items to children, serving as a bridge to deeper relationships and greater support.

The organization is working to raise \$25,000 to bring these additions to life and expand its impact even further.

To learn more or to donate, visit xhopemissions.org/local. ★



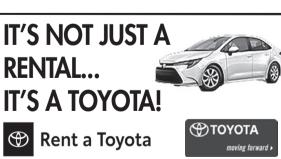
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36th Annual Strauss Festival 'Practically Strauss in Every Way'

Strauss Festival of Elk **Grove News Release**

ELK GROVE, CA (MPG) -Soon Strauss Island in Elk Grove Regional Park will continue 36-plus years to showcase the Strauss Festival of Elk Grove.

You won't want to miss this year's performance as it features a beloved story, that of Mary Poppins, who brings joy and a positive outlook to all she "touches." This will be Strauss' takeoff on this much-loved story, which will feature the Banks family, Bert and, of course, Strauss' own Mary Poppins!

Come enjoy the darling Littles, the charming Beginning Polkas, the energetic Polka Troupe, graceful Quadrilles and the elegant Waltzers. The music will be from the era of Johann Strauss II with professional sound and lighting to set off the beautiful sounds of the live Camellia Symphony



Orchestra.

Watch as the story of Mary Poppins unfolds and comes to life for four nights, July 24 to July 27 at Elk Grove Regional Park. This free event, except for a small parking charge, begins with the promenade of dancers around the

park at 7:30 p.m., with the actual performance beginning at 8:15 p.m.

The Strauss Festival is very family friendly. Check StraussFestival. com for how to put blankets down to reserve a space, or if Americans with Disabilities Act (ADA) seating is needed, reserve it by calling 916-714-2527 or contact us at info@straussfestival.com. (Handicap drop off is available at the park site.) There will be some bleacher seating as a first come, first "seated" option.

In addition to the

performance, there will be beverages to purchase such as ice-cold beer and wine as well as an excellent variety of food trucks. Some of the trucks each night include Cowtown Creamery, Costas, The Greek, Kona Ice, The Fry Boys, Francisco Serona

Tacos and Carpenter's Coffee as well as Elk Grove Rotary's famous brats, hot dogs and nachos. Stop by the merchandise booth to pick up a Strauss shirt and other great Strauss souvenirs. The Strauss History booth features 36-plus years of Strauss magic for all to enjoy.

Remember that even if it is warm during the day, the nights can be cool, so bring a light wrap for the evening Delta breezes.

Hope to see you at the performance. This Strauss Festival is unique to not only Elk Grove but in itself as there is nothing like it anywhere, free with an all-volunteer cast and crew.

Of course, to conclude the performance each evening, there is always a dazzling display of fireworks.

Join us for "Practically Strauss in Every Way" July 24 to July 27 at Strauss Island, Elk Grove Regional

Freeport Bar & Grill Mixes Tradition, Family, Flavor

Continued from page 1

pet-friendly patio for yearround outdoor dining and

Despite updates to the restaurant's appearance, staple recipes remain unchanged. Customer favorites such as Yankee pot roast, French onion soup and clam chowder served every Friday are long-standing traditions.

"The Yankee pot roast is the original owner's recipe and we've never changed that. We do homemade clam chowder every Friday, the same recipe that we've had for years," Finley said. "French onion soup is served daily and we have newer items like the Monterey-stuffed avocado salad with mixed greens, fresh avocado and bay

shrimp.' Finley has been involved with the restaurant since her youth by hosting, folding napkins and helping her parents where needed. After graduating from California State University, Sacramento, Finley continued working alongside her family assisting both on the floor and with back-of-

house responsibilities. The restaurant stays true to its roots while evolving to meet customer needs, offering veggie patties and

gluten-free options. Family values and community spirit shine through their events for Easter, Mother's Day, Father's Day, Valentine's Day and New Year's Eve. The



David and Caroline Hinshaw, Pocket residents, celebrated their 40th wedding anniversary with a dinner at Freeport Bar & Grill on July 9. Photo by Seth Henderson

outdoor patio also hosts weddings, showers and celebrations of life for longtime clients.

Bartender and head server Kristin McCollum has worked at the restaurant for three years but has been in the restaurant industry since 1999. McCollum said she "fell in love" with the Delta community and the people she

"Freeport is a great place to work, great food and good people. My philosophy is we can work hard, have fun and help each other," said McCollum. "Fish and chips are the best thing on the whole menu, fresh and never frozen cod. We make our own



Roberta Ashenfarb is a regular customer who said that the atmosphere, food and staff are among the reasons why she loves dining at Freeport Bar & Grill

tempura batter and it's a huge portion, enough for two people to share."

One of McCollum's favorite parts of the job is seeing familiar faces.

"People I served 20 years ago come here and remember me; they become my regulars again. That's something that's always stuck out to me,"



Located just 10 minutes from downtown Sacramento and about 12 minutes from Elk Grove, Freeport Bar & Grill is open daily until 10 p.m.

she said.

According to McCollum, Freeport Bar & Grill is one of the few places in Sacramento that maintains a down-to-earth vibe while offering quality food. Customer-favorite cocktails include the raspberry lemon drop and dragon berry mojito with muddled strawberries, both original recipes.

Roberta Ashenfarb is a regular customer who said that the atmosphere, food and staff are among the reasons why she loves dining at the restaurant.

"The food is fresh; it's very well made. You've got good company here, good people here. They have great specials, and I just love it," she said.

David and Caroline Hinshaw, Pocket residents, celebrated their 40th wedding anniversary with dinner at the restaurant. They have been dining at the restaurant for a few

"We like the service and we like the people," said David Hinshaw.

Happy hour is available at the bar from 3 to 6 p.m. Mondays through Fridays with beer and wine specials as well as small bites such as flat bread pizza and pretzels.

Customers can watch their favorite team or sport on the screens upon

Located just 10 minutes from downtown Sacramento and about 12 minutes from Elk Grove, Freeport Bar & Grill is open daily until 10 p.m. Kids eat free on Tuesdays and adults enjoy 20% off bottles of wine during

"Wine Down Wednesday."

Whether it's longtime residents reconnecting over a favorite meal, new customers discovering a neighborhood gem or families marking life's milestones, the restaurant continues to be more than just a place to eat. It's a community gathering spot where tradition is honored, stories are shared and everyone is treated like

To view the menu, upcoming events or learn more, visit freeportbarandgrill.com/about. Freeport Bar & Grill is located at 8259 Freeport Blvd., Sacramento.



the community, which has led her to Cosumnes CSD. She started working with CSD in 2016. She is currently a Management Analyst in the Office of the General Manager, managing multiple projects for business sponsorships, Cosumnes Foundation, grant coordination, and supporting the General Manager and District Counsel with increased levels of responsibility. What truly sets Sandhya apart is her unwavering commitment to community values. Her interpersonal skills and positive attitude towards work have earned her recognition, including the Diversity, Equity & Inclusion Award in 2020 and the Administrative Services Award of Excellence in 2022. Sandhya has a Bachelor of Arts in Sociology from UC Davis, where she emphasized social work. In her leisure time, Sandhya enjoys spending time with her Rottweilers, Bullet and Ammo, and traveling with her husband. As a new Ambassador, she is excited to contribute to the community and looks forward to building new relationships









Scan the QR code for suggestions

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.

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. the code, 55321.

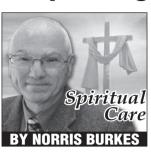
Chabad of Elk Grove Offers

Torah Classes

Local community members are invited to attend free weekly Torah Classes that will be offered by Chabad of Elk Grove. Each class will be held from 6:45-7:30 p.m. on Wednesdays at a private location.

The course, "Flashbacks in Jewish History," will examine how our past informs our future. Rabbi Chaim Groner leads the discussion. For location, call (917) 724-4443. ★

Speeding Pastor Can't Hide Sins



I want to caution you that if you're driving this summer, be careful out there. The roads aren't just filled with drunk drivers.

Sometimes they're filled with reckless pastors—as they were 25 years ago in Brentwood, Calif. During the late 1980s, I was the pastor of First Southern Baptist Church in town. No, this wasn't the Southern California Brentwood of O.J. Simpson fame. This was the sleepy, rural Brentwood in Northern California where strawberries were first bioengineered.

As our town was somewhat secluded, I would often drive a few hours to attend ministers' conferences in one of the San Francisco area cities. It was on my return from one of those conferences that I found myself on the wrong end of the law.

It was about 2 a.m. one Friday when I drove into the Brentwood city limits. There were no stoplights at the time and thus little to impede my return home. However, the town was full of stop signs.

Before I continue, let me hasten to add I was 27 years old, fresh out of seminary. With somewhat invincible thinking, I reasoned there are only Ten Commandments.

To me, everything else seemed more of a

suggestion. Posted along the final half-mile homeward stretch of Walnut Boulevard was what seemed like three suggestions: stop signs about 100 yards apart.

And at 2 a.m., it certainly seemed as though a young minister, eager to return to his young bride, ought to be allowed passage through the signs at about 25 mph. Not exactly fast enough to be reckless, but fast enough to draw the attention of a fairly sleepy police officer. In a red flash, the officer pulled me over and began to question my memory.

"Do you recall seeing the three stop signs you just blew through?" "Yes," I said, sheepishly producing my license.

For the next several minutes, we played 20 Questions, and he quickly discovered I was a pastor.

"What church?" he asked.

"The Southern Baptist church—but probably not for long."

"Why is that?" he asked.

I reminded him the town newspaper usually published police reports, and it was difficult to imagine my parishioners reacting favorably to the news that their pastor had blown through half the stop signs in town.

He apparently heard my concern because he generously reduced my infraction to running only one stop sign.

But as he did, he posed a question that has guided me much of my career.

"Do you suppose that your church members never been ticketed?"

His question implied CA 95602.

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!

that a church that doesn't realize it has a flesh-and-blood pastor would be a church that has long been asleep.

In the years since, I've come to realize that not only is it a sin to think of yourself as incapable of sinning, but it may be worse to think of yourself as someone who'd never want to be discovered sinning.

No, I'm not suggesting we display our sins in a way that makes us seem more human. I'm only suggesting we don't attempt to hide our sins in a way that makes us less than human.

Because, as my mom always said, echoing Numbers 32:23: "Your sin will find you out."

Not long after that, The Brentwood Press published a story about speeders with a picture of an unsuspecting car driving down Walnut Boulevard.

The story featured a car which very much resembled mine and was headlined "Walnut Boulevard Problem With Speeders."

Guilty, again.

Column excerpted from my book, "Thriving Beyond Surviving."

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 bysending a check for \$20 for each book to 10566 Combie Rd. Suite 6643 Auburn, CA 95602.

IDA DEE BROWN PETERS GARRETT •

MEMORIAL

IDA DEE BROWN PETERS GARRETT • 08/20/1932 - 06/01/2025

CIVIL RIGHTS
CHAMPION MARCHED
WITH DR MARTIN
LUTHER KING, FOSTER
MOTHER TO SCORES OF
YOUNG MEN PASSES AT
92

Ida Dee Brown Peters Garrett passed on to glory June 1, 2025. She was born in Virginia, to Wayman Alexander Brown and Dee P MacQuay Brown, August 20, 1932, as the 8th of what would be a family of 10 children. She was an energetic child who loved to play, to make music with spoons on the glass window panes in-spite of the constant warnings of her mother. She was self-taught to play the piano, a gift she would share throughout her life with children and grandchildren. In a world still recovering from the civil strife of the previous century, her parents elected to raise their family on a rural farm isolated from much of the continuing strife & racial tension. It proved to be a strengthening choice as they planted strong feelings that all peoples were children of God and ought to love one another. Even when many did not act the part. Up through high school and on to college she determined that equal rights- civil rights, belonged to everyone, emerging as a committed voice for the struggle towards Equality. Her college days would lead her to meet James D. Peters, Jr. and they were married on the 23rd of June, 1952. This energized couple committed themselves to Christ and he became a Baptist minister. As First Lady in the congreers. Four children would

join them: Tyrone, James Daniel III, Yvette Twanna and Pamela Annette. This calling would take them to a congregation in Bridgeport, Connecticut, into the heart of the Civil Rights

movement. The inspired words of the Declaration Independence, plus the chain-severing Emancipation Proclamation, would find them hosting leaders and speakers from through-out the Civil Rights Community. Meetings to develop strategies, to calendar and plan demonstrations were numerous. Regular events included sessions at the home of Jackie Robinson with local and national leaders, cap-stoned with frequent visits by Dr. Martin Luther King Jr. Dee remembers numerous times at her home when her husband and Dr. King would crawl around the living room with each others children on their backs.

a committed voice for the struggle towards Equality. Her college days would lead her to meet James D. Peters, Jr. and they were married on the 23rd of June, 1952. This energized couple committed themselves to Christ and he became a Baptist minister. As First Lady in the congregation, she ministered to families and young mothers. Four children would working together she helped her husband and Dr. King create the Southern Christian Leadership Conference in the 1950's. For the March on Washington in 1963, they helped organize transport for activists, personally marching at the Lincoln Memorial. She marched across the Edmund Pettus Bridge in Selma, in 1965. Dee was an active

organizer in the fight for desegregation and for voting rights.

Many would come to know Dr. Martin Luther King in the "First Person" because of Dee and her fierce support of him as a good, God-fearing Standard Bearer for social and political justice.

Paths would ultimately diverge and as a single mom with 3 children, Dee found her way to Sacramento, then Elk Grove. She would meet & marry Bob Garrett in 1973. Several years later he would pass and as a single mom, Dee committed to becoming a Foster Parent. Mothering over 50 boys and girls she would adopt two: Emon Williams and Ezekiel Garrett.

Dee's personality, sharp wit, sense of humor attracted many friends over the years and with their love and care, she would embrace the Restored Gospel of Jesus Christ, becoming a member of the Church of Jesus Christ of Latter-day Saints. She served as pianist- with a passion, and as organist numerous times. Dee leaves us with a sure knowledge that this life is but another step on our journey because Christ promised that there is Much More to Come!

A Memorial Service
will be held:
11:00 am Saturday,
July 26
Elk Grove Stake Center
8625 Vintage Park Drive
(at Elk Grove-Florin Road),
Sacramento, CA 95829

For more information, please call Mark Jansson - 916-417-9400



Council Vote Advances Project Elevate

City of Elk Grove News Release

ELK GROVE, CA (MPG) - At its June 25 meeting, the Elk Grove City Council approved a Purchase and Sale Agreement with El Segundo-based CenterCal Properties for development of Project Elevate. This project is set to be a 220,000-square-foot mixed-use district in the heart of Elk Grove.

The agreement marks a major milestone in advancing the city's longstanding vision for the project, first conceptualized in 2020 as an elevated, modern, vibrant, walkable neighborhood blending new-to-market retail, entertainment and hospitality with dynamic public spaces. The 17-acre development will transform a vacant city-owned site adjacent to District56 into a regional live, work and play destination.

The development will initially feature a fourstory upscale hotel and 100,000 square feet-plus of elevated retail, dining and entertainment. An additional 10,000 square feet of flexible second-floor space could accommodate retail, office or residential uses.

Long-term goals include a residential component that could include urban lofts or apartments.

At the heart of the project will be a half-acre "village lawn," serving as a central public gathering

space and a curated streetscape experience coupled with modern elevated architecture.

To further activate the district, the project will include year-round programming and special events to foster vibrancy and create a true sense of

The project's progression reflects an innovative non-traditional approach by the City of Elk Grove. Rather than a standard request for proposals process typically employed by cities looking to redevelop land, the city invested upfront in design, market analysis and financial modeling to clearly define and articulate the community's vision.

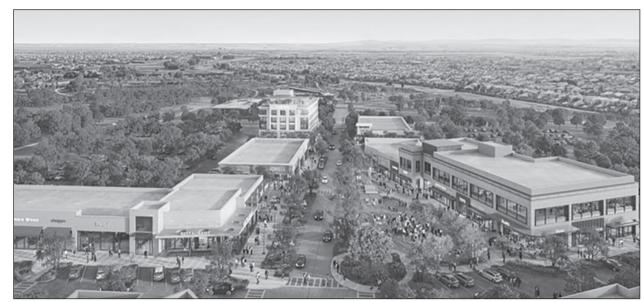
This approach enabled the city to solicit development partners that had the experience and financial relationships to execute the project. The end result was strong national developer interest, culminating in a competitive selection process that ultimately led to CenterCal's selection in

"Our residents deserve a vibrant place to shop, dine and gather," said Councilman Darren Suen, the city council's Project Elevate Subcommittee co-chair.

"What CenterCal is bringing is truly unique, something our city and the entire region needs." Said Councilman Sergio Robles, who also co-chairs



Project Elevate will initially feature a four-story upscale hotel and 100,000 square feet-plus of elevated retail, dining and entertainment. Photo courtesy of City of Elk Grove



This rendering shows an aerial view of the Project Elevate development, a 220,000-square-foot mixed-use district at Elk Grove and Big Horn boulevards.

the subcommittee, echoing that enthusiasm. "CenterCal shares our bold vision for what this space can become. We need fresh experiences, new restaurants, more diversity in our businesses and something that truly sets us apart. This project brings that opportunity."

With the agreement now in place, CenterCal will pursue project entitlements and permits over the next

18 months. Construction could commence as early as mid-2027, with first openings beginning as soon as 2029.

Elk Grove Seeks Feedback on Climate Plan

By Idaly Valencia

ELK GROVE, CA (MPG) -

The City of Elk Grove's Strategic Planning and Innovation Program hosted an open house-style event July 8 at the District 56 Community Center to inform residents about the city's climate action plan update, which is expected to be adopted later this

Input is being sought for the draft plan, "Climate Compass: A Plan for Implementing Elk Grove's Climate, Sustainability and Resilience Goals.' The document is available online for public review and comment. Residents are encouraged to leave feedback to ensure it aligns with the wants and needs

of the community. The Climate Compass outlines how the city will reduce greenhouse gas emissions and build resilience to climate impacts. It addresses transportation, energy, buildings, waste, water and weather hazards to meet state climate targets while strengthening the local community in various areas.

Six stations were set up with informational boards explaining the plan's contents, including statistics, proposed strategies, and feedback gathered from surveys, workshops and local organizations.

The project began in August 2023 and has included educational events, visioning sessions and strategy meetings with residents, businesses, community groups, city staff and stakeholder organizations.

Once finalized, the



Six stations at the District56 Center on July 8 offered information explaining Elk Grove's climate action plan for the community read and to provide feedback. Photo by Idaly Valencia

Climate Compass will be presented to the city's Planning Commission and City Council for approval. Implementation is expected to begin this winter.

While the plan primarily targets emissions reduction, it also promotes equity, improved air quality, economic diversity, community resilience and resource preservation in the community.

It includes 21 citywide strategies across six focus areas: buildings and energy, resource consumption, climate action commitment, resilience and adaptation and the green economy.

Currently, 41% of emissions in Elk Grove come from buildings and facilities, 21% from streetlights and traffic signals, 20% from employee commutes and 14% from the city vehicle fleet.

The city aims to reduce municipal emissions 39% by 2030 and 85% by 2045. Goals include lowering energy use, switching to clean vehicles and equipment, reducing water



Once finalized, the Climate Compass will be presented to Elk Grove's Planning Commission and City Council for approval. Implementation is expected to begin this winter. Photo by

consumption and improving waste management practices.

Kaylah Ball, who works with the city's Civic Innovation and Sustainability Program, helps run the E-Bike Lending Program through the Elk Grove Library. A University of California, Davis student and CivicSpark Fellow with AmeriCorps, Ball said the program supports the city's transportation and mobility goals by offering alternatives to driving.

"The goal is to not only decrease greenhouse gas emissions but also decrease car congestion," said Ball. "It's a fun way to get in exercise but at the same time, it's not going too overboard because it's electric, so you can get some help with the pedaling."

More than 600 residents have applied for the free e-bike and e-trike loan program, which has a wait list. Participants can borrow a bike for up to three weeks and each comes with a removable battery, charger, lock and keys, lights, GPS and a helmet. The program allows residents to test the



Environmental, consultant on the project, provided information at the open the District56 Center on July 8. Photo by Kaylah Ball

Claire Moss

Ascent

bikes before deciding to commit to purchase one.

Strategic planning and innovation program manager Carrie Whitlock also highlighted the Climate Ambassador Program, a volunteer-based outreach effort aimed to get direct

feedback from residents. "We do meetings with resident volunteers and talk to them about sort of what we're looking for; they talk to their neighbors, their friends, their associations and sort of filter messages and back up about what's important to the community," said Whitlock.

Among other sustainability efforts, the city is studying heat mitigation through ground temperature testing using a tool called the "MaRTy" cart, developed by Arizona State University.

Elk Grove is one of only three cities in the U.S. currently using the technology to develop more climate-resilient infrastructure and design cost-effective roads.

Claire Moss of Ascent Environmental, a consultant on the project, provided information at the open house. She explained their role in developing the Climate Compass and emphasized the importance of community collaboration.

"It gives people a taste of things that the city is going to do to walk the talk of climate action. It's a group effort where everyone's going to be involved in reducing the emissions," said Moss. "One thing that I always want to tell people is that their individual actions do matter, and they do count ... we write action plans, in this case the climate compass, by looking at strategies within this community that are really reliant on individuals making changes."

This was the first and only in-person workshop for residents to learn about the plan and share questions, comments or concerns.

However, the Climate Compass draft is open for public review through Aug.

A simplified version is available at elkgrovecity. org/cap. Questions can be directed to climate@elkgrovecity.org.





POLICE LOGS

July 5

10:02 a.m., Promenade Parkway/Bilby Road, Elk Grove Police arrested Douglas Foster, 52, on possession of controlled substance and possession of drug paraphernalia charges.

10:08 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Toby Mitchell, 52, on trespassing charges.

4:22 p.m., Franklin Boulevard/Becket Way, Elk Grove Police arrested Gabrielle Osuna, 29, on possession of unpermitted fireworks charges.

9:37 p.m., 9200 block of Chablis Way, Elk Grove Police arrested Raymisha Dunham, 31, on DUI/drug charges.

11 p.m., confidential location, Elk Grove Police arrested Magenn Tuttle, 39, on domestic violence charges.

July 6

3 a.m., 9500 block of Elk Grove Florin Road, Elk Grove Police arrested Jacob Beneto, 23, on criminal threats, brandishing a weapon or firearm and parole violation charges.

9:53 p.m., Elk Grove Boulevard/East Taron Drive, Elk Grove Police arrested Kevin Daniels, 42, on warrant charges.

11:50 p.m., 100 block of Sky River Parkway, Elk Grove Police arrested Raymond Eaddy, 59, on trespassing charges.

July 7

12:04 a.m., 8100 block of Sheldon Road, Elk Grove Police arrested a male juvenile, 16, on shoplifting charges.

12:55 a.m., confidential location, Elk Grove Police arrested Michael Pierson, 56, on domestic violence charges.

2:34 a.m., 8300 block of Cantwell Drive, Elk Grove Police arrested Jessica Keaton, 32; and Rule Smith, 31, on vandalism charges.

2:39 p.m., confidential location, Elk Grove Police arrested Cassidee Collings, 32, on domestic violence, assault with a deadly weapon and warrant charges.

3:03 p.m., Laguna Boulevard/Harbour Point Drive, Elk Grove Police arrested Keith Hamp, 33, on warrant charges.

7:55 p.m., 9700 block of Elk Grove Florin Road, Elk Grove Police arrested Dustin Payne, 41, on possession of hard drugs with priors and parole violation

9:12 p.m., 9300 block of Oreo Ranch Circle, Elk Grove Police arrested Kevin Alvarado, 33, on warrant charges.

July 8

3:01 a.m., confidential location, Elk Grove Police arrested Mareese Cloy, 24, on domestic violence charges.

1:41 p.m., 8800 block of Polka Way, Elk Grove Police arrested Meiling Chen, 45, on battery charges.

7:45 p.m., Lismore Drive/Falcon Meadow Drive, Elk Grove Police arrested Nam Nguyen, 34, on warrant charges.

10:33 p.m., 8600 block of Elk Grove Boulevard, Elk Grove Police arrested Destiny Garza, 40, on warrant charges.

July 9

12:10 a.m., 8400 block of Elk Grove Florin Road, Elk Grove Police arrested Mandie Blake, 48, on possession of controlled substance and possession of drug paraphernalia

1:33 a.m., 9200 block of Rushing Creek Way, Elk Grove Police arrested Pedro Sanchez, 44, on DUI charges.

1:36 p.m., 7100 block of Elk Grove Boulevard, Elk Grove Police arrested Sinclair Doye, 30, on shoplifting charges.

1:40 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Miranda Tieroeti on shoplifting charges.

4:30 p.m., Promenade Parkway/Kammerer Road, Elk Grove Police arrested Antonio Prado, 28, on identity theft and giving false identification to a peace officer charges.

July 10

1:59 a.m., 8500 block of Aspen Brook Way, Elk Grove Police arrested a female juvenile, 17; male juvenile, 14; and female juvenile, 17, on driving without owner's consent, criminal conspiracy, possession of burglary tools, vandalism and possession of counterfeit items charges.

7:51 a.m., State Highway 99/Sheldon Road, Elk Grove Police arrested Reuben Kottke, 31, on warrant charges.

8:34 p.m., Big Horn Boulevard/Bruceville Road, Elk Grove Police arrested Andre Parker, 59. on possession of a controlled substance and warrant charges.

July 11

2:43 a.m., Four Winds Drive/Elk Grove Boulevard, Elk Grove Police arrested Michael Ritchie, 36, on DUI/drug charges.

11:18 a.m., Toad Hollow Way/Bow Street, Elk Grove Police arrested Dianajo Valdovinos, 23, on driving while under the influence of drug charges.

12:31 p.m., 7000 block of Prazzo Way, Elk Grove Police arrested Quando Tremble, 42, on battery causing serious bodily injury charges.

Arrest reports for July 12-14 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.

Art Workshops for Adults

Enhance your visual arts skills or learn a new technique in an art class or workshop at the Elk Grove Fine Arts Center.

We periodically offer workshops for younger people, dependent upon the instructor and type of class.

If you're looking for basic to advanced instruction in Batiking, Ceramics, Clay, Encaustics, Fabric Art, Mixed-Media, Mosaics, Plein Air, or Watercolor (and more!), you will find it here. To learn more, visit elkgrovefineartscenter.org/ workshop.

The Elk Grove Fine Arts Center is at 9020 Elk Grove Blvd., Suite 101. Hours:11 a.m. to 5 p.m. Wednesdays through Saturdays, and Sundays 11 a.m. to

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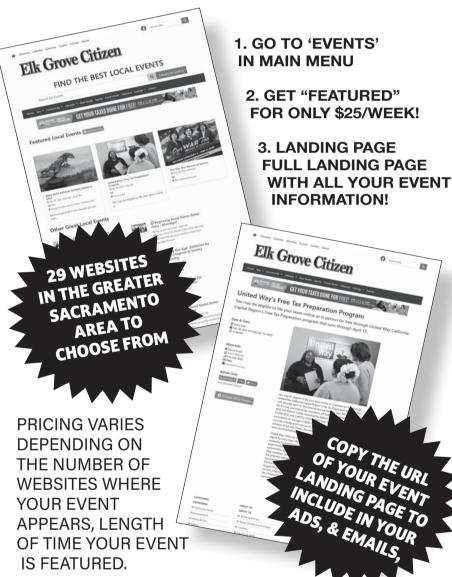
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MEETING MINDERS

Community members can watch these meetings online and submit public comments for the officials to review.

The Elk Grove City Council has its regular meetings at 6 p.m. the second and fourth Wednesday of the month. To view the meeting, visit the city of Elk Grove's website, www.ElkGroveCity.org.

The Elk Grove Planning Commission has its online meetings at 6 p.m. the first and third Thursdays of the month.

A live video stream of this meeting can be viewed at the city of Elk Grove's website, www.ElkGroveCity.org.

The Cosumnes Community Services District Board of Directors has in-person meetings at 5 p.m. the first and third Wednesdays of the month.

It governs the Cosumnes Fire Department as well as Elk Grove's parks and recreation system.

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The CSD board meetings can be

watched live at www.CosumnesCSD.gov and they are held at 8820 Elk Grove Blvd.

The Elk Grove Unified School District Board of Trustees meets the first and third Tuesday of each month at 6 p.m. This meeting is in-person at the Robert L. Trigg Education Center Board Room, 9510 Elk Grove Florin Road.

Members of the public can also view it by using the Zoom application and visiting the school district's website, www. EGUSD.net.

Past board meetings can be watched on the district's YouTube channel, "ElkGroveUnified."

The Florin Resource Conservation District Board, which governs the Elk Grove Water District, holds online meetings every third Tuesday at 6:30 p.m. These meetings are held via the Zoom application.

To access them, visit www.egwd.org. ★

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ing this right of purchase. First,

FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04594 Jaskirat Nijjar, 6217 Travo Way Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Fusion Clocks" 6217 Travo Way, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County June 20, 2025 Publish: July 4, 11, 18, 25, 2025 7-25-25

FUSION

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04560 Lamar Johnson, 597 Nathaniel Avenue, Galt, CA 95632 and William Huntley, 9410 Mainline Drive, Elk Grove, CA 95624 are doing business under the Business Name(s) "Johnson Huntley Pest Solutions" 9410 Mainline Drive, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County June 20, 2025

Publish: July 4, 11, 18, 25, 2025 HUNTLEY

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04748 MD Al Mamun DDS Inc, 10270 E Taron Drive, Apartment #278, Elk Grove, CA 95757 is doing business under the Fictitious "Laguna Name(s) Business Dental Cafe", 9108 Laguna Main Street, Suite #2A, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County June 27, Publish: July 4, 11, 18, 25, 2025

LAGUNA

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04691 Alana Marie Martin, 9425 Trolio Way, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Hair by lana" 9425 Trolio Way, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County June 25, 2025

Publish: July 11, 18, 25, August 1, 2025 HAIR FICTITIOUS BUSINESS NAME

STATEMENT FBNF2025-04873 Michael Anthony Wright, 8728 Morning Glory Way, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Infinity Designs" 8728 Morning Glory Way, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County July 2, 2025 Publish: July 11, 18, 25, August 1, 2025 FICTITIOUS BUSINESS NAME

STATEMENT FBNF2025-04894 Shontaye Hall-Washington, 9180 Kneeland Court, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "A Brighter Day" 9108 Kneeland Court, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County July 3, 2025 Publish: July 11, 18, 25, August 1, 2025

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04769 Hung Q. Le DDS Inc, 9575 Laguna Springs, Suite Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Le Dental 9575 Laguna Springs, 102, Elk Grove, Suite 95758. Filed with the Clerk Sacramento County June 27, Publish: July 18, 25, August 1, 8, 2025

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05014

Encore Development Inc, 10771 Freeman Road, Wilton, CA 95693 is doing business under the Fictitious Business Name(s) "Rancho Rio Bravo Spice Co 10771 Freeman Road, Wilton, CA 95693. Filed with the Clerk of Sacramento County July 9, 2025 Publish: July 18, 25, August 1, 8, 2025 8-8-25

ORDER TO SHOW FOR CHANGE OF NAME SUPERIOR COURT OF

CALIFORNIA COUNTY OF SACRAMENTO ORDER TO SHOW CAUSE CHANGE OF NAME #25CV016108 Monica Lilliana Jimenez has

filed a petition with this court for a decree changing the name(s) of Monica Lilliana Jimenez to Monica Lilliana Herrera. IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on October 29, 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: July 7, 2025

Richard K. Sueyoshi, Judge of the Superior Court Publish: July 18, 25, August 1, 8, 2025 8-8-25

SUPERIOR COURT OF **CALIFORNIA COUNTY OF SACRAMENTO** ORDER TO SHOW CAUSE **CHANGE OF NAME** #25CV015919

Sepehr Amir Mohammadian has filed a petition with this court for a decree changing the name(s) of Sepehr Amir Mohammadian to IT IS ORDERED that all per-

sons interested in the above-entitled matter appear before this court on October 28, 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: July 1, 2025 Richard K. Sueyoshi, Judge of the Superior Court Publish: July 18, 25, August 1, 8, 2025

SUMMONS

SUMMONS (CITACION JUDICIAL) CASE NUMBER: 23CV009555 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-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 require-

ments. 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 as sociation. 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. DIAS

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 oodra 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 The name and address of

the court is: (El nombre y direccion de la corte es): Gordon D. Schaber Courthouse, 720 9 Street, Sacramento, CA 95814 The name, address and tele-

phone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion v 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 (Secrétario) P. Russell, Deputy (Adjunto) Publish: July 11, 18, 25, August 1, 2025 STATEMENT OF DAMAGES PERSONAL INJURY OR

WRONGFUL DEATH CASE # 23CV009555 Alberto Silva.

et 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

LIEN SALE

LIEN SALE 7/28/25 11AM 4125 WINTERS SACRAMENTO 03 DODGE LIC# 6Z93258 CA VIN# 3D7KU28D13G723667 **ELK GROVE CITIZEN** 7-18-25

LIEN SALE 7/28/25 10AM 7840 14TH AVE, SACRAMENTO 17 KAWK LIC# 23M2279 CA

VIN# JKAEREG11HDA00596 ELK GROVE CITIZEN TRUSTEE SALE NOTICE OF TRUSTEE'S Sale No. YOU SALE Trustee's CA-RCS-25020889 ARE IN DEFAULT UNDER A DEED OF TRUST DATED UNLESS 11/25/2002. 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, SHOULD CONTACT 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 cur 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, 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. Official Records in the office of the Recorder of SACRAMENTO County, State of CALIFORNIA, under the power of sale therecontained, 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,

UNDIVIDED

INTEREST IN AND 70 ALL

OIL, GAS, MINERALS AND

BELOW A DEPTH OF 500

FEET BELOW THE SURFACE

OF SAID REAL PROPERTY, AS

RESERVED IN DEED FROM

JEAN PEDERSEN, HUSBAND

AND WIFE, TO BRUCEVILLE

PARTNERSHIP DATED JUNE

RECORDS. ALSO EXCEPTING

THEREFROM ALL OIL. GAS

AND OTHER HYDROCARBON

SUBSTANCES, INERT GASES,

MINERALS AND METALS,

1979. RECORDED JULY

1979, IN BOOK 7907-

PAGE 514, OFFICIAL

LIMITED

FLOYD PEDERSEN

ther recourse the Trustee, the

Beneficiary, the Beneficiary's

AttorneyWE ARE ATTEMPTING

TO COLLECT A DEBT, AND

INFORMATION

FOR THAT PURPOSE. SALE

INFORMATION LINE: 714-730-

2727 or www.servicelinkasap.

com Dated: 6/23/2025 PEAK

FORECLOSURE SERVICES

INC., AS TRUSTEEBy: Lilian

Solano, Trustee Sale Officer

OBTAIN WILL BE

Beneficiary's

07/04/2025,

Civil Code. If you are an "eligible tenant buyer," you can pur-

chase 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 exercis-

the

Agent, or

A-4846462

HYDROCARBON

SUBSTANCES

FARMS.

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 LIMITED TO THE RIGHTS TO EXPLORE FOR. DEVELOP AND REMOVE SUCHOIL, 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 OF SURFACE SUCH LAND AND REAL PROPERTY 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 PASÉO 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 companv. 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 suant 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 buver" or "eligible bidder. vou 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 **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 fur-

7-18-25 Elk Grove Citizen 25-72855

07/11/2025. 07/18/2025 134-1100-004-0000**NOTICE** TRUSTEE'S SALEYOU 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 HOANGDuly 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 California. Date of County. Sale:7/29/2025 at 1:30 PM Place of Sale East Entrance County Courthouse, Sacramento, 95814Estimated amount of unpaid balance and other charges: \$109.612.14Note: Because the Beneficiary reserves the right 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 **GROVE, CALIFORNIA** 95624Described as follows: As more fully described on said Deed of Trust.A.P.N #.: 134-1100-004-0000The 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 vou 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 TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California

48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet www.elitepostandpub. website 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 OfficerThis 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 Pub Dates 07/04, 07/11, 07/18/2025

TS No: CA05000376-24-1 APN:

NOTICE

AGAINST

SHOULD

44212 ELK GROVE CITIZEN 132-0910-055-0000 240433700-CA-VOI 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 YOU 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 favor **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 estimated 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 national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan asso-

ciation, savings association or

savings bank specified in Section

5102 of the California Financial

Code and authorized to do busi-

ness 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 endors-

ee as a matter of right. The prop-

erty 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 success-

ful bidder's sole and exclusive

8 • The Elk Grove Citizen JULY 18, **2025**

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ADVERTISING LEGAL

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

TRUSTEE SALE

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 a

Iso 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 adwww.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 infor-mation 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, vou 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 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** T.S. No. 134327-CA APN: 116-0187-009-0000 NOTICE OF TRUSTEE'S SALE IMPORT-ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DE-FAULT UNDER A DEED OF TRUST. DATED 7/19/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEED-ING AGAINST YOU, SHOULD CONTACT A LAW-YER 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 SIN-GLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGH-EST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERten notice of intent to place a AL CREDIT UNION, OR A CHECK DRAWN BY A STATE FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AU-THORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURT-HOUSE, 720 9TH ST., SAC-RAMENTO, 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 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 POTEN-TIAL 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 vou consult either of these re-

> 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: Effec-

sources, you should be aware

that the same lender may hold

more than one mortgage or

deed of trust on the proper-

OWNER: The sale date shown

on this notice of sale may be

NOTICE TO PROPERTY

tive 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 "eliqible bidder," you may be able to purchase the property if you exceed the last and high-

ing 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 writ-

est 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, usbid 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 7/04/2025, 07/11/2025, Publish 07/18/2025

ELK GROVE CITIZEN

T.S. No.: 24-13197 No.: ******0649 APN: Loan 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 EXPLANA-TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CON-TACT 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 un-derstand 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. All checks payable to Prestige Default Services, LLC. NO-TICE TO PROPERTY OWN-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 post-

poned, and, if applicable, the

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 . 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://prestige postandpub.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

rescheduled time and date for

1920 Old Tustin Ave. Santa California 92705 Ques-Ana, tions: 949-427-2010 Sale Line: (949) 776-4697 Patricia San-Foreclosure Manager PPP#25-004231 Publish 7/11/2025, 7/18/2025, 7/25/2025

ELK GROVE CITIZEN T.S. No. 24-72178 APN: 132-2000-039-0000 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2017. **UNLESS YOU TAKE ACTION** TO PROTECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU **NEED AN EXPLANATION OF** THE NATURE OF THE PRO-CEEDING 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 MAR-RIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly 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, Califor-

nia, 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 timated 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, CALIFOR-NIA 95757Described as follows: As more fully described in said Deed of TrustA.P.N # .: 132-2000-039-0000The dersigned Trustee disclaims any liability for any incorrect-

ness of the street address or

other common designation, if

any, shown above. If no street

address or other common des-

ignation is shown, directions

to the location of the property

may be obtained by sending a

written request to the benefi-

ciary within 10 days of the date

of first publication of this Notice

sidering 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 vou 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. vou 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 proper-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. Inabout postponeformation ments 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," vou 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 tracker. auction.com/sb1079. usina 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 450Irvine, CA Non-Automated 92606For Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 www. auction.com Ryan Bradford, Trustee Sale OfficerThis of-

of Sale.NOTICE TO POTEN-

TIAL BIDDERS: If you are con-

T.S. No.: 2025-13966-CAAPN: 132-2470-005-0000 Property Address: 9840 CARICO WAY ELK GROVE, CA 95757NO-

fice is enforcing a security in-

terest of your creditor. To the

extent that your obligation has

been discharged by a bank-

ruptcy court or is subject to an

automatic stay of bankruptcy,

this notice is for informational

purposes only and does not

constitute a demand for pay-

ment or any attempt to collect such obligation. EPP 44283

Pub Dates 07/11, 07/18, 07/25/2025

ELK GROVE CITIZEN

TICE OF TRUSTEE'S SA-LEYOU ARE IN DEFAULT UNDER A DEED OF TRUST **DATED 1/14/2016. UNLESS** YOU TAKE ACTION TO PROTECT YOUR PROPER-TY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PRO-CEEDING 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

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 trust-

ee'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 immedi-

ately for advice regarding this

potential right to purchase.

Date: 7/3/2025 Nestor Solutions.

Legal Advertising 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 tenantsDuly Appointed Nestor Solutions, LLCDeed 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, CaliforniaDate 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 95814Amount of unpaid balance and other charges: \$349.590.24 Street Address or other common designation of real property: 9840 CAR-ICO WAY ELK GROVE, CA 95757A.P.N.: 132-2470-005-0000The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 vou 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 ty. NOTICE TO PROPER IT OWNER: The sale date shown on this notice of sale may be ostponed 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-ČA 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 Legal Advertising Hotline 916-483-2299 Legal Advertising Fax 916-773-2999

ADVERTISING LEGAL

The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - Octorber 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

TRUSTEE SALE

205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Office-

Pub Dates 07/11, 07/18, 07/25/2025 **ELK GROVE CITIZEN** No.: **2024-00347** APN: Property 132-1270-023-0000 Address: 10322 Machico Way, Elk Grove, California 95757 TRUSTEE'S OF SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/20/2022. UNLESS TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU AN EXPLANATION NEED 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 Visitacion Duly Appointed Trustee: Sokolof Remtulla Recorded 6/28/2022 as Instrument No. 202206280151 in book -, page of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 8/12/2025 at 1:30 PM Place of Sale: East Entrance County Courthouse, 720 9th St, Sacramento, CA 95814

Amount of unpaid balance and

other charges: \$52.531.50 Street

Address or other common des-

ignation of real property: 10322

Machico Way Elk Grove, California 95757A.P.N.: 132-

1270-023-0000The undersigned

Trustee disclaims any liability for

any incorrectness of the street

address or other common desig-

nation, 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 beneficiarv 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, vou 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 re-sources, 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 websitewww. elitepostandpub.com using the file number assigned to this case 2024-00347. 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 pur-chase 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,

trustee sale, you can call 866-266-7512 or visit this internet www.elitepostandpub. com using the file number assigned to this case 2024-00347 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: 7/8/2025 Sokolof Remtulla2301 Dupont Drive, Suite 505Irvine, CA 92612Sale Line: 866-266-7512 Deziray Scotia, Junior Trustee Sale OfficerEPP 44399 07/25 Pub Dates 07/18, 08/01/2025 ELK GROVE CITIZEN 8-1-25

250619507 Notice Of TS No. Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 948-111-006 Property Address: 39897 Verono Corte Murrieta, CA 92562 Title Order No.: 95529479 Whereas, on 5/8/2013, a certain Deed of Trust was executed by Mariluz Sommer, A Married Woman As Her Sole And Separate Property as trustor in favor of Reverse Mortgage Solutions, Inc. as beneficiary, and Lawyers Title as trustee, and was recorded 5/13/2013, as Instrument No. 2013-0227870, in the Office of the County Recorder of Riverside County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 12/1/2020, recorded on 12/15/2020, as instrument number 2020-0635003, in the Office of the County Recorder, Riverside County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 6/14/2024. was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinguent as of 8/12/2025 is \$353.844.54; and Whereas, by virtue of this default,

the Secretary has declared the

entire amount of the indebted-

ness secured by the Deed of

Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and Commissioner by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner. recorded on 9/4/2018 as instrument number 2018-0353951, sure notice is hereby given that on 8/12/2025 at 9:30 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 6 Of Tract No. 21999, In The City Of Murrieta, County Of Riverside, State Of California, As Shown By Map On File In Book 174, Pages 32 To 37 Inclusive Of Maps, In The Office Of The County Recorder Of Said County. Commonly known as: 39897 Verono Corte, Murrieta, CA 92562 The sale will be held at bottom of stairway of building located at 849 West Sixth Street, Corona, CA. The Secretary of Housing and Urban Development will bid an whose name(s) estimate of \$353.844.54. There will be no proration of taxes. rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$35,384.45 [10% of the Secretary's bidl in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the 8/01/2025 successful bid is oral, a deposit of \$35,384.45 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, YOU all real estate and other taxes

that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title

At the conclusion of the sale the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be

for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted

by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such fail-The commissioner may. at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based

upon a right of redemption, in the

mortgagor or others subsequent

to a foreclosure completed pur-

suant the Act. Therefore, the

Foreclosure commissioner will

issue a Deed to the purchaser(s)

upon receipt of the entire pur-

chase price in accordance with

the terms of the sale as provided

herein. HUD does not guarantee

that the property will be vacant. The amount that must be paid

if the Mortgage is to be reinstat-

ed prior to the scheduled sale is

\$353,507.39, as of 8/11/2025,

plus all other amounts that would

be due under the mortgage

agreement if payments under

the mortgage had not been ac-

celerated, advertising costs and

postage expenses incurred in

giving notice, mileage by the

most reasonable road distance

for posting notices and for the

State of California. Executed by: DEBORAH HULIVIAIN, AND SINGLE WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, EQUIVALENT or other form of payment authorized by 2924h(b) (Pavable at time of sale in lawful money of the United States) At the main entrance to the County Courthouse, 720 9th Street, 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 de-scribed as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 132-1820-022-0000 The street address and other common designation, if any, of the real property described above is purported to be: 6204 CASTRO VERDE WAY, ELK GROVE, CA 95757-3492 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty. expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the

Foreclosure Commissioner's atimmediately due and payable tendance at the sale, reasonable and has caused a written Notice and customary costs incurred for of Default and Election to Sell to title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the forecloprior to reinstatement. Date: 6/19/2025 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 6/20/2025 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) is/are subscribed to the within instrument and acknowledged to me that he/ she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal) Published 7/18/2025, 7/25/2025

for

ELK GROVE CITIZEN NOTICE OF TRUSTEE'S SALE TSG No.: 8792084 TS No.: 24-APN: 132-1820-022-0000 Property Address: 6204 CASTRO VERDE WAY, ELK GROVE, CA 95757-3492 YOU IN DEFAULT UNDER A DEED OF TRUST, DATED 10/23/2019. UNLESS 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,

SHOULD CONTACT A LAWYER. On 08/07/2025 at 01:30 P.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/17/2019, as Instrument No. 201912170865, in book, page,, of Official Records in the office of the County Recorder SACRAMENTÓ County CHECK/CASH

be executed. The undersigned 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. All bids are subject to California Civil Code 2924h and are sold "AS-IS". 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 applica-ble, the rescheduled time and date for the sale of this property you may call 844-693-4761 or visit this internet website www. awest.us, using the file number assigned to this case 24-009825 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: You may have a right to purchase this property after the trustee auction conducted after January 1, 2021, 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 844-693-4761, or visit this internet website www.awest. us, using the file number assigned to this case 24-009825 to find the date on which the trust-ee'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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 con-

tacting an attorney or appropriate

real estate professional imme-

diately for advice regarding this potential right to purchase. If the

sale is set aside for any reason,

the Purchaser at the sale shall be

entitled only to a return of the de-

posit paid. The Purchaser shall

have no further recourse against

the Mortgagor, the Mortgagee or

the Mortgagee's attorney. Date:

America West Lender Services,

LLC P.O. Box 23028 Tampa, FL 33623 America West Lender

Services, LLC MAY BE ACTING

AS A DEBT COLLECTOR ATTEMPTING TO COLLECT

A DEBT. ANY INFORMATION

OBTAINED MAY BE USED FOR THAT PURPOSE

TRUSTEES

INFORMATION PLEASE CALL

844-693-4761 NPP0476494 To: CITIZEN (ELK GROVE)

FOR

07/18/2025,

08/01/2025

ELK GROVE CITIZEN

PURPOSE

07/25/2025,

SALE

8-1-25

ELK GROVE UNIFIED SCHOOL DISTRICT

48 hours after the date of the

LEGAL NOTICE NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN THAT the Board of Education of the Elk Grove Unified School District, County of Sacramento, State of California, will receive sealed bids up to but no later than AUGUST 13, 2025, at 4:00 P.M. P.ST. for:

BID# 800-25/26 KILNS AND RELATED ITEMS

The Bid must be obtained, submitted, and received electronically online through the EGUSD online Bonfire Procurement Portal at https://egusd.bonfirehub.com

Bids will not be opened or read publicly and will be opened in accordance with the procedures set forth in Public Contract Code Sections 20112 and 1601.

The District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judge of the suitability of products and services being offered

For assistance, please contact Brad Minami at **bminami@egusd.net** or by phone at (916) 686-7773.

Brad Minami Director, Purchasing & Warehouse Elk Grove Unified School District

Elk Grove Citizen 7-18, 7-25-2025

City of Elk Grove - Zoning Administrator NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, July 28, 2025, at 5:00 p.m., or as soon thereafter as the matter may be heard, the Elk Grove Zoning Administrator will hold a Public Hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California to consider the matter:

8633 BADER ROAD MAP EXTENSION (PLNG25-008) - TENTATIVE PARCEL MAP EXTENSION TO PLNG20-013:

The Project consists of a 36-month time extension to the previously-approved 8633 Bader Road Tentative Parcel Map (TPM) (PLNG20-013), which would subdivide one existing ±20-acre parcel into three parcels ranging in size from 5 acres to 10 acres. The time extension would extend the expiration date of the TPM to June 2, 2028.

The TPM will remain subject to the Conditions of Approval of the original TPM approval (PLNG20-013; 8633 Bader Road Map).

PROPERTY OWNER/PROJECT APPLICANT: Rahat Saied Trust Rahat Saied (Representative) 5101 Turnsberry Ct. Elk Grove, CA 95758 LOCATION/APN: 8633 Bader Road; APN: 122-0250-001 ZONING: Agricultural Residential – 2-Acre Minimum (AR-2) GENERAL PLAN: Rural Residential (RR) ENVIRONMENTAL: No further environmental review is required under the California Environmental

PROJECT PLANNER: Antonio Ablog, Planning Manager, 916.627.3335 or aablog@elkgrove.gov Dated / Published: July 18, 2025

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Zoning Administrator must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken along with the appropriate fee.

of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 478-3620 or TTY (888) 435-6092. Notification 48 hours prior to the meeting will

enable the City to make reasonable arrangements to ensure accessibility. For more information: Secretary (916) 478-3620 or skyles@elkgrove.gov

NOTICE REGARDING CHALLENGES TO DECISIONS Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any

Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)

Elk Grove Citizen 7-18-2025

NOTICE OF ELECTION

terms of said Deed of Trust, 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 obligation secured by the

property to be sold and reason-

able estimated costs, expenses

and advances at the time of the

initial publication of the Notice of

Sale is \$ 456,080.13. The bene-

ficiary under said Deed of Trust

has deposited all documents ev-

idencing the obligations secured

by the Deed of Trust and has de-

clared all sums secured thereby

Notice is hereby given to all qualified electors that an election will be held in the County of Sacramento for Omochumne-Hartenell Water District on Tuesday, November 4, 2025 and that candidates to be voted upon at said election may declare their candidacy for the following offices:

2 Directors, to be elected at large to fulfill 4-year terms and one director to fill a 2 year term.

Qualifications: Candidate must be a holder of title to land within the district, the legal representative of a holder of title to land within the district or a representative designated by a holder of title to land within the district if the holder has filed with the district written evidence of that said designation.

Declarations of candidacy and related forms are available at the District office located at 8970 Elk Grove Blvd. Elk Grove. CA 95624 or on the District's website at www.ohwd.org. For more information contact the District at 916-682-5958.

nomination documents must be filed at Omochumne-Hartnell Water District's office, 8970 Elk Grove Blvd, Elk Grove, CA 95624 no later than 5:00 pm on August 8, 2025 in person or by mail to P. O. Box 211 Wilton, CA 95693 arriving to the office no later than 5:00 pm August 8, 2025. If, however, an incumbent does not declare candidacy by 5:00 pm on August 8, 2025, candidates other than the incumbent shall have until 5:00 pm on August 13, 2025

to declare their candidacy for such office. Appointment to each elective office will be made as provided for in applicable statues in the event there are no nominees or an insufficient number of nominees for such office for an election by

Dated: July 10, 2025 Michael Wackman General Manager Omochumne-Hartnell Water District

5:00 p.m. on August 13, 2025.

Elk Grove Citizen 7-18. 7-25-2025

City Teams Up with Nationally Acclaimed Artist

City of Elk Grove News Release

ELK GROVE, CA (MPG) - In a bold and exciting move to celebrate the City of Elk Grove's 25th anniversary, the city is partnering with world-renowned artist and puzzle creator Eric Dowdle, of Dowdle Studios, to create one-ofa-kind artwork and puzzles honoring Elk Grove.

Eric Dowdle is a household name among art and puzzle enthusiasts. Since launching his puzzle line in 1997, Dowdle has sold more than 10 million puzzles through major retailers like Costco, Walmart and countless small businesses worldwide.

His unique artistic style celebrates the heart and soul of American cities, and his hit television show, "Painting the Town with Eric Dowdle," now rebranded as "The Piece

Maker" on Magnolia Network, has brought his storytelling and colorful cityscapes to screens across the globe.

Elk Grove will join other California cities uniquely captured in Dowdle puzzles including Morro Bay, San Clemente, Long Beach, Los Angeles, San Francisco, San Diego, Santa Barbara, Monterey and Santa Monica.

The Elk Grove project will include visits to the city by the artist in the coming months that will result in original artwork and limited-edition puzzles available just in time for the holidays.

This special collaboration reinforces the city's ongoing commitment to arts, culture and creative placemaking.

Look for project updates and details about a special fall unveiling event at elkgrove.gov/25.



Elk Grove will join other California cities uniquely captured in artist and puzzle creator Eric Dowdle's puzzle artwork. Photo

Legal Advertising Hotline 916-483-2299 Legal Advertising Fax

916-773-2999

LEGAL ADVERTISING

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

ELK GROVE UNIFIED SCHOOL DISTRICT

LEGAL NOTICE

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN THAT the Board of Education of the Elk Grove Unified School District, County of Sacramento, State of California, will receive sealed bids up to but no later than AUGUST 8, 2025, at 4:00 P.M. P.ST. for:

BID# 801-25/26 STAGE RISERS AND RELATED ITEMS

The Bid must be obtained, submitted, and received electronically online through the EGUSD online Bonfire Procurement Portal at https://egusd.bonfirehub.com

Bids will not be opened or read publicly and will be opened in accordance with the procedures set forth in Public Contract Code Sections 20112 and 1601.

The District reserves the right to reject any and all bids received in whole or part, to waive any irregularities in the bids or bidding, and to be the sole judge of the suitability of products and services being offered.

For assistance, please contact Brad Minami at bminami@egusd.net or by phone at (916) 686-7773.

Brad Minami Director, Purchasing & Warehouse Elk Grove Unified School District

Elk Grove Citizen 7-18, 7-25-2025

ELK GROVE UNIFIED SCHOOL DISTRICT

LEGAL NOTICE NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN THAT the Board of Education of the Elk Grove Unified School District, County of Sacramento, State of California, will receive sealed bids up to but no later than AUGUST 12, 2025, at 4:00 P.M. P.ST. for:

BID# 802-25/26 STAGE CURTAINS, INSTALLATION, AND RELATED ITEMS The Bid must be obtained, submitted, and received electronically online through the EGUSD online

Bonfire Procurement Portal at https://egusd.bonfirehub.com Bids will not be opened or read publicly and will be opened in accordance with the procedures set

forth in Public Contract Code Sections 20112 and 1601. The District reserves the right to reject any and all bids received in whole or part, to waive any

irregularities in the bids or bidding, and to be the sole judge of the suitability of products and services being offered. For assistance, please contact Brad Minami at **bminami@egusd.net** or by phone at (916) 686-7773.

> Brad Minami Director, Purchasing & Warehouse Elk Grove Unified School District

> > Elk Grove Citizen 7-18, 7-25-2025

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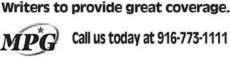
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ABOUT TOWN

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

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 cosumnescsd.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.

Saturday, July 26

Learn to Be a Kitten Foster and Save **Lives** – 1 p.m. to 3 p.m. at the Elk Grove Animal Shelter. This free, entry-level neonatal kitten care class will increase your knowledge of how to care for these precious little ones, birth to five weeks old. Contact us to sign up at info@egasneonatalkittencare.org. 9150 Union Park Way.

Saturday, Aug. 2

Wilton Bingo - 5 p.m.: Doors open at 5 p.m. with food available for sale, and bingo starts at 6 p.m. in the Wilton Community Center All proceeds go to two non-profits: the local Park Council and the Wilton History Group. Colony Road at Dillard Road.

Library Events

Sacramento County Libraries have the following upcoming events: (EG) Elk Grove Library, 8900 Elk Grove Blvd.; (F) Franklin, 10055 Franklin High Road; (NW) Nonie Wetzel Library, 170 Primasing Ave., Courtland; (VH) Valley Hi / North Laguna, 7400 Imagination Parkway, Sacramento:

Friday, July 18: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Drive. (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)

Thursday, July 24: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Road, 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) Teen book group, 4-5 p.m. (F)

Friday, July 25: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Drive. (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 26: Explore and learn, 10 a.m. to 11 a.m. (F) STEAM lab - with Mad Science, 3 p.m. to 4:00 p.m. Mad Science instructors will teach us about science with a flair. The program will be full of experiments, humor and audience interaction. (VH)

Tuesday, July 29: 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 30: 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) Adult book group, 1:30 p.m. to 2:30 p.m. (NW) Summer reading program - Magician Jon Lopez, 2 p.m. to 3 p.m. (NW)

Thursday, July 31: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Road, 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, Aug.1: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Drive. (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, Aug. 2: Adult space – senior yoga with Coach Sarah, 10 a.m. to 11 a.m. (NW) Explore and learn, 10 a.m. to 11 a.m. (F) STEAM for kids – Wild Things, 3:30 p.m. to 4:30 p.m. Meet real, live animals up close with local conservation ambassadors Wild Things in an educational, entertaining event. (EG)

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 elkgrovero-

Widowed Persons Social Club - 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 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

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 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 egdarregistrar@gmail.com.★

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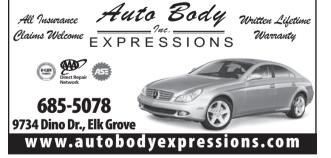
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AFFORDABLE TRENCHL

Kings Korner By V.G. Harris

The NBA summer league represents an entertaining time of the year for NBA fans and franchises alike. But for owners, GM's and coaches, it represents much more.

Validation of the thousands of hours of predraft work and now it's time to see how the hopeful new members of the team are going to perform.

For the Sacramento Kings, that means particular attention to first round pick Nique Clifford and second round pick 7'1" Maxime Raynaud.

With two games in the books, the Kings are 2-0 and their draft choices are holding up their end of the bargain.

Nique Cifford is averaging 18 points per game while hitting the boards with a level of ferocity that helped him set a Colorado State school record for rebounds just a sea-

Clifford has shown a level of confidence on both ends of the floor that has raised eyebrows and brings back memories of other standout first round picks like DeAaron Fox and Keegan Murray.

Both Fox and Murray stepped into the starting lineup and never looked back. Clifford may face a challenge, as the Kings' starting lineup is stacked with talent, including Zach LaVine, Keegan Murray, DeMar DeRozan and new point guard Dennis Schröder. One of these four players would have to move to the bench if Clifford is to break into the starting lineup. In addition, last year's first round pick Devin Carter is playing like an NBA veteran and fans wonder if Carter will challenge newcomer Dennis Schroder for the position of starting

A good problem to have? Not sure, as the Kings have been shopping sharpshooter DeMar DeRozan from coast to coast with no apparent takers.

It's a long way from the start of the regular season, so no reason to spend time worrying about something that may never become a problem.

Clifford isn't the only draft choice raising eyebrows, as second round pick Maxime Raynaud is making his presence felt in Las Vegas. Raynaud, a four-year player out of Stanford, scored 16 and 17 points respectively in the two opening games, displaying his talents around the rim and scoring from beyond the arc.

After a tepid start in game one with eight points and three boards, last year's rookie guard Devin Carter lit it up against the Bulls, scoring a team-leading 30 points while securing eight boards in the process.

Isaac Jones had identical stats in both games, scoring 11 points while grabbing six rebounds. Jones remains an enigma and at 6'9" with a gigantic wingspan, has the body the Kings are looking to duplicate. A second-year man, Isaac is hoping to find more playing time than last season when he played in just 40 games averaging a paltry seven minutes per contest. There is a lot of legitimate talent on this

team, and summer league is all about showing what you can bring to the table.

The Kings appear to still be high on Devin Carter, despite his name popping up in trade rumors but I would like to see what the Kings can do with Carter in the upcoming season, and at the very least, put him to back up the starting point guard. Carter has shown growth in his ball handling skills, and I believe he can be a strong contributor.

Big man Maxime Raynaud may be a project that takes time, as at 7'1" I would expect to see more rebounding than what he showed us in his first two games. While 6'6" guard Nique Clifford led the team in rebounding with 12 against the bulls, Raynaud had only five boards for the contest. Raynaud had just six boards in game 1 versus the Magic but his penchant for scoring the ball is very apparent. Domantas Sabonis would love to have a

little more company on the glass this season, so time will tell if rebounding is a part of Raynaud's game that just needs time to ferment. What better teacher to school a young big man than the NBA's rebounding champ for the past three seasons?

There are many reasons for optimism, Kings fans, and summer league is just one. Vivek Ranadive, Scott Perry and Doug Christie are smiling like Cheshire cats as their young draft picks show the NBA world what they can do.

Stay tuned and enjoy the NBA summer league!

All the best!

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

Social Security Matters

Why Can't I get my SS Payment plus my Railroad Pension from my Ex-spouse?



By Russell Gloor. AMAC Certified Social Security Advisor

Dear Rusty: I have a question. I now get a Railroad Pension from my ex-husband. I did not know it was from the Social Security Administration. I want to collect my SS benefits and my Railroad pension. Can I do that? I do not understand why I cannot collect both. Please advise. Thank you. Signed: Railroad Ex-spouse

Dear Railroad Ex-spouse: Railroad pension benefits and Social Security benefits are fully coordinated – that is, your Railroad pension payment from your ex-spouse already includes your earned Social Security retirement benefit. That's because the two government agencies (the RRB Railroad Retirement Board - and SSA (Social Security Administration) work together and pay your benefits in one single

payment, usually managed by the RRB if some of your benefit includes a railroad pension component. The RRB and SSA are two separate government agencies, but they fully coordinate benefits for beneficiaries. This is exactly the same

as if you were collecting regular SS ex-spouse benefits (instead of RR benefits) from your ex-husband; your personal SS retirement benefit is always paid first, and you receive an additional amount (a spousal boost) from your ex-husband. In your case, your "spousal boost" is the difference between your personally earned SS retirement benefit at your full retirement age (FRA) and half of your ex-husbands Tier I Railroad retirement benefit amount at his full retirement age. A railroad pension usually consists of two pieces - a Tier I benefit and a Tier II benefit, with Tier I benefits being the equivalent of the pensioner's Social Security.

Your ex-spouse benefits under the RRB are handled the same way. The two agencies fully coordinate with each other, evaluate your SS entitlement, and then reduce the amount of your RRB Tier I ex-spouse benefit by your

SS retirement amount and pay both amounts together. In this way, you only get one payment, consisting of both your earned SSA component and the RRB component. And whenever there is a railroad component, the RRB (Railroad Retirement Board) is usually responsible for making pension payments.

You may find the information at this RRB website helpful: https://rrb.gov/ RB-9/Social_Security_ Benefits and you can also contact your local RRB field office by accessing this link: https://www.rrb. gov/Field-Office-Locator.

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). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website (amacfoundation.org/ programs/social-security-advisory) or email us at ssadvisor@amacfoundation.org.

The Bee's editorial

board wrote. "Unfortunately,

he doesn't measure up when

it comes to looking out

for the best interests of his

The editorial continued,

"The Congressional Budget

Office, a nonpartisan agency,

estimated that the Senate ver-

sion of the bill, which was

eventually passed, reduces

federal Medicaid spending by

\$1 trillion over 10 years and

increases the number of unin-

"What happened to Valadao

in five days to change his

mind? For one thing, he vis-

ited the White House on

Wednesday. His office didn't

provide details of that reunion,

but Trump has used such meet-

ings to pressure reluctant

lawmakers to do his bidding

received assurances from the

White House that the Medicaid

cuts will "be structured in a

way that benefits our provid-

ers and keeps our hospitals and

Aware of his precarious

hold on the seat, Valadao

has continuously stressed his

independence, even being

one of only 10 Republicans

who voted to impeach Trump

during his first presidential

However, Valadao's vote for

Trump's bill undermines that

independent image and will

communities running."

Valadao insists that he

over that of the people."

sured people by 11.8 million.

community."



The Joy of Banana Ball

Major League Baseball is currently debating various rules changes to improve the game, when what it really needs is more players wearing capes and doing backflips.

That, at least, is the lesson of Savannah Bananas, the barnstorming team that has come up with a madcap version of baseball that is widely popular and selling out stadiums around the country.

The Bananas, or the Nanners, as devotees call them, sold out Clemson University's Memorial Stadium back in April, with 81,000 in attendance. Tickets for a couple of games at Yankee Stadium in September are selling on secondary sites at rates significantly higher than any Yankees game.

Who's Yankee ace Max Fried compared to Dakota Stilts, the Bananas pitcher who bestrides the mound standing at 10 feet and 9 inches on, yes, stilts? The Bananas and their handful of spin-off clubs have made the American pastime even more American.

Banana Ball, currently on what it calls a "world tour," is the baseball equivalent of the carnival coming to town. It taps into the barnstorming baseball tradition that goes back to the 19th century, into the antic spirit of minor-league baseball with its corny entertainment between innings, and into the lem Globetrotters. Twerking and behind-the-back

a summer league for college ballplayers. When the team's exhibition games with modified rules proved more popular than their staid standard fare, they went all exhibition.

We associate baseball with lazy summer afternoons, but there's nothing lazy about Banana Ball.

It takes everything dull or overly subtle about baseball and smashes it underfoot while dancing

to a pop song. At the end of the day, does anyone besides the true connoisseur enjoy seeing a batter try to bunt? In Banana Ball, bunting is strictly prohibited and any attempt will get the offending batter ejected from the game.

Then, there are walks. Who walks in a real sport? What is this, golf? In Banana Ball, after the pitcher issues a base-on-balls, every fielder besides the pitcher and catcher has to touch the ball before the runner can be tagged out. This creates an incentive for runners to actually run out of the batter's box, and very often they reach second base.

Banana Ball, correctly, views incessant and unnecessary delay as the enemy of fan engagement. Batters can't step out of the batter's box. There are no visits to the mound. The game is timed and can't last more than two hours. (MLB has taken steps in this direction with the wondrously success-

ful innovation of the pitch

showmanship of the Har- clock, but can still do more to hustle things along.)

In loud and intense footcatches are all encouraged. ball stadiums, the fans are The Savannah Banan- called "the 12th man." In as were originally part of Banana Ball, the fans are the Coastal Plain League, literally the 10th fielder -- if one of them catches a foul ball on the fly, the bat-

> "Whoever wants the heart and know mind of America," the French-American historian Jacques Barzun famously wrote, "had better learn baseball."

> Intellectuals aren't going to rhapsodize about Banana Ball, but it says something about America, too. Its popularity shows how much we prize speed, constant entertainment and, oh veah, viral moments on social media (which Banana Ball provides in abundance). Kids, in particular, love it.

> Banana Ball isn't a sacrilege against the game, any more than wiffle ball or beer-league softball are. It is a popularization of baseball and advertisement for it, demonstrating how a game that is perceived as dull and uneventful can be the occasion for rollicking

> We won't be arguing decades from now about who was the best Banana Ball player of this era. We can enjoy the spectacle all the same. The supposed inventor

> of baseball, Abner Doubleday, got much right. So. who can blame him for not realizing how much the game could be enhanced by adding musical numbers and having pitchers throw from trampolines? Rich Lowry is editor of

the National Review.

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California GOP Members of Congress Might Regret Backing Trump's Megabill



By Dan Walters, CALMatters.org

Last Thursday (July 3), just minutes after the House of Representatives passed President Donald Trump's "Big Beautiful Bill" to overhaul federal taxes and health care spending, the National Republican Campaign Committee issued a statement touting Rep. David Valadao's vote for the controversial measure.

"In a major win for Californians, David Valadao just voted to pass landmark legislation that lowers taxes, boosts economic growth, strengthens essential benefits, and restores law and order in California," the NRCC declared. "Congressman David

Valadao is doing exactly what he promised: delivering real results, restoring fiscal sanity, and fighting for California families," NRCC spokesman Christian Martinez said. "His vote is proof that strong leadership and commonsense still matter in Washington." A couple of hours later,

Protect Our Care California, a health care advocacy organization with close ties to Democratic Party leaders,

announced that it will air video ads criticizing Valadao and nine other Republican congressional members for their votes. "Representative David Valadao just voted for the breaks for billionaires and giant presence in Washington, big corporations, and we're going to make sure that every single one of their constituents knows it," said Matthew Herdman, director of Protect Our Care California.

The ads are aimed at Valadao and other members of California's Republican congressional delegation, including Young Kim and Ken Calvert, because they are considered to be the most vulnerable incumbents as the two major parties battle over control over the House in next year's elections.

Republicans have a paperthin House majority — as demonstrated by the 218-214 final vote on Trump's high priority bill — and Valadao, Kim and Calvert barely survived past challenges. Valadao first won a congressional seat in 2012, lost it in 2018 and regained it in 2020. He successfully fended off Democrat Rudy Salas in 2022 and 2024.

What happens in the three targeted districts next year could easily determine which party will prevail, with potentially major consequences for the final two years of Trump's presidency.

Valadao's vote for the bill is especially noteworthy because Democratic voters outnumber Republicans by 12 percentage points in the San Joaquin Valley's 22nd Congressional District, two-thirds of his constituents rely on Medi-Cal (California's version of Medicaid) for their health care, and he had repeatedly promised not to vote for any reductions in the program. The Fresno Bee's edito-

him for seemingly abandon-

ing that pledge under pressure

"At a height of 6-feet-4,

Rep. David Valadao can cast a

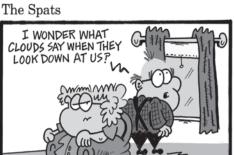
from Trump.

almost certainly be weaponized as Democrats try again to capture his seat next year. Dan Walters is one of the rial page quickly excoriated

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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wider. 3. Sandwich is larger. 4. Cookie jar is smaller. 5. Fridge door is not as wide. 6. Countertop is thicker. Differences: 1. Freezer handle is wider. 2. Upper cabinet is

by Dave T. Phipps

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by BUD BLAKE



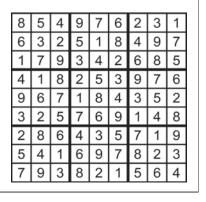
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and _____ of "Aristo-

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smiley ____ Cat 55. Star Wars attacker

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60. *Cereal-praising tiger

61. Lake north of Cleveland 62. Comedian Schumer 63. Health resort

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match

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48. What pertussis patients

49. Temporary tattoo ink

50. Class reunion attendee 51. With bloodshed

52. *A. L. Webber musical 53. One in a million 54. Children's author Blyton 55. Repeated Cuban dance

step 58. An affirmative

Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9. 14 • The Elk Grove Citizen

JULY 18, 2025

Ten Teams Aim for Cal Ripken World Series



Teams watched the Around the Horn Challenge.

Story and photos by Nathan Felix Valencia

ELK GROVE, CA (MPG) - The Cal Ripken 10U Pacific Southwest Regional Tournament is taking place in Elk Grove this year. This tournament is being held at Morse Community Park through July 19. Games officially started on Monday, July 14 and the championship game will be on Saturday, July 19.

Ten teams that qualified to play in this year's tournament: three teams from Central California' two teams from Northern California and Hawaii' and a team each from Southern California, Arizona and Nevada.

They will face each other throughout the week to win a spot to compete in the Cal Ripken 10U World Series Aug. 7 through Aug. 16 in Vincennes, Indiana.

Each of the 10 teams

that qualified for the tournament were required to check in on Sunday, July 13. Following the check-in, every team participated in a pin exchange, dinner and a skills challenge all together.

The skills challenge included a relay race, an around the horn competition, a golden arm challenge and a homerun derby.

Dawniella Meier, Laguna Youth Baseball president, wanted the skills challenge to "allow players to compete and have fun together, and not necessarily compete against each other as teams."

Starting July 14, there are two games played at 9 a.m. and two games that follow at 11:30 a.m. every day until the last day on July 19

On the last day of the tournament, there will be two games that start



Dawnielle Meier, Laguna Youth Baseball president, hopes "the kids take away the experiences of being able to meet kids from other states just being able to play with each other."

at 8:30 a.m. The winners from those two games will go against each other in the championship game at noon.

The championship winner will punch its ticket to the Cal Ripken World Series and play some of the best competition in their age range: something that every kid playing baseball dreams of.

Each team is playing



Every team participated in the Pin Exchange.

for an opportunity to play under the lights and have everyone in the baseball community watch, as well as have friends and family cheer them on from across the country. The Cal Ripken 10U Pacific Southwest Regional Tournament is a chance that only comes so often:

to play at the biggest stage of youth league baseball where every run, every game and every moment matters.

Although there is only one team that will make the World Series, Meier hopes "the kids take away the experiences of being able to meet kids from other states just being able to play with each other."

The ultimate goal is to continue to play at a high level into high school, then college.

But until that time comes, each team and each player has eyes set on making the Cal RipkenWorld Series.

Fun and Skills at Youth Foundation's Soccer Camp

Story and photos by Nathan Felix Valencia

ELK GROVE, CA (MPG) - A free soccer camp, hosted by the Invictus Youth Foundation, was held July 10 and July 11 at Hal Bartholomew Sports Complex to help youth improve their soccer skills in a fun and encouraging environment.

The camp welcomed children ages 5 to 12 and ran from 8:30 to 11 a.m. each day. Day one focused on fun to encourage kids to return, while day two emphasized techniques such as dribbling, passing and shooting.

Younger participants practiced through play whereas older groups engaged in drills paired with life lessons.

Coaches Jay Fan and Kyle Pimenta helped run the camp and taught lessons on how to be a good teammate, student, son/daughter and friend.

Pimenta said they "really emphasized character choices and are trying to teach kids about having that championship mindset and having good character".

Fan added that good character can be shown in different ways including "Being the best you can, never giving up and having perseverance." He explained that these traits set youth on the right path by guiding them to make



good decisions.

Invictus Youth
Foundation also holds
other camps for sports such
as football, basketball,
volleyball and wrestling.
These camps benefit youth
in the community, especially at-risk youth, by
being a positive influence

on children.

"The camps are designed to be completely free so kids who cannot afford camps can naturally come and have a good experi-

ence," Fan said.
All children are welcomed, and the foundation

aims to provide these positive experiences for youth to build the foundation for

a successful life.

Everyone involved shares a love of sports and want to give back to the younger generations. Invictus Youth Foundation coaches and leaders hope the camp experience encourages youth to return

each year.

"I just love being out here because I love soccer and it is so good seeing kids having fun and being healthy," said Pimenta. ★



Coach Jay Fan poses with Officer Smith.



Coach Jay Fan asks the young players, "Who loves soccer?"



Coach Kyle Pimenta after demonstrating a drill: "I just love being out here because I love soccer and it is so good seeing kids having fun and being healthy."