



Elk Grove Citizen

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AUGUST 8, 2025

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Strauss Festival Upholds Timeless Tradition



The theme for the 36th annual Strauss Festival, "Practically Strauss in Every Way," featured a choreographed adaptation of the classic film "Mary Poppins." Photo by Rawbert A. Wagner

By Idaly Valencia

ELK GROVE, CA (MPG) - Founder Iris Zimbelman's vision 36 years ago was to bring the light, lyrical sounds of Johann Strauss Jr. that she experienced in Vienna to Elk Grove. Since then, her vision has grown into a full musical and visual production that is now a cherished community tradition.

The 36th annual Strauss Festival once again transformed Elk Grove Regional Park to a beautiful and whimsical experience for audiences

July 24 through July 27.

Every year, the performance carries a different theme.

This year's theme, "Practically Strauss in Every Way," featured a choreographed adaptation of the classic film "Mary Poppins."

The show comprises the 40-piece Camellia Symphony Orchestra and 86 dancers ranging from 4 to 74 years old. Strauss classical scores are showcased by a variety of dances such as polka, quadrille and waltz.

Throughout these four nights, Strauss Island (located in the middle

of Elk Grove Park) is the center of the event with its scenic setting surrounded by water. The orchestra, led by conductor Maestro Paolo Reyes, is seated in the island's amphitheater playing instruments that charms the audience with its sound.

The dancers, performing in front of the orchestra, captured gazes with their colorful costumes and graceful movements, visually complimenting the music.

Master of ceremonies Mark Hedlund started off by leading

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Council OKs Elliott Springs Stormwater, Lot Changes



CITY OF ELK GROVE

By John McCallum

ELK GROVE, CA (MPG) - The Elk Grove City Council approved a pair of resolutions and ordinances at its July 23 meeting making changes to the Elliott Springs subdivision project in the northeast section of the city.

The measures amended the Special Planning Area (SPA) and the Tentative Subdivision Map for Elliott Springs Village 3, allowing for acreage changes that will enable the construction of more homes in the age-restricted portion of the subdivision. The changes also amend the Tentative Subdivision Map Conditions of Approval, changes that will affect Villages 1 and 2 and modified the terms and conditions of the Development Agreement regarding some of the conditions surrounding construction of the development's overall infrastructure.

Originally approved by the Elk Grove City Council in 2014 as Silverado Village Project, the development was changed to Elliott Springs in 2021 with construction beginning that same year. According to the city staff report, the 230-acre site includes rural residential, low-density residential community commercial general plan areas along with open space, much of which is a 74-acre nature preserve in the northern section of the subdivision.

About 150 acres of the subdivision is designated as low-density residential, allowing single-unit homes to be constructed in the three residential villages, resulting in a density of 4.6 units per acre. The Elliott Springs Special Planning Area currently allows development of up to 660 single-unit residences and up to 125 independent/assisted living/memory

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Classes are in Session

Back-to-School Events and Resources

By MPG Staff

ELK GROVE, CA (MPG) - Students are preparing for the start of a new school year by gathering school supplies, updating wardrobes and filling backpacks.

The Elk Grove Unified School District's first day of class for schools on the traditional/modified traditional calendar is Aug. 14.

A series of back-to-school celebrations are scheduled in the area, offering free school supplies, food, services and entertainment.

Here are a few events that students and their families can attend to be ready for the first day of school.

Report Card Review

GradePower Learning Elk Grove will host a Back-to-School Open House from 2 to 5 p.m. Saturday, Aug. 9 at its center located at 9261 Laguna Springs Drive, Suite 120.

The event aims to help parents better understand their children's most

recent report cards and prepare for the upcoming school year. Tutors will be available to discuss academic goals and create personalized learning plans.

Children are welcome to attend and make their own keychain fidget toys during the event. Admission is free.

Get Ready for a Healthy School Year

The Elk Grove Unified School District hosts free summer walk-in immunization clinics at Monterey Trail High School in the small gym from noon to 5 p.m. Aug. 9, Aug. 11

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Students are preparing for the start of a new school year by gathering school supplies, updating wardrobes and filling backpacks. Photo courtesy of Marketplace 99

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OCC SENIOR SERVICES

Sammy's Star Search and Hot Summer Nights Concerts

By MPG Staff

ELK GROVE, CA (MPG) - The Cosumnes Community Services District is calling all rookie performers of Elk Grove to participate in the Sammy's Star Search talent show from 6 to 9 p.m. Aug. 8.

Residents are encouraged to come out and show off their talents on stage for a chance to be an opening act for an upcoming Hot Summer Nights Concert series, held in partnership with the City of Elk Grove.

Submit applications at bit.ly/3IVcYhQ (case sensitive) and include YouTube or Facebook links, or upload videos to Instagram and TikTok.

Tag @CosumnesParkRec, use the hashtag #ShineWithSammy and have friends share your videos.

Sammy's Star Search welcomes performers of all kinds and ages. For youth, both solo performers and bands are welcome to participate. For those ages 18 and up, only solo or duo acts are allowed (no adult bands). Stage time depends on the number of applicants and is not guaranteed.

It's a fun way to be recognized in your community and perform for others. Performers will receive positive feedback from the panel of "Star Gazers." Two acts will be chosen to open the concerts on Aug.

22 and Aug. 29. Other acts may also be invited to perform at the Giant Pumpkin Festival in October.

On Aug. 22, InnerSoul will perform family-friendly old-school, funk, Latin and dance hits. Premier classic rock band On Air will take the stage on Aug. 29. All shows, including Sammy's Star Search, will be held from 6 to 9 p.m. at Laguna Town Hall, located at 3020 Renwick Ave.

For the comfort and safety of all guests, attendees are reminded of the blanket policy: No blankets or lawn chairs are allowed in the amphitheater before 5 p.m. Items placed before that time will be removed.

Guests are encouraged to be courteous with blanket size per person or family. Only low-back lawn chairs with a seat no higher than 9 inches off the ground are permitted. High-back chairs will be asked to move to the back of the amphitheater. Please allow others space and a clear view.

Smoking is not permitted in the amphitheater. No pets are allowed except service animals. Keep walkways and stairs clear; dancing is only permitted in front of the stage. No guests are allowed on or backstage.

Cosumnes CSD and the Elk Grove Police Department remind



Bring family and friends to enjoy the free outdoor Hot Summer Nights Concert Series from 6 to 9 p.m. Aug. 22 and Aug. 29 at Laguna Town Hall. Photo courtesy of Cosumnes Community Services District

residents that the 10 p.m. city curfew for minors will be enforced during this event.

For safety reasons, Alvin

and Amy Bartholomew Park, located southeast of Laguna Town Hall, will close at 5:30 p.m. on each event date. ★



Harold D. Baldwin is author of "Up from Jackman," shown on right.

'Up from Jackman' Author Storytime and Signing

By MPG Staff

ELK GROVE, CA (MPG) - Join author Harold D. Baldwin on Saturday, Aug. 23 for a kids' hour reading at 11:30 a.m. and an adult hour reading at 12:30 p.m. from his book "Up from Jackman." A book signing will be held after the readings until 1:30 p.m.

"Up from Jackman,"

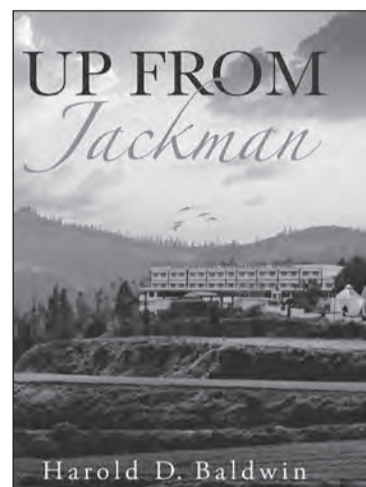
published in April, is meant for parents, teachers and students. The book touches on the notion that with determination and community support success can be achieved.

Baldwin was born in the rural South and received his education at Bowie State College in Maryland. He was professionally employed by the U.S.

Government in Washington, D.C., and later in San Francisco.

After his government position, for a total of 25 years, Baldwin worked for the Elk Grove and San Juan unified school districts.

The free book readings and signing will be at A Seat at the Table Books, 9257 Laguna Springs Drive, Suite 130. ★



Classes are in Session

Continued from page 1 and Aug. 12 for required immunizations to enter school.

This service is available to students wanting to enter the Elk Grove Unified School District, preschool through 12th-grade, who have no health insurance and/or insurance that doesn't cover vaccines. Other eligibility requirements include being Medi-Cal eligible or being American Indian or an Alaskan Native.

A parent or legal guardian must accompany the child and families should bring the child's yellow Immunization Card or an "out of compliance" letter from the school. No

appointment or registration is necessary.

Dream Center Annual Back to School Bash

The Dream Center Sacramento will host its second annual Back to School Bash from 10 a.m. to 1 p.m. Saturday, Aug. 9.

This is an outreach event designed to equip students for a successful school year, connect families with valuable community resources and create a fun, welcoming environment.

Held at North Laguna Creek Park, 6400 Jacinto Ave., the event serves families from Elk Grove by providing free backpacks, school supplies and access

to helpful services.

This event is all about enjoying a day of celebration, connection and family-friendly activities.

Back-To-School Backpack Bash

The Marketplace 99, at 9134 East Stockton Blvd., will give away backpacks and school supplies for youth ages 10 and under on Saturday, Aug. 16.

The giveaway will be held until supplies last. The free event will start at 10 a.m. and end at noon.

Families are invited to join for a morning full of family fun before school is officially back in session. A free raffle will be held at the event for an



A series of back-to-school celebrations are scheduled in the area, offering free school supplies, food, services and entertainment. Photo courtesy of Marketplace 99

opportunity to win prizes.

There will be a live deejay, a bounce house and

games. Free breakfast

treats will be available.

Those interested in

attending can register at

backtoschoolbackpack.com.

eventbrite.com. ★

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Strauss Festival Upholds Timeless Tradition

Continued from page 1

attendees on an adventure, beginning with Mr. and Mrs. Banks search for a new nanny.

Umbrellas twirling in the hands of the dancers throughout the night was the signature nod to the “perfect” nanny named Mary Poppins.

Marjorie Jones has been a co-chair for the Strauss Festival board for 14 years. She said that the goal has always been to provide the community with a free presentation of waltz and Strauss music.

“We don’t have assigned seating or any of that because Iris’s dream and goal was to always make it free, so all the demographics of people could attend,” Jones said.

She attributed much of the ability to keep this festival going to volunteers and local organizations that give their time to ensure the show can continue to be enjoyed by the community.

The Elk Grove Historical Society, Rotary Club of Elk Grove, Soroptimist International and Elk Grove Lions Club are some of the strongest supporters of the festival, helping from production needs to managing parking at the event.

“We’re really proud of the fact that it’s so unique,” Jones said. “...and we’re just really proud of keeping this tradition alive.”

What also makes the Strauss Festival great is the welcoming environment that accepts dancers of all levels of abilities, Jones added.

“My granddaughter,

who’s 14, this is her second year in the festival. She’s a special-needs young lady but she loves dancing in the festival. It’s been good for her self-esteem,” Jones said. “Everybody’s like a big family.”

The Strauss festival runs on tradition, with families performing and volunteering for generations.

The family of Raelynn Springer, chief financial officer of the festival board, has been involved with the show for three generations. Springer’s father, Ray Bayles, became a festival dancer in 1988.

This is the first year that her father didn’t perform in the festival but Springer continues to carry on the legacy by being part of the experience with her family.

“Regardless of age, we can all actively participate, whether it’s dancing, attending practices, helping with fundraisers, production meetings or taking part in special events,” Springer said. “It’s a unique and meaningful way for us to spend time together while giving back to the community we love.”

Springer expressed that the festival is “more than just a performance” and said everyone who participates becomes family.

“One of the things that makes Strauss so unique is our welcoming spirit. We embrace diversity and celebrate individuals for exactly who they are,” she said. “It’s one of the few spaces where everyone is encouraged to shine in their own way.”

Fellow Strauss Festival Co-Chair Beth Hedlund told The Elk Grove Citizen



The dancers, performing in front of the orchestra, captured gazes with their colorful costumes and graceful movements, visually complimenting the music during the Straus Festival held at Elk Grove Regional Park. Photos by Rawbert A. Wagner

that she loves the show and sees the impact it has on the youth who participate. However, Hedlund said, there are concerns about raising enough funds for future years.

“Iris Zimbelman wanted it to be a free performance so that families could come and enjoy; that is something we want to continue but right now, our funding is really tight,” Hedlund said. “So we’re going to have to figure out ways to get funding in order to continue the event.”

She noted that some of the festival’s biggest contributors over the years have passed away, leading to gaps in funding used not only to put on the show but also for fencing, porta-potties and facility costs.

Several volunteers dedicate their free time for festival needs and help save money in other ways, such as the seamstresses who refurbish costumes from previous performances, Hedlund said.

Although the festival happens once a year, planning is a year-round effort.



The Strauss Festival is a four-night show comprising the 40-piece Camellia Symphony Orchestra and 86 dancers ranging from 4 to 74 years old.

The all-volunteer team meets monthly to coordinate production needs, rehearse dances, and design sets and costumes.

“There’s something magical about seeing young people dancing to classical music, confidently performing in front of large crowds, engaging with adults and community members,” Springer said. “And, most importantly, volunteering their time to

be part of something bigger than themselves.”

The Strauss Festival reflects the strong sense of community that Elk Grove residents have shown through their ongoing support.

For many families, the show holds a deep significance in their household and is something special as it differs from anything else in the area.

“I think just the feeling

of family and the feeling that this is so unique to Elk Grove. There is nothing like it anywhere else,” Jones said. “We want to continue for many years.”

For those who are interested in donating to help support the show and continue tradition, visit straussfestival.com/donors or email info@straussfestival.com for more information. ★

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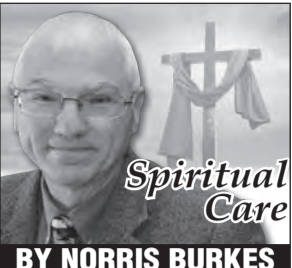


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Synchronizing Our Heart With Our Actions



Have you ever done the right thing in a difficult situation, but your heart said, "I'm just not feeling it"? If so, then you know how hard it is to sync your feelings with your actions.

I remember such a moment in 1995 in Mountain View, California where I was stationed at Onizuka Air Station. It was memorable because it was the very first time I shared a chaplain's assignment with a Catholic priest.

His name was Richard Regan.

Father Regan was a winsome and gregarious guy who was adored by his parishioners. We became fast friends, and he encouraged me to call him Richard, but around his parishioners, I had to call him "Father."

One weekday morning, Richard and I arrived in uniform for a meeting in our chapel office. As we walked toward the entryway, we met two contractors hired to refurbish the steps.

The two men scrambled to their feet. They looked past me and greeted Richard in a deep Irish brogue.

"Top o' the morning to ya', Father."

Richard returned a polished smile as we walked past them to enter our office suite.

Inside, I noted how the

men barely glanced at me.

Richard explained. "I met them a few days ago and they asked about the Christian cross we both wear on our uniforms. I told them that I was a Catholic priest and you are a Protestant minister."

Richard described how the men looked down at their work in an awkward pause. "Is that so?" they asked.

"I hope that won't stop you from greeting him each morning too," Richard said.

"We'll greet him if you insist," one admitted, "but I'm afraid we'll be giving him a rather frosty 'top-o'-the-morning.'"

Richard laughed. The men didn't.

I had much in common with those men. We both were having trouble syncing our feelings with doing what we knew was right.

It was a stretch for me to call my friend "Father" because I was raised with the literal interpretation of Jesus' words in Mathew 23:9: "Do not call anyone on earth 'father,' for you have one Father, and he is in heaven." Yet I learned to do it because it was a professional courtesy of clerical protocol.

The catholic men, likely raised in the Northern Ireland conflict, probably found it difficult not to spit on Protestants, but the good Father's insistence encouraged them to do what was right.

Today, in the current political climate, I'm aware that there are many issues that work to separate us, such as gun control, immigration and

abortion. These topics are difficult to decide, but we choose our views for various reasons based on our upbringing, personalities and experiences.

Yet as people of faith, we do know what is right between each other. Our faith demands we do unto others, as we would have them do unto us. We know for certain that we must love God with all our heart and our neighbor as our self.

So, even during these days of political madness and uncertainty, I hope we will pledge to ourselves and to our faith, to do the right thing between each other. We will remain civil and kind and will synchronize our faith with our actions.

As for the Irishmen, I told Richard that they'd warmed a bit, but still hadn't wished me, "Top-o'-the-morning."

"Sounds like progress," he said.

"How so?"

"If they really didn't like you, they'd insult you with something like, 'May the cat eat you, and may the devil eat the cat.'"

I grinned. I suppose sometimes you take what you can get.

Discounted versions of all my books can be found on Amazon by searching for "Norris Burkes." Autographed copies can be obtained on my website www.thechaplain.net or by sending a check for \$20 for each book to 10566 Combie Rd. Suite 6643 Auburn, CA 95602.

Sign up to receive this weekly column by email at www.thechaplain.net/newsletter/ or send me your email address to comment@thechaplain.net. ★

RELIGION NEWS

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.

Field of Hope United Church of Christ's Services

Community members are invited to the Field of Hope United Church of Christ's Sunday worship service at 10:30 a.m. at 9624 Melrose Ave., Elk Grove.

Sunday School and nursery services are available. For more information, visit www.FieldOfHopeUCC.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.

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.

St. Maria Goretti Catholic Church's Mass Schedule

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

Mass will be held there at 5 p.m. on Saturdays, and 8 a.m., 10 a.m. and noon on Sundays.

They also have weekday Masses at 9 a.m. on Mondays, Wednesdays, Thursdays, and Fridays.

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Sunday Service 10:30 a.m.
Website: slelca.org

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

Stream Online via YouTube: [@st.lukeslutheranchurch7590](https://www.youtube.com/@st.lukeslutheranchurch7590)

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Kings Korner

By V.G. Harris



Imagine having the confidence to forgo college basketball entirely and jump straight from high school to professional basketball. That's what Jonathan Kuminga did and so did Kobe Bryant and Lebron James. Things turned out pretty well for those two, and it may turn out well for Kuminga too. The only question is, will it be in a Sacramento Kings uniform?

Well, that's the question on the mind of every Kings fan, largely because that's the current talk of the town.

The Warriors, after surprising everyone and acquiring Jimmy Butler late last season, are apparently prepared to part ways with 22-year old Kuminga, and the Sacramento Kings are interested.

Should the two teams come to an agreement, the Kings would finally complete the missing piece they have long been looking for, front court help to compliment Keegan Murray.

The Kings have met with Kuminga and it's been reported that Kuminga is eager to join the beam team, and travel 90 miles north to unite with the Warriors closest rival.

Times in San Francisco have been tumultuous for young Kuminga, and he has fallen into disfavor with coach Steve Kerr. Stories vary as to the reason for his fall from grace, but reportedly Kerr is unhappy with Kuminga's desire to elevate his game and not play within the team style that Kerr desires.

Without question, Kuminga's beginning in the NBA could not have been any meteoric, as the Warriors captured the NBA title in Kuminga's rookie season.

Kuminga contributed nearly 10 points per game in his rookie campaign while logging just under 17 minutes per game.

Kuminga has steadily improved his game, but he has plateaued the past 2 season's averaging 15 points and just under 5 rebounds per game.

The age-old problem of minutes is the issue, and with stars Stephen Curry, Jimmy Butler, and Draymond Green, breaking into the starting lineup does not appear to be a realistic outcome for Kuminga.

The Kings are undoubtedly assuring a starting position in the negotiations, and Kuminga has expressed a real interest in joining the Sactown boys.

I can envision the first time the Warriors

come to town, with Kuminga lighting things up and showing the Warriors what they passed up on. Maybe lighting the beam with a smile to match.

This is not a done deal Kings fans, but it is not pie in the sky either. If the Warriors don't move Kuminga this season, they will run the risk of him signing elsewhere and receiving no compensation. Suffice to say, the Warriors are smarter than that, so making a good deal for Kuminga now makes loads of sense, and I believe Scott Perry is trying to help the Warriors do just that.

If reports are accurate, that means the Kings will in all probability say goodbye to Malik Monk, while including a first-round draft choice in the deal. The sticking point has been whether the pick will be unrestricted, and it's my view that in all likelihood the Kings may have to acquiesce to get this trade consummated.

Without question the NBA has yet to see the best of Kuminga, and there is no question in my mind that this talented young player could be the missing ingredient the Kings have long been looking for.

Sadly, trades that are as public as this one rarely come to fruition, so say your prayers Kings fans, because I do not see a down side to welcoming Kuminga into the Sactown family!

Summertime can be tormenting for true basketball fans, and with the summer league concluding, trade rumors that can change the landscape of the hometown team in a positive way, are just what Kings fans need to while away the hours waiting for training camp to begin.

Not to be lost in the Kuminga hype, is current Kings power forward Trey Lyles who is currently a free agent. At 6'9" and 234 lbs., Lyles represents a big body and someone that the Kings can count on off the bench. Losing him would be a critical mistake and would remind me of the faux pas made just a season ago when Davion Mitchell slipped through their fingers and was unceremoniously traded to the Toronto Raptors.

Stay positive Kings fans, because Scott Perry brings with him much needed experience in the front office, at a time when a steady hand is very much required.

All the best!

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

Social Security Matters

Why Hasn't My SS Benefit Changed Because I Am Still Working?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: I am currently receiving Social Security benefits while continuing to work full time. There are no restrictions on my wage earnings because I waited until full retirement age before beginning benefits. However, I was also told that my benefit amount would be reviewed each year if my current earnings were higher than past earnings. That held true for the first two years but has yet to be adjusted for 2025. I thought it might be because of HR 82, which does not impact me directly, but I think it may be the reason my payment has not yet been changed. Has enough time passed so I should contact SSA now to see if this is the case? **Signed: Waiting Anxiously.**

Dear Waiting: If you are already collecting benefits, Social Security reviews your earnings each year to see if your more recent earnings are high enough to warrant an increase in your monthly

benefit. They do this automatically, after they get your most recent earnings data from the IRS, and they typically do that review by the end of the 3rd quarter of each year. If a higher benefit is indicated, they will increase your monthly amount and pay you retroactively to the beginning of the year for any difference in your benefit.

SSA has, indeed, been vigorously working on changes resulting from HR82 (the Social Security Fairness Act), which may have affected the timeliness of their review of your recent earnings. However, I suspect that is not why your SS benefit has not yet changed. More likely, it has to do with the fact that your past earnings have been adjusted for inflation (which is a normal part of Social Security's process when calculating your benefit amount). Your earnings for each year in your lifetime (up to age 60) were adjusted for inflation when you originally claimed SS, and your recent earnings would need to be higher than the inflation-adjusted amounts used by SS when you claimed. They use the 35 highest earnings years (adjusted for inflation) over your lifetime to calculate your benefit, and inflation has a substantial effect. For example, \$50,000 earned

in 1990 would require over \$100,000 in earnings today to cause an increase in your benefit. Thus, you cannot go by the actual dollars you earned in earlier years, because SS uses inflated amounts to calculate your benefit.

In any case, if you believe that the Social Security Administration neglected reviewing your earnings from last year, or in any year since you claimed, you can make an appointment to review that with them by calling 1.800.772.1213. SSA typically does such appointments over the phone, so you likely won't need to make a personal visit to your local SSA office to investigate this.

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 ssadvisory@amacfoundation.org. ★

California Is Finally Adopting Phonics

Fulfilling A Grandmother's Dream



By Dan Walters, CALMatters.org

Marion Joseph died in 2022 and therefore cannot celebrate what at long last is happening in California to improve children's abysmal levels of reading comprehension.

Joseph, a renowned expert on reading instruction, came out of retirement in the 1980s to wage a personal crusade for the adoption of phonics, doing battle with educators who stubbornly supported a rival system called "whole language" that was failing to raise reading scores.

Phonics stresses fundamental instruction in the letters and letter combinations that make up sounds, thus allowing children to "sound out" words and later whole sentences and passages. The whole language approach assumes that reading is a naturally learned skill, much like speaking, and that exposing children to reading material will allow it to emerge.

Having realized that her own grandson, then a first-grader, was having difficulty with reading, Joseph began pestering the state's politicians to adopt phonics, persuading then-Gov. Pete Wilson in the 1990s to appoint her to a commission on reading instruction and then the state Board of

Education, platforms from which she could pursue her mission.

However, she achieved only modest success in what were dubbed "reading wars," and after she left the school board the whole language approach re-emerged as dominant.

Reading scores on state and national academic tests continued to languish, with fewer than half of fourth-graders reading at an acceptable level.

School districts that had voluntarily adopted phonics demonstrated remarkable gains. They recognized that the ability to read is fundamental to succeeding in other academic skills, such as mathematics.

Finally substantial numbers of legislators decided to intervene, and a pro-phonics contingent began pushing measures that would compel school districts to adopt what has been dubbed the "science of reading," backed by a phalanx of education reformers.

Gov. Gavin Newsom, who has struggled with dyslexia, a disorder affecting his ability to read, supported the efforts and included \$200 million in the 2025-26 state budget to train teachers in phonics.

Meanwhile Assembly Bill 1454 is moving quickly through the legislative process. Sponsored by pro-phonics legislators including Assembly Speaker Robert Rivas, it would require the state Board of Education to adopt phonics-based instructional materials and include phonics in reading teacher credential programs.

The pro-phonics moves are drawing praise from

EdVoice and dozens of other educational reform groups.

"When a child learns to read, they don't just decode letters on a page, they begin to dream bigger, think more critically, and imagine a future beyond what they can see. Today's committee approval brings us one step closer to all California children reading at grade level," said Marshall Tuck, CEO of Ed Voice, after the bill cleared the Senate Education Committee last week.

Assemblymember Blanca Rubio, a West Covina Democrat who has become the Legislature's top phonics advocate, said, "After months of hard work and collaboration, we are making steady progress toward delivering on our promise to teach all California children to read. The support we saw today in the Senate Education Committee moves us closer to ensuring that no child falls through the cracks because they weren't taught to read using scientifically proven reading methods. The continued bipartisan support on this bill tells us that California is ready and motivated to lead on literacy."

The actions fall a bit short of requiring local school districts to adopt phonics, but they go a long way toward achieving Marion Joseph's goal.

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



Hamas is to Blame for Gaza's Woes

Hamas started a war, rejected a ceasefire and stole and profited from humanitarian aid, and we are supposed to believe that it's all Israel's fault.

International attention is focused on food shortages in Gaza, with the blame and the pressure -- as always -- on Israel to do something about it.

It is always difficult to get to the ground truth in Gaza, which is shrouded in the fog of war, of Hamas propaganda and of slanted media coverage, but there appears indeed to be a brewing humanitarian crisis.

Israel stopped shipments of aid into Gaza in March after a temporary ceasefire expired, and then started them up again in May, using the so-called Israel- and U.S.-backed Gaza Humanitarian Foundation (GHF) as the conduit. The stoppage in aid, coupled with inadequate GHF operations, has led to the current situation.

It's necessary to understand the larger context, though. Israel halted food shipments as a means to deny Hamas revenue, not to target the general population.

The terror group had perfected the art of exploiting humanitarian aid (and commercial transactions) for its own purposes via

theft and taxes, plowing the proceeds into its military operations.

Although there is now an effort by Israel's critics to portray the concern over Hamas profiteering as fabricated or exaggerated, there is no doubt that this business model was crucial to the terror group. Both The Wall Street Journal ("A Depleted Hamas Is So Low on Cash That It Can't Pay Its Fighters") and The Washington Post ("Hamas Facing Financial and Administrative Crisis as Revenue Dries Up") have run reports on the squeeze felt by Hamas.

The Journal article back in April noted that the cash crunch with the cut off in aid was "making it harder for Hamas to bring in new recruits and maintain cohesion." The Washington Post reported about a week ago: "With its coffers depleted, Hamas's military wing can no longer adequately pay the salaries of its fighters, though it is still able to recruit teenage boys for missions like keeping lookout or placing explosives along Israeli military routes."

Making it harder for your enemy to pay its fighters and secure new ones is an important and legitimate military goal. The problem is the potential cost to people in Gaza who aren't combatants.

The hostages are just another consequence of how deeply embedded Hamas is in Gaza society. This isn't a group of terrorists who moved into territory adjacent to Israel to launch the Oct. 7 attacks and could be quickly extricated by an intense military

operation. Hamas has been the government of Gaza for a couple of decades, and has used every instrument of political and social influence at its disposal -- including the distribution of food -- to build its military capacity.

It's important to remember that Israel didn't start this war, that it'd much rather be fighting a conventional military force that abided by the rules of war, and that Hamas still holds Israeli hostages and has taken a rejectionist attitude to ceasefire talks.

Even Emperor Hirohito thought his people had suffered enough at the conclusion of World War II, but Hamas considers the agony of Gazans a useful weapon in the narrative war. From this perverted point of view, a famine would be welcome news, perhaps forcing Israel to stay its hand and leave Hamas to fight another day.

Clearly, Israel needs to find better ways to get aid into Gaza. The GHF hasn't gotten the support that it needed from the U.N. and other agencies (they are too invested in the corrupt status quo), while the distribution points for aid are chaotic and dangerous.

The best thing that could happen would be an end to the war with a decent political authority -- more invested in the general welfare than in tunnels and rockets-- finally in charge of Gaza. But Hamas would rather see the population starve than give up on the war, or its grip on power.

Rich Lowry is editor of the National Review.

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POLICE LOGS

July 28

4:05 p.m., Lewis Stein Road/West Stockton Boulevard, Elk Grove Police arrested James Herman, 35, on warrant charges.

5:24 p.m., confidential location, Elk Grove Police arrested Aryn Littlejohn, 27, on domestic violence, false imprisonment, violation of restraining order and assault by means likely to produce great bodily injury charges.

9:07 p.m., 10070 block of Bruceville Road, Elk Grove Police arrested Brent Contreras, 36; and Joshua Duran, 35, on grand theft, receiving stolen property, criminal conspiracy, possession of drug paraphernalia and possession of cocaine or heroin charges.

10:11 p.m., Calvine Road/Power Inn Road, Elk Grove Police arrested Felipe Ortez, 36; and Oscar Delcidmoreno, 35, on DUI/drug, possession of open container, running a red light, resisting arrest and public intoxication charges.

12:59 p.m., Kammerer Road/Promenade Parkway, Elk Grove Police arrested Cinque Brittenum, 41, of carrying a loaded firearm, unregistered/carrying a firearm and carrying concealed weapon charges.

3:21 p.m., 7400 block of Elk Grove Boulevard, Elk Grove Police arrested Chad Eisert, 49; Shay Harris, 30; and Zachary Noack, 33, on shoplifting, criminal conspiracy, petty theft with priors and warrant charges.

2:40 a.m., 8100 block of Sheldon Road, Elk Grove Police arrested Sandra Wilson, 36, on warrant charges.

3:42 a.m., confidential location, Elk Grove Police arrested Aaronette Moore, 55, on domestic violence charges.

July 29

8:49 p.m., West Stockton

Boulevard/Jacinto Road, Elk Grove Police arrested Beverly Ford, 68, on DUI/drug charges.

5:22 p.m., 9200 block of Bromfield Court, Elk Grove Police arrested Sophia Dimino, 25, on battery causing serious bodily injury and elder abuse charges.

6:24 p.m., Elk Grove Florin Road/2nd Avenue, Elk Grove Police arrested Marcus Miller, 31, on warrant charges.

2:01 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Dale Johnson, 43, on trespassing charges.

7:16 a.m., 10070 block of Avocado Way, Elk Grove Police arrested Mathew Sauseda, 34, on warrant charges.

12:36 p.m., 8700 block of Elk Grove Boulevard, Elk Grove Police arrested Gerard Taylor, 38, on warrant charges.

12:48 p.m., 7400 block of Elk Grove Boulevard, Elk Grove Police arrested Justin Fryer, 54, on shoplifting, petty theft with priors, possession of burglary tools and destroying or concealing evidence charges.

July 30

9:51 p.m., 2200 block of Longport Court, Elk Grove Police arrested Celeste Silvestre, 33, on warrant charges.

10:57 p.m., 9020 block of Elk Grove Boulevard, Elk Grove Police arrested David Phillips, 48; and Kyle Marshall, 41, on battery, public intoxication and threatening a public official charges.

2:34 p.m., Laguna Springs Drive/Elk Grove Boulevard, Elk Grove Police arrested a male juvenile, 14, on reckless evasion, driving a vehicle without current registration and driving without a license charges.

2:49 p.m., 7100 block of Elk Grove Boulevard, Elk

Grove Police arrested Lisa Geigle, 41, on shoplifting charges.

July 31

7:58 p.m., Elk Grove Boulevard/Fire Poppy Drive, PC 496D(A), Elk Grove Police arrested Ryan Fortner, 29, on warrant charges.

8:14 a.m., 9100 block of Big Horn Boulevard, Elk Grove Police arrested Keith Moore, 20, on warrant charges.

12:23 a.m., 9400 block of Bradshaw Road, Elk Grove Police arrested Mahaila Hillard, 18, on DUI/drug and under-age-21 DUI charges.

1:36 a.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested James Standefer, 42, on possession of controlled substance and driving without a license charges.

Aug. 1

10:50 p.m., 8900 block of East Stockton Boulevard, Elk Grove Police arrested Nanette Montez, 45, on public intoxication charges.

4:35 p.m., confidential location, Elk Grove Police arrested Johnathan Berbervaca, 30, on assault with a deadly weapon and domestic assault charges.

9:05 a.m., 9090 Duovo Way, Elk Grove Police arrested Miguel Perez, 32, on warrant charges.

10 a.m., confidential location, Elk Grove Police arrested Christian Johnson, 30, on assault with a deadly weapon and domestic violence charges.

2:56 p.m., 9200 block of Crowell Drive, Elk Grove Police arrested Taylor Solisopdahl, 32, on warrant charges.

7:17 p.m., 5100 block of Dipper Way, Elk Grove Police arrested Lai Saepharn, 51, on battery charges. ★

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 4 p.m. ★

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DO YOU KNOW THESE GUYS?

Summer Vacation Accidents: What to Do If You're Injured

Summer vacation is a time for fun, relaxation, and travel, but it can also be a time when accidents happen. Every year, people flock to California, eager to enjoy sun-drenched beaches, world-class theme parks, vibrant nightlife, and endless outdoor adventures. Unfortunately, with the increase in visitors comes a rise in preventable accidents, ranging from devastating car crashes to unexpected slip and falls.

Our law firm is dedicated to helping individuals who have suffered injuries due to someone else's negligence, especially when these incidents disrupt what should have been a memorable vacation. We understand the unique challenges faced by out-of-state visitors and are committed to maximizing their financial settlements so they can focus on recovery.

Whether you're exploring the bustling streets of Los Angeles, the scenic coastline of San Diego, or a charming coastal beach town, certain types of accidents are more prevalent during peak travel seasons:

- **Car Accidents:** Increased traffic volume, distracted drivers, and unfamiliar roads.
- **Slip and Fall Injuries:** Hotels, resorts, restaurants, and attractions can become hazardous if owners fail to maintain safe conditions, leading to unexpected falls.
- **Alcohol-Related Incidents:** The relaxed atmosphere of bars, clubs, and parties can sometimes lead to intoxicated behavior, assaults or other injuries.
- **Rideshare Accidents:** Accidents involving Uber or Lyft rides can leave vacationers injured and confused about liability.
- **Water and Outdoor Activity Injuries:** Boating accidents, jet ski crashes, or hiking injuries are unfortunately common in California's active outdoor environment.

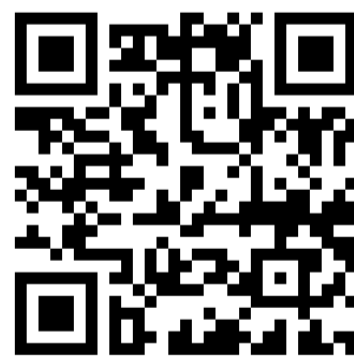
If you're injured during your getaway, it's crucial to take immediate steps to protect your health and legal rights. Acting quickly can make a significant difference in the outcome of your claim:

1. **Seek Medical Attention Immediately:** Your health is the absolute priority. Even if injuries seem minor, get thoroughly checked by a medical professional.
2. **Report the Incident:** Whether it's a car crash, a fall at a hotel, or an incident at an attraction, file a formal report with the proper authorities (police, paramedics) or property management. Obtain a copy of this report.
3. **Document Everything:** Evidence is key. Take photos or videos of the accident scene, your injuries, and anything that contributed to the incident (e.g., hazardous conditions, vehicle damage). Collect names and contact information from any witnesses.
4. **Avoid Speaking to Insurance Companies Alone:** Insurance adjusters, even from your own insurer, may try to minimize your claim or get you to admit fault. Do not give recorded statements or sign anything without consulting an experienced personal injury attorney.

WE CAN HELP!

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Publisher, Paul V. Scholl

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Army Corps Concludes Physical Levee Inspections



Drone footage shows inspectors walking a levee road in Wilton on June 23, during the final of three physical inspections for a U.S. Army Corps of Engineers pilot study. The study focuses on at-risk levees within Reclamation District 800. Courtesy photo



Engineer Patrick Ervin briefs the board on the June 23 levee inspection during the July 17 meeting. He said federal and state officials continued to express amazement at how the district managed to protect its infrastructure during the 2023 flooding. Photo by Gail Bullen

By Gail Bullen
MPG Staff

WILTON, CA (MPG) - When Reclamation District 800 (RD 800) was selected as one of only four private levee districts nationwide to take part in a U.S. Army Corps of Engineers pilot study in late 2022, it was already a major win.

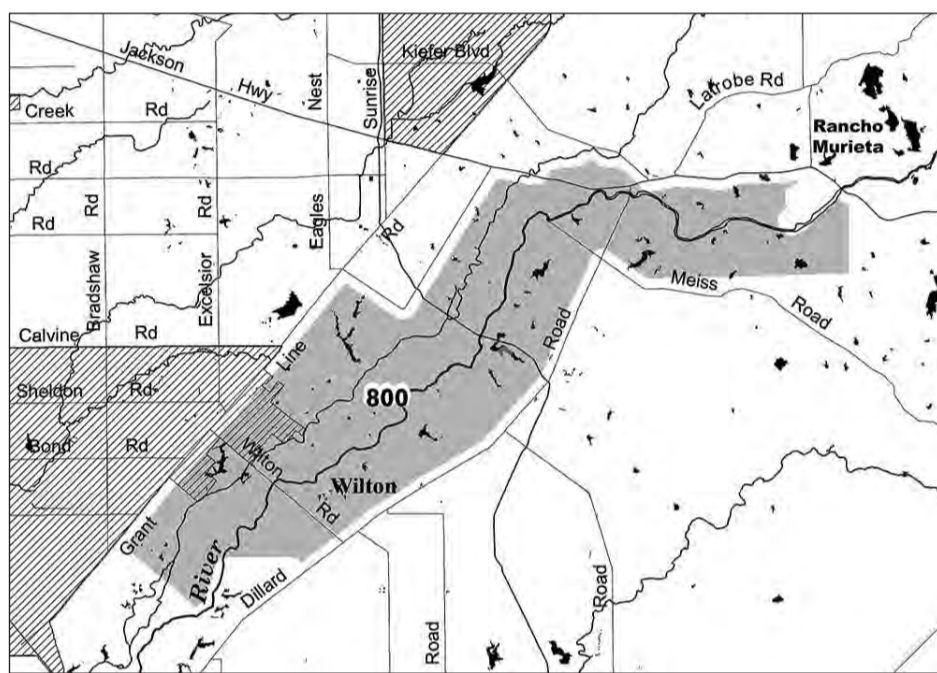
The program promised expert inspection, risk analysis and long-term data, all at no cost to the district. But what may be even more rewarding, district leaders say, is that it also brought long-sought recognition and support from the California Department of Water Resources (DWR): the most likely source for future funding.

Reclamation District 800 maintains and repairs 34 miles of privately owned, mostly dirt levees along the Cosumnes River between Rancho Murieta and Freeman Road off Dillard Road in Wilton and Freeman Road off Grant Line Road in the Sheldon community.

The funding to maintain the levees at a 10-year flood standard is provided by an assessment district that generates just over \$500,000 annually. The district currently owes more than \$7 million to the Bank of Stockton but is awaiting two FEMA payments of nearly \$5 million in reimbursement for the 2023 storm repairs.

Levee Inspections

The pilot project began in earnest on Feb. 13, 2024, when Army Corps engineers conducted their first levee tour on the north side of the Cosumnes River. Top DWR officials from the Division of Flood Management joined that tour: an unusual show of support for a rural district



RD 800 maintains and repairs 34 miles of privately owned levees along the Cosumnes River between Rancho Murieta and Freeman Road off Dillard Road in Wilton and Freeman Road off Grant Line Road in the Sheldon community. Courtesy photo

long accustomed to going it alone.

The mutual respect grew stronger as the Corps continued its inspections this year on April 7 and June 23.

All three inspections were followed by classroom work, in which federal, state and local stakeholders reviewed levee conditions, modeled breach scenarios and identified weak spots.

Patrick Ervin, the district's contract engineer, explained the process.

"We basically sit in the classroom for three days and go over the risks and kind of assign values of what we think the highest risks are, and then the Corps comes up with a report," he said.

Board Trustee Leland Schneider participated in the first levee inspection and described the interactive nature of the classroom work.

"They're asking you numbers the whole time, like, 'So what should we plug in here?' And you're

like, 'Plug this in. No, that's not it. Plug this in,'" he said.

Schneider was especially impressed by the 3D simulations used to model potential flood paths, calling the laptop visualizations "cool."

Ervin said the Corps prioritized higher-risk levees.

"Levees that pose a significant threat to life and structures when breached received the full levee review, including a physical inspection and full risk analysis," Ervin said.

Other levees with lower risk received a "baseline assessment," which still involved data collection and modeling, but without a field inspection. Hydraulic modeling also considered stretches along the Cosumnes River with no formal levees, known as "high banks."

One remaining segment – a levee south of Wilton Road on the river right side – will be assessed remotely due to the absence of nearby buildings, Ervin reported at the July board

meeting.

Reclamation District 800 hasn't been out of pocket for its study participation.

"If we were paying for this ourselves, it would be extremely expensive," said Rebecca Smith, the district's contract attorney.

Nor did the district pay Ervin and Smith for their involvement, even though they customarily bill the district for their work. Their participation was covered by a \$500,000 planning grant secured by state Sen. Roger Niello in 2023.

DWR Recognition

The district's response after the 2023 storm, which broke three levees and caused massive erosion, hasn't gone unnoticed, including a recognition that the district borrowed more than \$6.5 million to make the emergency repairs.

At the district's Feb. 15, 2024, board meeting, board members and staff recounted how Water Resources officials expressed surprise and admiration at what

they saw during the initial Corps levee inspection.

"I've got a whole new respect for your district. We didn't really understand what went on out here until today," Water Resources Division of Flood Management Manager Jeremy Arrich told Schneider during a break in the Feb. 13, 2024, inspection.

"DWR will have involvement. All you have to do is ask. We need to get you guys so it is not just your board members and your employees who are flood-fighting out here," Arrich told Schneider.

The Corps and DWR officials were especially struck by the volume of water the system withstood: around 75,000 cubic feet per second (CFS), compared to 9,000 CFS in some other areas.

Levee patrol efforts during the high water also raised eyebrows. Schneider recalled being asked, "You guys patrol this when the water's right here; are you guys goofy?"

The night patrols through rain and darkness also included close encounters with swimming rattlesnakes, Trustee Dave Utterback said.

The district's work continued to receive admiration at subsequent inspections.

"They kept saying, 'We don't know how you've held this system together as long as you have,'" Ervin said at the July meeting.

Ervin also reported that Mike Mierzwa, State Floodplain manager at the Department of Water Resources, has taken a strong interest in the district's situation and is pushing for a new cost-sharing maintenance program for high-risk levees outside the Delta region.

It would be similar to the Delta Levees Subventions Program, which reimburses up to 75% of maintenance costs.

What Happens Next

Ervin expects the Corps to deliver a draft report of its findings from the June

inspection in about three months. They will send a draft review before anything goes public, and they are open to comments or clarifications, Ervin said. "The Army Corps does not take criticism poorly and will make revisions if needed."

The Corps also prepared draft reports after the first two inspections, but they aren't yet available for public review.

Smith said the value of the work goes far beyond internal planning. The process has given Reclamation District 800 something in never had before: robust, third-party documentation.

"We walked away with a big old packet of information from trusted engineers," she said. "Now we can say, 'Here's the problem. Come help us find a solution.'"

Ervin added: "Our hope is that this work helps us to better understand our flood system, and to plan for future improvements that will keep our communities and properties safe. We are also hopeful that this information translates to access to funding and better data about where funds can be most effective at meeting the district's flood control goals.

"I don't think the district learned anything new regarding this levee system's historical problems, but other participants in this process, mainly California DWR, are learning a lot about what we are up against out here, especially considering our lack of funding.

"I think DWR's participation demonstrates that we are on their radar, and I am hopeful that it eventually translates to longer-term support and funding opportunities," Ervin said. "I also think that the reports generated from the levee review will give decision-makers outside of the district better information about how critical this infrastructure is, and how important it is that the state and federal government bring support to the region." ★



A photo taken after the 2023 flooding shows the most severe of three levee breaks. Located at the end of Bradley Ranch Road in the Sheldon community, the break stretched the length of a football field. Courtesy photo

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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
RANCHO 8-8-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04268
Gerna Marina Gonzalez, 8860 Mannington Street, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "NaCLY" 8860 Mannington Street, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County June 6, 2025.
Publish: July 25, August 1, 8, 15, 2025
NACLY 8-15-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04376
Jadori Erfe, 10212 Jennick Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Visionary Real Estate Media" 10212 Jennick Way, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County June 11, 2025.
Publish: July 25, August 1, 8, 15, 2025
VISIONARY 8-15-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05149
Fatoumata Karawana, 14744 Washington Avenue 103, San Leandro, CA 94578 is doing business under the Fictitious Business Name(s) "Fatima Hair Styles" 8860 Mannington Street, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County July 15, 2025.
Publish: July 25, August 1, 8, 15, 2025
FATIMA 8-15-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05391
Philip Andrew Shabanov, 9001 Clay Station Road, Wilton, CA 95693 is doing business under the Fictitious Business Name(s) "PSX Motors" 9001 Clay Station Road, Wilton, CA 95693. Filed with the Clerk of Sacramento County July 22, 2025
Publish: August 1, 8, 15, 22, 2025
PSX 8-22-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-03921
Hanna Baek, 8359 Elk Grove Florin Road, Suite 103-380, Sacramento, CA 95829 and Saleem Raza, 7310 Home Leisure Plaza, Sacramento, CA 95823 and Diem T Nguyen, 7343 Home Leisure Plaza, Sacramento, CA 95823 are doing business under the Fictitious Business Name(s) "99 Home Center" 7323 Home Leisure Plaza, Sacramento, CA 95823. Filed with the Clerk of Sacramento County May 23, 2025
Publish: August 1, 8, 15, 22, 2025
HOME 8-22-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04949
Drums & Flats Inc., 29 Walnut Meadow Lane, Danville, CA 94506 is doing business under the Fictitious Business Name(s) "Wingstop 278" 8447 Elk Grove Florin Road, Suite 50, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County July 7, 2025
Publish: August 1, 8, 15, 22, 2025
WINGSTOP 8-22-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05502
Tedz Bear Care Non-Emergency Medical Transportation LLC, 166 Geary Street, Suite 1500, San Francisco, CA 94801 is doing business under the Fictitious Business Name(s) "T. B. C. NEMT" 10135 Cornice Court, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County 7-25-2025
Publish: August 8, 15, 22, 29, 2025
TEDZ 8-29-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-04892
Harugama, LLC, P.O. Box 38, Hood, CA 95639 is doing business under the Fictitious Business Name(s) "Harry B. Whitney & Sons" 1300 Hood Franklin Road, Hood, CA 95639. Filed with the Clerk of Sacramento County 7-3-2025
Publish: August 8, 15, 22, 29, 2025
HARRY 8-29-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05411
Troy A. Johnson and Olga Johnson, 9610 Two Harbors Court, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Zova Homes" 9610 Two Harbors Court, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County 7-23-2025
Publish: August 8, 15, 22, 29, 2025
ZOVA 8-29-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05081
Terrill Outsourcing Group, LLC, 9370 Studio Court, Suite 110, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Superlative RM" 9370 Studio Court, Suite 110, Elk Grove, CA 95758. Filed

with the Clerk of Sacramento County 7-14-2025
Publish: August 8, 15, 22, 29, 2025
SUPERLATIVE 8-29-25

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-05646
Elk Grove Prieto Inc, 350 Automall Drive, Roseville, CA 95661 is doing business under the Fictitious Business Name(s) "Elk Grove Chevrolet" 9650 Auto Center Drive, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County 7-31-2025
Publish: August 8, 15, 22, 29, 2025
ELK 8-29-25

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 persons 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
JIMENEZ 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 Sepehr Amir.

IT IS ORDERED that all persons 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
AMIR 8-8-25

TRUSTEE SALE

Title Order No.: 2624183CAD
Trustee Sale No.: 88094 Loan No.: 399482931 APN: 116-0580-080-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2023 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/14/2025 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/31/2023 as Instrument No. 202310310899 in book // //, page // // of official records in the Office of the Recorder of Sacramento County, California, executed by: ZI FA PANG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor YOUNLAND INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 142, AS SHOWN ON THE "PLAT OF LAGUNA CREEK WEST UNIT NO. 14B", IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, RECORDED IN BOOK 182 OF MAPS, MAP NO. 19, RECORDS OF SAID COUNTY. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. 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: 9472 DENHOLM COURT ELK GROVE, CA 95758. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made,

but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$470,292.85 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 7/16/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88094. 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." For sales conducted after January 1, 2021: 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 a junior lien, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet website www.stoxposting.com, using the file number assigned to this case 88094 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 15 days after the trustee's sale. 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) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88094 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; 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 contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(f), the opening bid for the foreclosure sale is based on a valuation provided to the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or

non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process.
Published 7/25/2025, 8/01/2025, 8/08/2025
ELK GROVE CITIZEN 8-8-25

APN: 116-1450-047-0000 TS No.: 24-08576CA TSG Order No.: 240558353 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 21, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded December 14, 2022 as Document No.: 202212140014 of Official Records in the office of the Recorder of Sacramento County, California, executed by: Vamba W Freeman, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: August 19, 2025 Sale Time: 1:30 PM Sale Location: At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 2 File No.:24-08576CA The street address and other common designation, if any, of the real property described above is purported to be: 8831 Staplehurst 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 made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$399,624.71 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.Xome.com or call Trustee Corps at (949) 252-8300 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001057-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA08001057-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001057-24-1 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.Xome.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052 NPP0476611 To: CITIZEN (ELK GROVE) 07/25/2025, 08/01/2025, 08/08/2025
ELK GROVE CITIZEN 8-8-25

those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08576CA. 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 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 24-08576CA 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. 3 File No.:24-08576CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: July 8, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0476353 To: CITIZEN (ELK GROVE) 07/25/2025, 08/01/2025, 08/08/2025
ELK GROVE CITIZEN 8-8-25

APN: 119-1390-006-0000 FKA 119-1390-006 TS No: CA08001057-24-1 TO No: 240544020-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 28, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 19, 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 January 6, 2006 in Book 20060106, on Page 1920 of official records in the Office of the Recorder of Sacramento County, California, executed by RAMIRO BARAJAS, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AEGIS WHOLESALE CORPORATION 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: 9127 HAUSSMANN STREET, ELK GROVE, CA 95758 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 \$195,191.83 (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 loan or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.Xome.com or call Trustee Corps at (949) 252-8300 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001057-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA08001057-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001057-24-1 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.Xome.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052 NPP0476611 To: CITIZEN (ELK GROVE) 07/25/2025, 08/01/2025, 08/08/2025
ELK GROVE CITIZEN 8-8-25

Legal Advertising Hotline 916-483-2299	<h2 style="margin: 0;">LEGAL ADVERTISING</h2> <p style="font-size: small; margin: 0;">The Elk Grove Citizen Adjudicated For and By the County of Sacramento, Case No. 14303 - October 14, 1910 The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000</p>	Legal Advertising 7144 Fair Oaks Blvd #5 Carmichael, CA 95608
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TRUSTEE SALE

APN: 117-0820-010-0000 TS No.: 25-09082CA TSG Order No.: 92126101-0 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 5, 2009. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 10, 2009 as Book No.: 20090810 Page No.: 1279 of Official Records in the office of the Recorder of Sacramento County, California, executed by: EMANUEL HERNANDEZ, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or fed-

eral savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: September 30, 2025 Sale Time: 9:00 AM Sale Location: East Main Entrance Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 2 File No.:25-09082CA The street address and other common designation, if any, of the real property described above is purported to be: 5104 Birkdale Court, Elk Grove, CA 95758. 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust,

with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$138,374.73 (Estimated) as of . Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the

county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09082CA. 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 pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call

(800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 25-09082CA 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. 3 File No.:25-09082CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.auction.com or Call: (800) 280-2832. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: July 22, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:25-09082CA LEGAL DESCRIPTION EXHIBIT A LOT 10 OF LAGUNA CREEK VILLAGE UNIT NO. 3, AS PER MAP RECORDED IN BOOK 174, AT PAGE 22, OF MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 15, 1987, AND AMENDED BY A CERTIFICATE OF CORRECTION RECORDED AS NUMBER 272732. EXCEPTING THEREFROM ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER AND ALL

GEOTHERMAL ENERGY SOURCES IN OR UNDER OF WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLAN PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND. SUCH RESERVATION SPECIFICALLY RESERVED IN GRANTOR THE RIGHTS OF PROSPECTING, EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION, AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER, AND GEOTHERMAL ENERGY (AND/OR IT SOURCES) FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS, AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE-DESCRIBED LAND; PROVIDED, HOWEVER, THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES, WATER, AND GEOTHERMAL ENERGY SOURCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR TO USE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY LEWIS HOMES OF CALIFORNIA, A CALIFORNIA GENERAL PARTNERSHIP. NPP0476895 To: CITIZEN (ELK GROVE) 08/08/2025, 08/15/2025, 08/22/2025
ELK GROVE CITIZEN 8-22-25



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 Requests for Qualifications/Proposals (RFQ/Ps), up to but no later than **AUGUST 26, 2025, at 4:00 P.M. PST.** for:

RFQ/P# 805-25/26 Supplemental Service and/or Enrichment Providers, Multiple School Sites

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

Since this is an RFQ/P, there will not be a public opening.

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

For assistance, please contact Kevin McCormick at kmmccorm@egusd.net or by phone at (916) 686-7773.

Brad Minami
Director, Purchasing & Warehouse
Elk Grove Unified School District
Elk Grove Citizen 8-1, 8-8-2025

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 22, 2025, at 2:00 P.M. PST.** for:

BID # 803-25/26 TRANSPORTATION DEPARTMENT, VEHICLE TIRES

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 Kirsten Garcia at kgarcia@egusd.net or by phone at (916) 686-7773.

Kirsten Garcia
Purchasing Supervisor
Elk Grove Unified School District
Elk Grove Citizen 8-1, 8-8-2025

City of Elk Grove – Zoning Administrator
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, August 18, 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:

SHELDON FARMS NORTH APARTMENTS (PLNG25-004) – INFILL AFFORDABLE HOUSING PROJECT (CONSISTENCY REVIEW OF OBJECTIVE STANDARDS), DENSITY BONUS WITH WAIVERS, AND TENTATIVE PARCEL MAP:

The proposed Project consists of an Infill Affordable Housing Project Review (consistency review of objective standards) pursuant to Article II (Infill Affordable Housing Projects) of Chapter 23.17 (Streamlined Housing Approvals) of the Elk Grove Municipal Code for a new 100% affordable housing multi-unit residential apartment complex with 240 units. The Project will have two 4-story buildings as well as indoor and outdoor amenities and associated site improvements including parking, lighting, and landscaping. The apartment complex will be constructed in two phases. The Project also includes a Density Bonus with Waivers including: (1) increased density; (2) a waiver to exceed the height limit in RD-30 zoning district; (3) a waiver for relief from parking lot landscape islands requirements; (4) a waiver for relief from parking lot shade requirement; (5) a waiver for relief from parking space dimension requirements; (6) a waiver for relief from Design Guidelines standards for massing scale and form; (7) a waiver for relief from Design Guideline standards for reinforced street corners; (8) a waiver for relief from landscape planter width requirements; and (9) a waiver for relief from minimum distance requirements between trees and shrubs to light standards. Finally, the Project includes a Tentative Map to split one lot into two parcels.

The Project was submitted under Government Code Section 65913.4, a state law which provides for streamlined, ministerial review and approval of qualifying housing development projects.

PROPERTY OWNER: City of Elk Grove Jason Behrmann (Representative) 8401 Laguna Palms Way Elk Grove, CA 95757	PROJECT APPLICANT: Sheldon Farms, L.P. Lara Regus (Representative) 1149 S. Hill Street, Suite 700 Los Angeles, CA 90015
LOCATION/APN: 8851 Bruceville Road; APN: 116-0012-070	
ZONING: RD-30	
GENERAL PLAN: High Density Residential (HDR)	
ENVIRONMENTAL:	Exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268 as the Project is subject to ministerial review.
PROJECT PLANNER:	Sarah Kirchgessner, Senior Planner 916.478.2245 or skirchgessner@elkgrove.gov

Dated / Published: August 8, 2025

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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.

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 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 skyles@elkgrove.gov or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility.

Elk Grove Citizen 8-8-2025

City of Elk Grove - Planning Commission
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 21, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the following matter:

ELK GROVE SPORTSCENTER RETAIL BUILDING AND MAP (PLNG24-030 & PLNG25-010) – MAJOR DESIGN REVIEW AND TENTATIVE PARCEL MAP:

The Elk Grove Sportscenter Retail Building and Map Project ("Project") consists of a Major Design Review for the construction of a new single-story commercial building totaling ±19,685 square feet along with associated parking, landscaping, and lighting improvements. Construction of the building will occur on Building Pad C of the Elk Grove Sportscenter Complex. Additionally, the Project proposes a Tentative Parcel Map to subdivide one parcel into two parcels. The Project shall comply with the City's Climate Action Plan (CAP) for new non-residential development.

PROPERTY OWNER/PROJECT APPLICANT:	
Elk Grove Sportscenter LP Parviz Parvizyar (Representative) 8500 Melrose Avenue, Unit 208 West Hollywood, CA 90069	
LOCATION/APN:	3443 Laguna Boulevard; APN: 119-0120-075
ZONING:	General Commercial (GC)
GENERAL PLAN:	Community Commercial (CC)
ENVIRONMENTAL:	No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines)
PROJECT PLANNER:	Joseph Daguman, Associate Planner 916.478.2283 or jdaguman@elkgrove.gov

Dated / Published: August 8, 2025

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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.

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 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 skyles@elkgrove.gov or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility.

Elk Grove Citizen 8-8-2025

City of Elk Grove - Planning Commission
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 21, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the following matter:

T-MOBILE RACQUET COURT AMENDMENT (PLNG25-013) – CONDITIONAL USE PERMIT AMENDMENT:

The Project consists of a Conditional Use Permit Amendment to remove the existing 55-foot-tall slim line pole wireless facility and replace it with a new 75-foot-tall monopine within the existing 240 sq. ft. lease area. New T-Mobile equipment will be installed on the monopine. This Project requires an exception to the 55-foot height limit to allow the 75-foot-tall tower.

PROPERTY OWNER: Laguna Creek Racquet Club Investors Dave Anderson (Representative) 11344 Coloma Rd #350 Gold River, CA 95670	PROJECT APPLICANT: The Derna Group, LLC Arvin Norouzi (Representative) 22431 Antonio Parkway, Suite B160-234 Rancho Santa Margarita, CA 92688
LOCATION/APN: 9570 Racquet Court; APN: 116-0061-065	
ZONING: Parks and Recreation (PR)	
GENERAL PLAN: Parks and Open Space (P/OS)	
ENVIRONMENTAL:	No further environmental review is required from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)
PROJECT PLANNER:	Sarah Kirchgessner, Senior Planner 916.478.2245 or skirchgessner@elkgrove.gov

Dated / Published: August 8, 2025

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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.

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 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 skyles@elkgrove.gov or TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility.

Elk Grove Citizen 8-8-2025

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 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.

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." ★

Council OKs Elliott Springs Stormwater, Lot Changes

Continued from page 1

care units for a total of 785 units for the development.

The amendments addressing Village 3 propose modifying the Special Planning Area's village core facilities, which currently allow construction of a community clubhouse and assisted living lodge facility. The amendment would reduce the size of the core area from 5.1 acres to 3 acres so 21 additional patio-style houses could be built. That's 15 more than allowed under the current Special Planning Area while still enabling construction of a clubhouse, community-serving commercial uses and assisted living units.

The amendment wouldn't change the 785 units allowed for the subdivision but would reduce the number of village core units from 125 to 110. Patio-style homes are built on smaller residential lots and feature pedestrian "paseos," public walks, at the rear of the lots with additional walkways connecting these to the village core and other areas of the subdivision.

Amendments are also proposed for updating village standards of pedestrian corridors, clarifying setbacks and providing parking standards. Amendments would also update the acreage

totals for the open space areas in Elliott Springs based "on the Final Maps for Villages 1 and 2A of the Tentative Map."

A key amendment to the development's Tentative Subdivision Map would remove original conditions of approval dealing with the storm drainage system along Bond Road at the subdivision's southern boundary. The original Storm Drainage Master Plan developed by the city indicated a deficiency in that line, which would restrict its ability to meet 10-year and 100-year rainfall event calculations, and recommended upsizing the pipe to increase capacity before obtaining building permits for the 12 acres within the Bond Road watershed.

In February, the council removed that project from its capital infrastructure list after the city's updated modeling indicated the existing system can meet performance criteria for both maximum rainfall events, making the project no longer needed. Because of that, amendments applicant Sunset Tartesso, LLC has asked these conditions be removed.

"Even with the addition of the Elliott Springs development," Elk Grove Planning Manager Antonio Ablog told the council about the modeling.

A final amendment concerned a wall constructed as fencing along several paseo lots and a park lot in Village 1, which abuts the Quail Ranch subdivision to the west. The wall was originally required to be a block wall but was constructed instead as a wooden fence in one of the lots. The applicant requested the conditions be amended to allow the wooden fence to remain, since it was not designed to be a noise reduction method.

Several residents of the area voiced concerns about some of the conditions during public comment. Quail Ranch resident Kathy Lee said she wanted the city to pay closer attention to how some of the paseos have been constructed, noting the one between Elliott Springs and Quail Ranch was intended to be a grass-landscaped walking accessible corridor.

"What we got was a rock garden," Lee said. "It is a steamy, hot mess to walk that block."

Resident Steve Lee questioned the removal of the storm drain conditions along Bond Road, noting that he has experienced flooding where he lives during recent heavy rainfalls.

Lee also pointed to recent flooding in

Kerrville, Texas that claimed more than 130 lives as a need to have a good system in place and asked if the city has a warning system established for such an emergency.

"Elk Grove will be in serious trouble," Lee said. "Please look into it and

please let us know."

Several council members expressed concern about a potential flooding situation. Councilman Rod Brewer said the example of Kerrville was an important point to consider. While Brewer said that he didn't believe a similar emergency would happen in Elk Grove, he noted that the Cosumnes River is one of the last wild rivers.

It would be wise to look at this issue with other area agencies, Brewer said, while he was OK with the staff analysis about the Bond Road system.

"It wasn't done flippantly, it was done consciously," Brewer added.

City Council approved the changes 4-0, with Vice-Mayor Sergio Robles not in attendance with an excused absence. ★

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

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

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 29, 2025, at 4:00 P.M. PST.**

The bid must be obtained, submitted, and received online through the EGUSD Online Bonfire Procurement Portal: <https://egusd.bonfirehub.com>.

BID# 804-25/26 MAINTENANCE & OPERATIONS, TRASH CAN LINERS FOR WAREHOUSE STOCK

The Bid must be obtained, submitted, and received online through the EGUSD Online Bonfire Procurement Portal: <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 Kirsten Garcia at kgarcia@egusd.net or by phone at (916) 686-7773.

Kirsten Garcia
 Purchasing Supervisor
 Elk Grove Unified School District
 Elk Grove Citizen 8-8, 8-15-2025

NOTICE OF SELF STORAGE SALE

Please take notice Laguna Self Storage located at 3000 Dwight Rd., Elk Grove CA 95758 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.bid13.com on 8/28/2025 at 10:00 AM. Anthony Milano; Dilyn R Singh; Gabriel Morales. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

Elk Grove Citizen 8-8-2025

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ABOUT TOWN

Friday, Aug. 8

Summer Concert – Sammy’s Star Search and Hot Summer Nights Concert, 6 p.m. to 9 p.m. Warm nights and great tunes are back this summer, with a twist: Cosumnes CSD is searching for amateur performers in Elk Grove. If you’ve got talent, come show it off. See cosumnescsd.gov for application information, then bring your family and friends out to enjoy these free outdoor concerts. *3020 Renwick Ave.*

Sunday, Aug. 9

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

Sunday, Aug. 10 through Wednesday, Aug. 13

Tire Collection Event – daily 9 a.m. to 4 p.m. Residents from anywhere in Sacramento County can drop off waste tires for free in the bulky waste drop-off area. More information at elkgrove.gov. *9255 Disposal Lane.*

Friday, Aug. 15

Fridays in the Grove Dive-In Movie – 4 p.m. to 8 p.m. at Wackford Aquatic Complex. Join us to watch “Moana” under the stars while hanging out in the pool. Admission is available at the gate at the rec swim rate (\$8 ages 5 and up, \$5 ages 2 to 4 years old, 2 and under free). *9701 Big Horn Blvd.*

Latin Dance Night – 6 p.m. to 9 p.m. at Old Town Plaza. This free community event, brought to you by Dance on the Edge, invites everyone to enjoy salsa, bachata, and cumbia dancing in a fun, welcoming atmosphere. The night begins with a free beginner dance lesson: no partner needed. All ages welcome; bring your friends, family or come solo. For more information, contact Gavina at [gavina@](mailto:gavina@danceontheedge.com)

danceontheedge.com. *9615 Railroad St.*

Friday, Aug. 22

Summer Concert – Innersoul, 6 p.m. to 9 p.m. Warm nights and great tunes are back this summer, with a twist – Cosumnes CSD is searching for amateur performers in Elk Grove. If you’ve got talent, come show it off. See www.cosumnescsd.gov for application information, then bring your family and friends out to enjoy these free outdoor concerts. This week, our local performers will be opening for Innersoul, family-friendly old school music, funk, Latin and dance hits. *3020 Renwick Ave.*

“Raise the Barn” Banquet – 6 p.m. to 10 p.m. at District56. The Elk Grove Historical Society hosts this evening of great food, music and community to support the Barn Project. Tickets available at ategbarnproject.org. *8230 Civic Center Drive.*

NorCal Spartan Event – Mahon Ranch. This event, including several different courses and distances, is designed to test the grit of competitors. Schedule, registration information and more details at www.spartan.com Continues through Sunday, Aug. 24. *10171 Grant Line Road.*

Saturday, Aug. 23

Elk Grove Lions Burgers and Brews – 6 p.m. to 10 p.m. at the Wackford Aquatic Center. Join us for a fun-filled night of delicious burgers, refreshing brews and community spirit. Tickets available at www.elkgrovelionsfoundation.org. *9014 Bruceville Road.*

Ongoing Events

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

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

Widowed Persons Social Club – Aug. 8, 10 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.

Aug. 15, 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.

Aug. 17, 1-3 p.m., Ice Cream Social Oaks Mobile Home Club House, 116 Calle Entrada, Elk Grove. Contact is Evelyn at 916-685-9669.

A widowed person may attend up to three events while deciding if they wish to join WPSC. Contact Bonnie at 916-422-1522 if you are interested in membership.

Library Events

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

Friday, Aug. 8: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Dr. (F) Lunch at the Library, noon to 1 p.m. Youth 18 and under are invited to join us for a free meal. (EG) and (VH)

Saturday, Aug. 9: Explore and learn, 10 a.m. to 11 a.m. (F) Storytelling workshops for job interviews, 11 a.m. to 1 p.m. This event, presented in partnership with Capital Storytelling, will help adults learn to use the power of storytelling as a tool in job interviews, focusing on the positive aspects of your lived experience to present yourself as the ideal candidate for the position. All materials will be provided. Please register in advance. (VH) Plant swap social, noon to 1 p.m. (F)

Tuesday, Aug. 12: Elk Grove Navigator office hours, 10 a.m. to noon. 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, Aug. 13: Explore and learn, 10 a.m. to 11 a.m. (VH) STEAM for kids – NorCal bats, 2 p.m. to 3 p.m. (NW)

Thursday, Aug. 14: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Rd. in front of the concrete slab near the Rhoads School House. (EG) Adult space, 3 p.m. to 4:30 p.m. Discover engaging activities, enjoy light refreshments, and meet good company. (VH) Teen advisory board, 4 p.m. to 5 p.m. (F)

Friday, Aug. 15: Outdoor family story time, 10 a.m. to 11 a.m. at Morse Community Park, 5540 Bellaterra Dr. (F) Tween comic group, 3:30 p.m. to 4:30 p.m. (EG)

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

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 Aug. 27. Breakfast: second Saturday, 8-10 a.m. 8830 Sharkey Ave.

American Legion Post 233 and Auxiliary Unit 233 – general meetings the fourth Thursday each month at 7 p.m. at the Elks Lodge, 9240 Survey Road, Elk Grove. Dinner at 6 p.m. Next meeting will be Thursday, Aug. 28. Post Family Breakfast, 9 a.m. 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. ★

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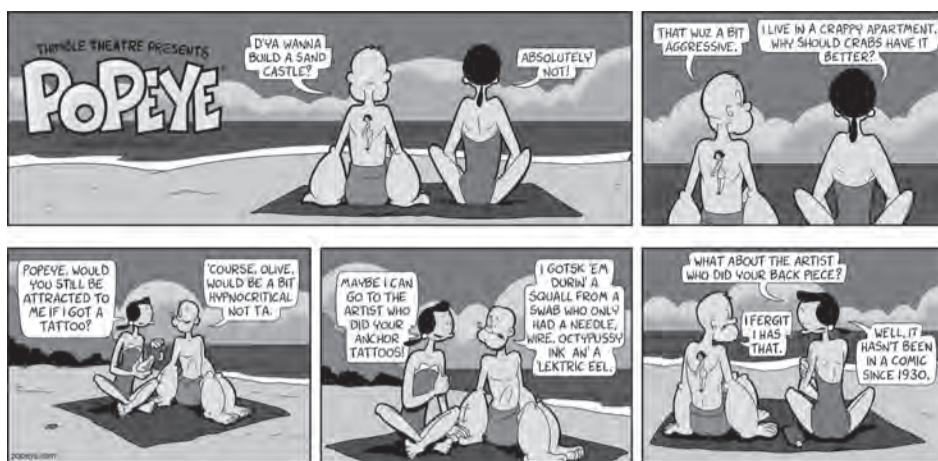


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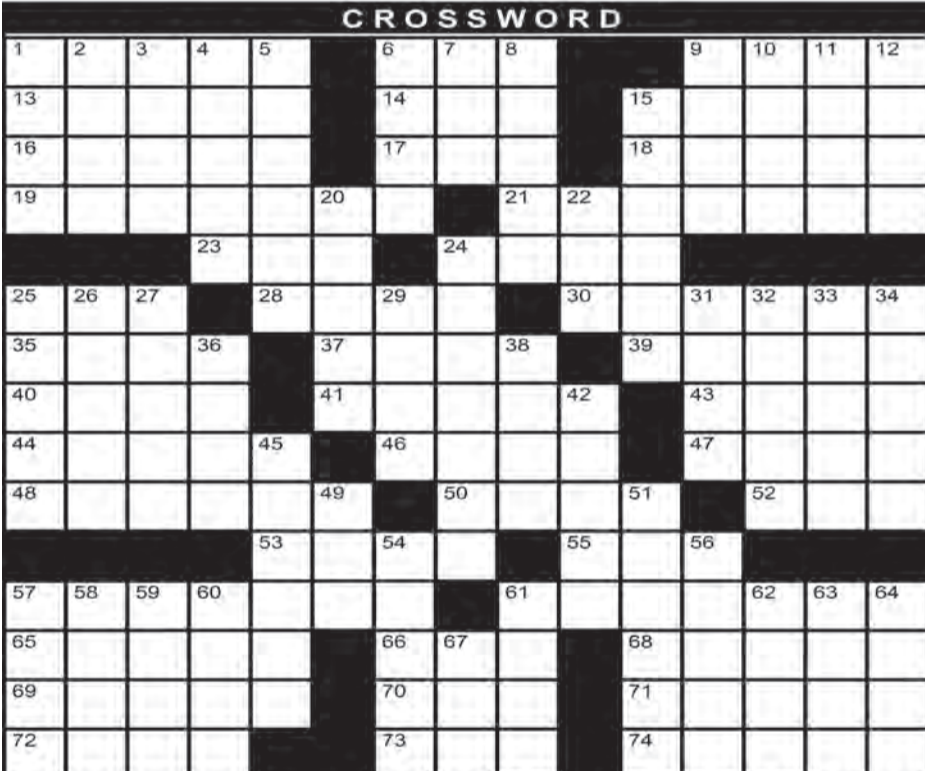
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 - Dartmouth and such
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 - *Mind-body exercise with "apparatus"
 - To do this is human
 - Hold back or restrain
 - *Biathlon gear, sing.
 - Rum follower
 - Illuminated by a certain star
 - Windshield option
 - Gang's domain
 - Symbolized by white dove
 - Wander
 - "Sesame Street" regular
 - a.k.a. amir
 - Nobel Prize, e.g.
 - Most luminous star
 - 0.001 inches, pl.
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 - Used to be
 - Sailor's assent
 - Agitate
 - Carry a load
 - *Series of exercises with little or no rest
 - *Peloton sport
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 - E in BCE
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 - Actress Ryan
 - "M*A*S*H" character
 - One of #18 Across
 - 007
 - What actors do
- DOWN**
- Passed with flying colors
 - Five-star review
 - Not written
 - _____ Carlo
 - Soak up
 - 36 inches
 - Boxer Clay
 - Fraternity K
 - Surface magma
 - Passage into a mine
 - **"Arboreal" yoga pose
 - Hitler's sidekick Rudolf
 - Highway accident
 - Extremely angry
 - "_____ show time!"
 - Nocturnal bird of prey (2 words)
 - It broke the camel's back
 - Plains tribe
 - Iron + nickel
 - *Use calories
 - a.k.a. Indian Lilac
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 - To the point
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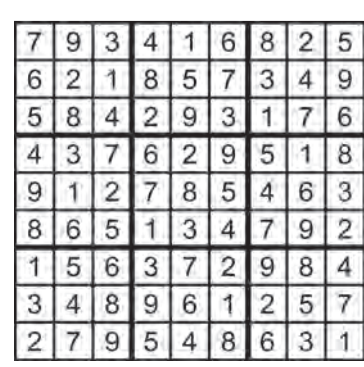


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Freitas Farm Bandits Host Family Night

Story and photos by Nathan Felix Valencia

ELK GROVE, CA (MPG) - The Freitas Farm Bandits had a family night at South Slopes Wine on Thursday, July 31. Not only could families order food and drinks, but there was a raffle and bake sale where 20% of the proceeds went back into the organization.

The Freitas Farm Bandits are a nonprofit organization to help provide youth baseball players with access to high-level training regardless of financial status. David Freitas is the founder of the Farm Bandits Organization.

Freitas was born and raised in Wilton and attended Elk Grove High School. Excelling in playing baseball, Freitas was able to play college ball at the University of

Hawaii and eventually was drafted by the Washington Nationals in 2010.

After playing professional baseball, Freitas had come back to coach his two sons where he had established the Farm Bandits.

"We started this nonprofit travel ball organization just to bring opportunities for these young kids to play, have a good experience and have top-of-the-line coaching," Freitas said.

Starting the organization out of his own backyard, he began to build the organization and a family community.

He brought in coaches that not just know the game of baseball and that have played at the next level, but people who care about the kids. People like Curtis Hoffstot give the kids the confidence they



Freitas Farm Bandits players and supporters gather July 31 at South Slopes Wine for the family night.

need to excel in baseball.

"It's baseball that is bringing us all together, but at the end of the day, we're doing it for our kids," Hoffstot mentioned.

There were only two teams when the organization was founded. Now the organization has teams from 7U through 11U.

Families come from all over Elk Grove to have their kids be a part of the Farm Bandits family.

It had started with Freitas wanting to give opportunities for his own kids, which turned into him giving opportunities for the entire Elk Grove community. And it provides

opportunities outside the game as well.

He and the board members meet monthly to plan events, like the family night, to bring all of the families together. Some of his teams have even been able to watch the Athletics play in West Sacramento. It allows the kids to have fun

with their teammates and to build camaraderie outside of playing the game.

"Sometimes it's just not always about having practice, getting all the drills in and doing all of that stuff," Freitas said. "Sometimes it's getting these guys together and playing Wiffle Ball." ★



David Freitas: "We started this nonprofit travel ball organization just to bring opportunities for these young kids to play, have a good experience and have top-of-the-line coaching."



Coach Curtis Hoffstot with his sons: "It's baseball that is bringing us all together, but at the end of the day, we're doing it for our kids."



Players and coaches pose after the raffle at Freitas Farm Bandits Family Night.

Senior Softball Players Connect at Western National Championships



The Men's 40+ Division teams shake hands after the game at Hal Bartholomew Sports Complex.

Story and photos by Nathan Felix Valencia

ELK GROVE, CA (MPG) - Hal Bartholomew Sports Complex held the 2025 Western National Championships for Senior Softball USA from Aug. 1 through Aug. 3.

This tournament held three divisions playing round-robin games for seeding before heading into the championship bracket.

The Men's 55+ Major Division and AAA Division, plus the Men's 40+ Master's Major Plus Division all played in the tournament.

Each team in each division was competing to win the championship and to qualify for the World Championships in Las Vegas, Nevada, the next Senior Softball USA

tournament held Sept. 18th through Oct. 5. There they will compete against the Eastern National champions in each division.

Not only do they qualify for the World Championships, they will also qualify for the Tournament of Champions that is held in Florida next January. It is the most prestigious tournament in the country.

Each team consisted of 10-20 players that all needed to be registered before playing in the tournament.

There was a diverse range of backgrounds, from those who played in high school all the way up to players having the chance to play professionally.

Tyler Beuerlein is one of the players in the Men's 40+ division who had a



"It's a different environment when you are in your 20s and 30s; there's more of a family camaraderie," said Tiffany Peck, director of rules and rosters for Senior Softball USA.

chance to play professional baseball and was drafted in 2001 by the New York

Mets. This shows how high the competition is within these tournaments.



Senior player Tyler Beuerlein: "A lot of these guys play year-round. So they're playing in a conference, they're playing at a high level, so they're ready to go."

"A lot of these guys play a year-round. So they're playing in a conference, they're playing at a high level, so they're ready to go," Beuerlein stated.

Not only is there a chance to continue high level competition, but it's an opportunity to connect with friends and families.

"It's a different environment when you are in your 20s and 30s; there's more of a family camaraderie," said Tiffany Peck, director of rules and rosters for Senior Softball USA.

There is importance in

winning and playing at a high level and the importance of having fun. The men that come out to play do it for the love of the game and enjoying the presence of their own team and families. They surround themselves with similar people who have the same goals and aspirations when it comes to playing softball.

"I think our team's done a really good job keeping really good people together. They play really well together and put the team first," Beuerlein said. ★

Stomper Entertains at A's Watch Party



The beloved A's mascot, Stomper, entertained the crowd at 32 Brews Street and made a surprise appearance for Sky River's team members behind the scenes.



From left are Chris Franklin, chief operations officer of Wilton Rancheria; Michael Facenda, president and general manager of Sky River Casino; and Chairman Jesus Tarango of Wilton Rancheria. Photos courtesy of Sky River Casino

Sky River Casino News Release

ELK GROVE, CA (MPG) - Sky River Casino's 32 Brews Street was the setting of an A's Watch Party for the July 25 game against the Astros in Houston.

A highlight of the evening was the presence of Wilton Rancheria Chairman Jesus

Tarango, who underscored the strong community ties between the tribe, which owns and operates Sky River Casino, and the A's organization.

Local fans had the opportunity to get up close and personal with baseball history, as the coveted World Series trophies were on display for photo opportunities.

Adding to the game day experience, Sky River Casino offered a special baseball-themed menu at 32 Brews Street with stadium-style bites and drinks. The excitement continued throughout the night with raffles and giveaways.

The beloved A's mascot, Stomper, entertained the crowd at 32 Brews Street

and made a surprise appearance for Sky River's team members behind the scenes.

This exclusive meet and greet allowed casino team members to interact with the iconic mascot. The watch party brought together A's fans, tribal leadership and team representatives for a night of baseball, community and celebration. ★

Former Galt Coach Brings Experience to Florin Football

Story and photos by Paige Lampson MPG Staff

SACRAMENTO, CA (MPG) - After 22 years of coaching football, track and wrestling at various high schools throughout the region, Galt native and farmer Tim Cobleigh is embarking on his newest challenge as head football coach at Florin High School.

Cobleigh, who brings a wealth of experience from programs across the Central Valley, sees coaching as more than just X's and O's on a whiteboard.

"For me, the desire to help and encourage kids to strive to be their best, to challenge themselves to be better people of character, to learn how to overcome obstacles through competition," Cobleigh said. "It's something that has helped me in life, and I think it's really important for students at every school that I've coached at to become better contributors to our society."

The opportunity at Florin came about in an unexpected way. After two successful seasons improving the program at Franklin High in Stockton, Cobleigh was exploring other head coaching opportunities when Florin Athletic Director Scott Keplinger reached out.

"I had put some feelers out and interviewed at different places," Cobleigh explained. "I was just getting ready to go into the off-season with Franklin when I got a phone call from Scott. He said he had heard some good things about me and was encouraged to give me a call."

The meeting went better than expected. "I went in for a meeting and before I left the school that day, I was the new head football coach," Cobleigh said. "It was a really unique opportunity to go to a school that I did not anticipate would have all of the amazing things already in place to help create a winning program."

Keplinger, in his second year as athletic director, was impressed with how Cobleigh's vision aligned with his own goals for the program.



On equipment day, Tim Cobleigh fits the pads to an incoming freshman.

"Before I even let Tim talk, I shared with him my vision of what I'm trying to change here," Keplinger said. "That was basically just changing the culture, making kids want to be here and play sports at Florin and not say, 'Florin sucks; I'm going somewhere else.'"

"All I've seen so far from Tim is that we're not too concerned about wins and losses right now," Keplinger continued. "We are both on the same page that we just have to change the culture here. Once you change the culture, the wins can come later."

This season marks a significant transition for Florin as they join the inaugural season of eight-man football in the San Joaquin Section. The format, which has been used in Southern California and other regions for smaller schools, allows programs struggling with numbers to continue to offer competitive football.

"The idea is to continue to get kids playing competitive contact football that are

struggling with their numbers," Cobleigh explained. "For some schools, the concept is to grow your program and possibly move back into 11-man football, but for others that are traditionally small programs, it can be a strong venue for kids to continue to compete."

With 27 players on the roster, Florin will field one varsity team comprising all grade levels. The eight-man game is notably faster-paced than traditional 11-man football, requiring different strategies and conditioning.

Cobleigh has assembled a coaching staff that includes several familiar faces. Cesar Candido, who coached with him at Franklin and previously played for him at Galt, joins as an assistant. Two other former Galt players, Marcelo Lopez and David Candido, are also on staff, along with Jason Burgin, who previously served as JV head coach, Varsity head coach and wrestling assistant at Galt.

When he's not on the football field or



New Florin High Football Head Coach Tim Cobleigh: "It was a really unique opportunity to go to a school that I did not anticipate would have all of the amazing things already in place to help create a winning program."

in the classroom, Cobleigh maintains the family farm that his father started 47 years ago, raising hogs and goats.

"Some people are still surprised that we still do it, sometimes myself," he said with a laugh. "But I think raising livestock is just like coaching football and sports: You're still striving for those champions, like we always like to say, hanging banners."

Cobleigh also works as a behavior management technician at Estrellita High School, helping students who need extra classroom support. After retiring from coaching wrestling at the end of 2024, he's found that football and his other commitments keep him plenty busy.

"I miss it, but I always seem to find time to fill in the blanks and make myself even busier," Cobleigh said.

As Florin High School, with its 1,700 students and renowned culinary program, prepares for this new chapter in its football history, both Cobleigh and Keplinger are focused on building something sustainable.

"We feel like we have a long-term opportunity at Florin High School," Cobleigh said. "It's about making kids want to be here and creating a culture where they can grow both as players and as people."

The Falcons begin their first season of eight-man football this fall, with hopes that Cobleigh's experience and vision will set a foundation for years to come. ★



Coaches Tim Cobleigh and Cesar Candido talk to Florin players at practice.



Tim Cobleigh and Cesar Candido wrestle with a helmet to get the grill on.