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BREAK THE LOSING STREAK



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Second Elk Grove Chick-fil-A Opens



Pictured is the Chick-fil-A Elk Grove Blvd & Wymark team during opening day on Feb. 19. Photo courtesy of Chick-fil-A Elk Grove Blvd. & Wymark

By Idaly Valencia

ELK GROVE, CA (MPG) - Black-and-white spotted outfits, floppy ears and even inflatable cow costumes filled a new Chick-fil-A on Thursday, Feb. 19 as the restaurant marked its opening day by offering a free entrée to guests willing to dress the part.

Chick-fil-A is one of the nation's largest fast-food chains, best known for its chicken sandwiches. The menu also includes tenders, salads, beverages and breakfast items.

Elk Grove is already served by a Chick-fil-A



The newest Chick-fil-A location in town opened Thursday, Feb. 19 at 8140 Elk Grove Blvd. in The Village shopping center. Photo by Idaly Valencia

location at the Elk Grove Marketplace on Bond Road, with the nearest additional restaurant

found at Delta Shores in Sacramento near Interstate 5. Kyle Atwater,

owner-operator of the Elk Grove Marketplace location, also operates the new restaurant at Wymark Drive and Elk Grove Boulevard. The fast-food spot is the first business to open at The Village shopping center, which remains under construction and is expected to be anchored by a future Whole Foods Market.

Atwater said he was excited that the restaurant brings about 50 jobs to the city and features a larger space than his other Elk Grove location. It also includes a third drive-thru lane reserved for mobile
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Chamber To Host 2026 Economic Equity Resource Fair



Cosumnes River College President Dr. Ed Bush will deliver the keynote address at the Elk Grove Chamber of Commerce's Economic Equity Resource Fair from 4 to 8 p.m. Thursday, March 19 at District56, 8230 Civic Center Drive. Photo courtesy of Elk Grove Chamber of Commerce

Elk Grove Chamber of Commerce News Release

ELK GROVE, CA (MPG) - The Elk Grove Chamber of Commerce will host its 2026 Resource Fair from 4 to 8 p.m. Thursday, March 19 at District56, located at 8230 Civic Center Drive. The event is free and open to the public.

The Resource Fair is designed to connect entrepreneurs, small business owners and community members with organizations that provide tools and services to support business growth and economic equity.

Attendees will have the opportunity to explore a variety of vendor booths, hear from regional leaders and participate in a live question-and-answer session with experienced entrepreneurs.

The evening will feature a keynote address by Cosumnes River College President Dr. Ed Bush. A panel discussion will follow, featuring local business leaders including Shennel Beasley-Sims of SacTown's Finest Vinyl & Print, Diego Cervantes of Super Taco Mexican Restaurants, Anisha Marshall and Isabel Pires of WeR2Creative and Cynthia Cuellar of Your Home Assistant.

Panelists will share their professional experiences and answer questions from attendees. Vendor applications are currently being accepted. Space is limited and vendor spots are expected to fill quickly.

All vendors must provide services or resources that support businesses and are subject to chamber approval. Interested organizations are encouraged to apply as soon as possible. For more information, to apply as a vendor or to explore sponsorship opportunities, contact the Elk Grove Chamber of Commerce at 916-691-3760 or visit elkgroveca.com/calendar. ★

Elk Grove Unified Board Raises Trustee Pay, Approves Layoffs



Elk Grove Unified School District employee Jennifer Hart speaks during public comment at the Feb. 17 meeting in opposition of the proposed board member pay increase allowed under new state law Assembly Bill 1390. Photos courtesy of Elk Grove Unified School District

By Idaly Valencia

ELK GROVE, CA (MPG) - The Elk Grove Unified School District board voted to sharply increase trustee pay during its Feb. 17 meeting, the same night it approved layoffs and reassignments affecting dozens of classified positions, decisions that drew criticism from community members during public comment.

Trustee Pay

Trustees approved raising the monthly board pay from \$750 to \$3,000, a change permitted under Assembly Bill 1390, which allows school board members to receive compensation ranging from \$600 to \$4,500 per month based on a district's average daily attendance from the prior school year. For Elk Grove Unified School District, the current

maximum is \$3,000 per month, with the potential to increase to \$4,500 if daily attendance rises during the 2025-26 school year. The previous stipend rate had remained unchanged since 1991.

Layoffs

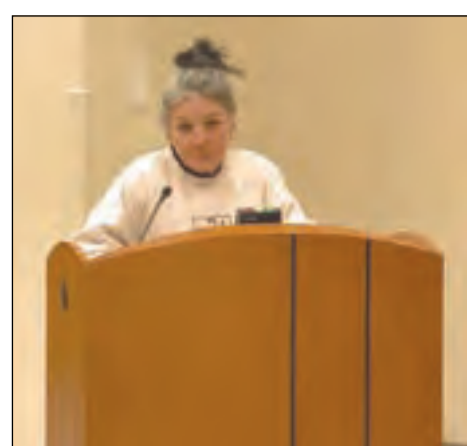
The vote to increase trustee pay occurred during the same
Continued on Page 2



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Elk Grove Unified Board Raises Trustee Pay, Approves Layoffs



"I wonder then if this board is aware that your \$3,000 a month exceeds what a full-time paraeducator with 11 years of experience working in EGUSD takes home by roughly \$1,000 a month," said Jennifer Hart, who identified herself as an Elk Grove Unified School District employee, during public comment at the Feb. 17 meeting.

Rocio Galvan, president of the California School Employees Association Elk Grove chapter, opposed the Elk Grove Unified School District board of trustees' pay increase at its Feb. 17 meeting, noting the district's more than \$35 million deficit and a shift in public expectations.

Continued from page 1
meeting in which the board approved staffing reductions attributed to what the district described as "reduction or discontinuance in particular kinds of services" and "lack of work and/or lack of funds."

At the start of the meeting, board president Beth Albani announced actions taken in closed session approving a resolution to release or reassign several administrative positions for the 2026-27 school year, which begins in July. Those positions include five vice principals, an AVID (Advancement via Individual Determination, college readiness program) coordinator and a program specialist in education equity.

Additional staffing changes were approved unanimously through the consent calendar, meaning the items were approved by a single motion without public discussion. Those actions included the removal or reduction of several classified positions, including admissions representatives and technicians, computer training and support specialists, college and career counseling technicians, custodians, family school community liaisons, health assistants in special education, job developers, library technicians,

mental health therapists, paraeducators, prekindergarten instructors, program assistants and educators, project implementors, substance abuse prevention educators, school office assistants, staff services technicians and a student store technician.

While the district did not specify the exact number of employees affected, the reductions were measured as a total decrease of 60.0388 full-time equivalent hours. Of that amount, 18.6825 hours are tied to positions that are currently vacant. The changes will apply across the district's 68 schools serving communities throughout Sacramento County, including Elk Grove, Florin, Rancho Murieta, Vineyard, Wilton, Rancho Cordova and Sacramento.

The board also approved additional reductions or eliminations of classified and non-management positions tied to program changes involving English as a second language, computer basics, parent education high school diploma and high school equivalency, medical assistant and a resource teacher program coordinator.

Public Comment

During public comment, district employee Jennifer Hart addressed the board on its pay increase, describing it as the

"quadrupling" of trustee compensation. Hart said she had emailed trustees ahead of the meeting and received responses noting childcare, gas expenses and the time commitment required to serve.

While Hart said she supported making board service financially accessible, she argued the increase was unfair when compared with other district employees who work directly with students daily.

"I wonder then if this board is aware that your \$3,000 a month exceeds what a full-time paraeducator with 11 years of experience working in EGUSD takes home by roughly \$1,000 a month," Hart said.

"It is no wonder that we cannot keep these jobs filled when district wages for these positions are so far below what you have deemed appropriate for public service," she added.

California School Employees Association Elk Grove chapter president Rocio Galvan, who said she represents more than 800 district employees, also spoke against the pay increase. She highlighted the district's more than \$35 million deficit and warned that the decision could shift public expectations of the board.

"Just because you can do something does not

mean you should," Galvan said. "The respect that this community has for you is rooted in the fact that you do this for less, not more."

"If you approve a 400% raise, you fundamentally alter that contract between you and the public; you shift this role from civic stewardship to paid politician," Galvan said. "When you increase the pay, you drastically increase expectations."

After public comment, Superintendent David Reilly presented the proposed revisions to the trustee compensation consistent with AB 1390, noting the fiscal impact on the district would result in a net increase of approximately \$189,000. Based on discussion from the Feb. 3 meeting, the board added language stating it will consider an increase of up to 5% every two years rather than annually.

Under the revisions,

student board members would receive up to \$400 per month.

Board Vote

Before the final vote, Albani said she accepted the will of the board regarding the \$3,000 stipend but said Galvan raised "excellent points" that should be considered, including how increased compensation could change public perception of the board.

The board ultimately voted 6-1 to approve the stipend increase, with Albani voting no.

Following the vote, Trustee Sean J. Yang asked Albani whether she would accept the increased payment. Albani said she would but plans to return a portion to the district to cover health care debt and donate money to charitable efforts.

"I just want to clarify, that's all," Yang said.

Trustees also approved increasing the maximum number of compensated meetings from two to three, including unavoidable work conflicts. Albani, Trustee Delia Baulwin and Trustee Heidi Moore voted against the measure.

Future Increases

The board further approved language allowing the stipend to increase to \$4,500 a month beginning in July if the district's average daily attendance exceeds 60,000 during the current school year. Albani proposed an alternative tiered structure that would increase the stipend by \$500 at attendance thresholds of 60,001, 65,001 and 70,001.

Trustee Susan Davis

questioned Albani whether the pay should decrease if attendance later declines, noting the law accounts for changes in daily attendance.

Albani responded, saying, "This is a stipend, it's not a salary; no one in education gets paid enough for the job they do."

Davis disagreed, describing board service as a full-time commitment that has hurt her financially. Davis also said she has encountered potential candidates who are unwilling to run because it wouldn't be possible to maintain a full-time job while serving on the board.

"I'm not doing this for my finances. I'm doing this for the future of our board; that all we're going to have on this board is people who are either financially privileged or have the ability and the freedom to do this without pay," Davis said, a sentiment Yang echoed.

Trustee Michael Vargas acknowledged public concerns about increased expectations tied to higher compensation, saying trustees must demonstrate the value of that investment.

"You look at the approximate cost; that's a salary plus benefits. That is that one AVID coordinator that we were not able to keep. There's a real cost here," Vargas said. "We accept that that is our responsibility moving forward."

Albani's proposed amendment failed to win majority support, with only Moore voting in favor.

The board ultimately approved the original proposal by a 5-2 vote, allowing trustees' pay to rise to a maximum of \$4,500 per month if daily attendance increases. ★

Franklin Elementary Choir Performs for School Board



Smiles filled the Elk Grove Unified School District boardroom the evening of Feb. 17 as the Franklin Elementary School choir, made up of 4th, 5th and 6th graders, performed the "Kindness Song" for trustees and attendees under the direction of music teacher Matt Morse. Photo by Idaly Valencia

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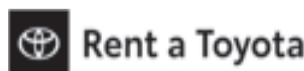
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Terrata Cuts Ribbon on Murieta Hills Model Home



The Terrata model home at 7116 Jared Sheldon Drive is located within The Residences subdivision adjacent to Stonehouse Park.

\$869,900 and featuring 2,346 square feet, four bedrooms and 2½ bathrooms. For information, call 833-808-3940 to connect with a sales representative, or view the website: terratahomes.com/california/sacramento/murieta-hills. LGI Homes, headquartered in The Woodlands, Texas, operates in 36 markets across 21 states and has closed more than 80,000 homes since 2003.

named Fortune magazine's No. 1 Most Admired Home Builder for 2026.

River Canyon Properties

Sacramento County approved and entitled The Residences of Murieta Hills East and West, totaling 198 lots, in 2007, but the project stalled for more than a decade.

In 2018, a broker friend alerted Bob Keil that Residences East – with its 99 approved lots – was available. Seeing an opportunity to return to a community he had long admired, Keil and his wife, Michele, purchased the property. The couple later bought a home on Guadalupe Drive, where they now overlook Residences East from their backyard.

Several years later, the late John Sullivan – known locally for managing the properties of Carol Anderson Ward – purchased Residences West, which also had 99 approved lots. In 2022, Sullivan acquired Residences East from the Keils, then later brought them back in as partners under the entity River Canyon Properties.

After Sullivan's death in 2023, the Keils approached the owners of Veerkamp General Engineering in Cameron Park, which was already building infrastructure for Unit 1, about joining the partnership. The family-owned firm agreed.

Together, the Keils and Doug and Lori Veerkamp purchased Sullivan's interest from his estate and chose to retain the partnership's name, River Canyon Properties. ★

Toll Brothers

In a Jan. 29 news release, Toll Brothers, Inc. announced plans for a new luxury home community in Rancho Murieta called Toll Brothers at Rancho Murieta – Robles Collection.

The community will feature one- and two-story single-family homes ranging from 3,000 to 3,700 square feet, with four to five bedrooms, 3.5 to 5.5 bathrooms and three-car garages.

Site preparation is underway at Campos Verde and Puerto Drive, with sales anticipated to begin in late 2026.

Homes will include open-concept floor plans, architectural detailing and premium personalization options available through the Toll Brothers Design Studio.

Scott Esping, division president of Toll Brothers in Sacramento, described the project as an opportunity for luxury living in one of Sacramento County's most desirable locations.

Founded in 1967 and headquartered in Pennsylvania, Toll Brothers builds in more than 60 markets nationwide and was recently

California, located within the guard-gated Rancho Murieta community southeast of Sacramento.

Murieta Hills features open-concept homes ranging from approximately 2,004 to 3,024 square feet with three to five bedrooms. Standard features include hard-surface countertops, 42-inch wood cabinetry, KitchenAid stainless steel appliances and professionally designed landscaping at no additional cost.

Chris Kelly, regional president, described the project as a significant milestone marking Terrata Homes' entry into the California market. The release also announced the Feb. 12 grand opening.

According to the Terrata Homes at Murieta Hills website, the builder is offering four floor plans. Prices range from the Aviar, starting at \$799,900 with 2,004 square feet, three bedrooms, and two bathrooms; to the Sherwood, starting at \$999,900 with 3,024 square feet, five bedrooms and three bathrooms.

The model home is the Bel Air, starting at

– River Canyon Properties – sold 31 lots to Terrata Homes, 34 to Toll Brothers and three custom lots on Puerto Drive to Rancho Murieta residents.

Toll Brothers, which describes itself as the nation's leading builder of luxury homes, expects to begin selling homes in the community by late 2026, according to a Jan. 29 news release.

Final construction of Unit 2, which includes 130 lots, has been placed on hold while Bob Keil and the Rancho Murieta Community Services District Board continue discussions over the need for a third water tank. The proposed tank would supplement the existing Rio Oso tank to serve the additional homes and provide needed emergency water capacity for current residents. The issue has been under discussion for months without resolution.

Terrata Homes

In a Feb. 11 news release, LGI Homes, Inc. announced the grand opening of Murieta Hills, the first Terrata Homes-branded community in

Jeanine Roach, vice president of sales for Terrata Homes, welcomed the guests.

"We are surrounded by the folks that have made this possible," Roach said. "We want to start with thanking Michelle and Bob Keil for bringing us into this amazing community."

Calling the project "the beginning of a very exciting venture," Roach said attendees would see the level of quality Terrata delivers as its luxury brand.

After introducing her team and acknowledging other guests, Roach led a toast before stepping outside for the ribbon-cutting. Guests then returned inside to enjoy refreshments and tour the professionally staged model home.

Residences Development

The new Terrata Homes community is located in Unit 1 of The Residences, developed by the Keils and their partners, Doug and Lori Veerkamp of Cameron Park. After the Veerkamps' engineering and construction firm completed development of the 68 lots in 2025, the partnership



Jeanine Roach, vice president of sales for Terrata Homes, cuts the ribbon during the Feb. 12 grand opening of the new Murieta Hills community in Rancho Murieta.

Story and photos by Gail Bullen

RANCHO MURIETA, CA (MPG)

About 30 people gathered Feb. 12 for the grand opening and ribbon-cutting of the Terrata Homes model home and sales office at Murieta Hills in Rancho Murieta.

The event marked the debut of Terrata's first California community. Terrata is the luxury brand of LGI Homes, Inc., which is headquartered in The Woodlands, Texas.

The model home is located at 7116 Jared Sheldon Drive, within The Residences of Murieta Hills East and West, a 146-acre development adjacent to Stonehouse Park. It is open daily from 10 a.m. to 6 p.m., though prospective buyers are encouraged to call 833-808-3940 in advance to connect with a sales representative before visiting.

Among those attending the grand opening were affiliates of Terrata and LGI Homes, subdivision developers Bob and Michelle Keil, and about a half-dozen community members.

Second Elk Grove Chick-fil-A Opens

Continued from page 1

app orders, known as "Mobile Thru."

"This has been a long time coming to get a second Elk Grove Chick-fil-A, a new one, on this side of town to better serve the west side of Elk Grove," Atwater said. "It's a great introduction to the new shopping center over here."

In a Feb. 13 news release, Chick-fil-A announced the grand opening would also include a \$25,000 donation from Chick-fil-A Inc. to nonprofit Feeding America in honor

of the new restaurant. The funds will be distributed to partner organizations across the greater Sacramento area to help fight hunger.

The new location at Wymark Drive and Elk Grove Boulevard will also participate in the Chick-fil-A Shared Table program, which redirects surplus food to local nonprofits.

For more information about the restaurant or available career opportunities, visit chick-fil-a.com/locations/ca/elk-grove-blvd-wymark. ★



Local Chick-fil-A owner-operator Kyle Atwater, center, said during the Feb. 19 grand opening at the Elk Grove Boulevard and Wymark location that the restaurant brings about 50 jobs to the city and features a larger space than the other Chick-fil-A location. Photo courtesy of Chick-fil-A Elk Grove Blvd. & Wymark

AMBASSADOR OF THE MONTH

Ryan Lowery

Ambassador of the Year 2025




Ryan and his parents moved to Elk Grove in 2000, he then graduated from Elk Grove High School in 2007 and attended Sacramento State shortly after to study Business. Over the years Ryan worked a few different jobs from bartender, to delivery driver to sales representative. Ryan's true passion is working with local Elk Grove residents and hearing their unique stories.

Ryan married his high school sweetheart Sarah who is currently a teacher for CAVA in 2007 and they just celebrated their 19th wedding anniversary. Ryan and his family moved to Fallbrook in 2017 to establish his roots in east Elk Grove. They have 2 daughters, Abigail who goes to Pleasant Grove High School and is captain of the JV Soccer team, and Tiana who goes to Albiain Middle School and plays APL for W soccer club. Ryan's free time consists of competitive soccer with his 2 daughters, movies with the family and playing with his dog Kai.

Ryan joined the Brooks Painting team in 2023 as an estimator. Brooks painting is a residential and commercial painting company that specializes in exterior, interior, cabinets, epoxy and miscellaneous other coatings. When Brooks joined the chamber in 2023, they immediately saw the benefits and only months later Ryan decided to go a step further to join the Ambassador team. Ryan truly looks forward to working with the Elk Grove Chamber and the Ambassador team to make Elk Grove the best community it can be!






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RELIGION NEWS

Chabad of Elk Grove Offers Torah Classes

Local community members are invited to attend free weekly Torah Classes offered by Chabad of Elk Grove from 6:45-7:30 p.m. 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 Sunday worship services 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

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. The church has open Communion

the first Sunday of the month.

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

St. Maria Goretti Catholic Church's Mass Schedule

St. Maria Goretti Catholic Church invites everyone to celebrations of Holy Mass at 8700 Bradshaw Road. Mass are at 5 p.m. on Saturdays, and 8 a.m., 10 a.m. and noon on Sundays. Also Masses at 9 a.m. Mondays, Wednesdays, Thursdays, and Fridays. For more information, call (916) 647-4538 or visitSMGCC.net.

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 7 p.m. Fridays at 9766 Waterman Road, next to Mel Dogs.

Sunday Worship at 10 a.m. For more information, call (916) 714 3444) or visit GraceChurchEG.org. ★

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 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." ★

ARTS CALENDAR

Crockett Art on Display

Marie Crockett is an NCA Master Artist with decades of experience working in acrylic, acrylic with epoxy, oil, watercolors, pastels, and Sumi-E ink paintings.

In this collection, Crockett creates art ranging from striking landscapes to floral and animal-themed still life. Through March 26; reception 4 to 7 p.m., Saturday, March 7 with artist talk and live music. Details at elkgrovefineartscenter.org.

View Artwork from Elk Grove

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

Visit webmaps.elkgrovecity.org/publicartelkgrove.

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.

The center periodically offers 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 arts center is at 9020 Elk Grove Blvd., Suite 101. They are open from 11 a.m. to 5 p.m. on Wednesdays through Saturdays, and Sundays 11 a.m. to 4 p.m. ★

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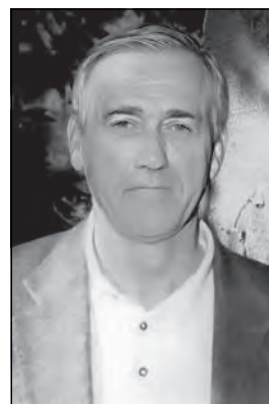
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MEMORIAL

THOMAS PAULSEN • 07/28/1943-01/17/2026

Thomas Alvin Paulsen passed away Saturday, Jan. 17, 2026. He was 82 years old. Tom was born July 28, 1943 in Colfax to Mary (Archer) Paulsen and Floyd A Paulsen. He was the middle of three children and had two sisters. He loved cars from a young age, and bought his first antique car to work on when he was 12 years old. When Tom was a junior in high school, he met a senior named Joyce. She thought he was so handsome and charming. In the wintertime, he taught her how to go hookie bobbing – they would sneak up behind a car at a stop sign and grab onto the bumper to slide across the icy road when the car pulled away. They were married one year later.



Tom attended the University of Idaho, and he and Joyce both worked to put him through college while also raising a young family. They welcomed their first child, Keith, in 1961 and their second child, Kim, in 1963.

Tom worked for a moving company and grocery store, while Joyce was a switchboard operator. Tom graduated with a degree in Business in 1966, the same year that their third child, Kristine was born. Upon graduation, Tom vowed to Joyce that she would never have to work outside the home again.

After graduation, Tom was hired into a management program in Spokane for Consolidated Freightways (CF), one of the nation's largest long-haul trucking companies. He rotated through a number of operational jobs at the terminal level and got promoted to his first terminal position in Kennewick in 1968. Over the following years, Tom worked his way up at CF from area personnel manager to

terminal manager. In 1972, Joyce gave birth to their fourth child, Kirk. Tom attended an Executive MBA Program at Harvard University in 1988. He continued to climb up the CF corporate ladder. He was named western area vice president in 1985, central region vice president in 1995, vice president strategic planning in 1998, and finally president and chief operating officer in 2000. Along the way, his promotions took him to Portland, Kennewick, Sacramento, Anaheim, Menlo Park, Chicago and Vancouver. However, moving with each promotion took its toll, so Tom and Joyce decided to keep their home base in Sacramento while Tom made the difficult sacrifice of working away from home during the work week and flying home every weekend. Tom worked for a total of 36 years at Consolidated Freightways. He retired at age 59 in 2002.

Tom was first and foremost, a family man. As a father, he proudly coached Keith's Little League baseball team and never missed his daughters' tap dancing and piano recitals. Tom's love of all things

cars permeated every decade of his life. He enjoyed fixing up old cars, watching car races, driving go-carts with Keith and building and

racing quarter-midget and half-midget cars with Kirk. He loved Corvettes but one of his most cherished cars was a 1955 Nomad. In his later years, Tom found immense joy in being Grandpa. He was a proud figure in his grandkid's lives as well, attending cub scouts events, baseball games, theater performances, piano recitals and enjoyed each and every moment.

Tom was an avid sports fan, and his loyalties were to the Sacramento Kings, NASCAR races and San Francisco 49ers.

Tom traveled to many wonderful places with Joyce including Europe, Alaska and Hawaii. He was an expert at train dominoes. He was also an animal lover and was never far from a trusty canine. Joyce remembers him most for being honest, hardworking and generous to others.

Tom was loved by so many and will be missed terribly. He is survived by Joyce, his loving wife and partner for 65 years; four children Keith (Robyn) Paulsen, Kim (Joe) Schmalz, Kristine Paulsen (David Whitley) and Kirk (Tanya) Paulsen; his 11 grandchildren Aaron, Taylor, Kaitlin, Andrew, Alexandra, Zachary, Dylan, Jillian, Madeline, Sophie and Ella; seven great-grandchildren Jude, Prudence, Haylee, Christian, Deacon, Laynee and Reagan; his younger sister Elizabeth Paulsen; and many nieces and nephews. He was preceded in death by his parents and his sister Linda Karr.

The family will hold a celebration of life at 11 a.m., Saturday, March 28 at his home in Elk Grove, Calif. In lieu of flowers, the family suggests donations to your favorite charity.

Places of Worship



St. Peter's Lutheran Church

8701 Elk Grove-Florin Rd.
Pastor Joe Dapelo
916-689-7300

Service Hours:

Traditional – 8:30 a.m.
Contemporary – 11 a.m.
Sunday School – 9:45 a.m.
5th Sunday – 9:30 a.m.

Website: <https://stpeterseg.org>

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

St.PetersLutheranChurchElkGrove

St. Luke's Lutheran Church (ELCA)

7595 Center Parkway
Sacramento, CA 95823
Pastor Rob Williamson
916-421-5039

Sunday Service 10:30 a.m.

Website: slelca.org

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

Stream Online via YouTube: @st.lukeslutheranchurch7590

All are welcome in this place!

Majestic Ministries International Church

Prophetess Leticia Lewis
Monthly ecclesia (Greek for gathering/assembly)
Lion's Gate Hotel
3410 Westover, Sacramento (at McClellan Park)
Fireside Room
Sunday March 22, 2 p.m.
Sunday, April 26, 2 p.m.
Sunday, May 31, 2 p.m.
Phone 916-440-2551
www.majesticmi.org

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



Kings Korner

By V.G. Harris



Break the Losing Streak

As previously stated, the Sacramento Kings are setting records, albeit not the ones they want to.

Entering Monday night's game against the Grizzlies on the road, the Kings will try to call a halt to a 16-game losing streak and give the Sacramento fan base a reason for optimism.

Injuries, bad coaching and a front office that still needs to find their way have all contributed to the worst record in the NBA, and few pundits or fans expected to find this team in the NBA cellar.

Allowing Sabonis and Lavine to surgically repair their injuries ending the season for both, makes loads of sense as there remains no possibility of making the playoffs, and having both critical players healthy entering next season will be a welcome relief as the Kings look for a 180-degree turn.

Looking for bright spots is a little like looking for a needle in a haystack, but without question seeing Keegan Murry finally healthy and making a contribution nightly, is a more than welcome sight.

In the most recent game against the Spurs, Keegan led the Kings in scoring 20 points along with DeMar DeRozan, and although not the all-star that the Kings initially thought he might be, Keegan is making noises like he's going to someone to count on as the team continues to shuffle the deck.

What will the upcoming draft bring the cellar dwellers? Anyone's guess, but you can rest assured that GM Scott Perry has his sights set on coming up with a game changer.

We've seen franchises do it before, and you need look no further than the Oklahoma City Thunder or the Detroit Pistons to see the results. Yes, it can happen, and the only caveat is the past experiences in the draft that have been abysmal.

No more Willie Cauly-Stein's or Marvin Bagley's! What the Kings need is a can't miss, blue chipper that will impact this team in a positive way right out of the gate!

Can it be done? Yes, it absolutely can, if Scott Perry and staff are permitted to do their job without interference from the

ownership group. Let the people you've hired do their job and stand on the decisions they make.

Another DeAaron Fox or Tyrese Haliburton may be just around the corner, and goodness knows the Kings are overdue for something positive to happen.

Another key will be how they evaluate the talent that already exists. Will the Kings value Domantas Sabonis and realize what a true diamond in the rough they have? At this point no one knows and we can only wait and see what happens.

What everyone agrees on is bringing a 16-game losing streak to a halt and stemming a conversation of challenging the all-time futility record set by the Detroit Pistons. Although 16 is a fall cry from the 28-game losing streak set by the Pistons, it's just better to put that conversation to bed.

1st round draft choices need to be vetted carefully, and the Kings have yet to fully see what Devin Carter brings to the table. Everyone knows he can jump out of the gym, and at times his defense is all-star caliber, but can this 1st round draft choice get enough court time to prove his worth. We'll see, but I take nothing for granted.

Enter Killian Hayes, a 6'4" guard just signed to a 10-day contract. I wasn't aware the Kings needed another guard but here he is, nonetheless. What is interesting about Killian is that he was drafted #7 overall in the 2020 draft by the Detroit Pistons and is still only 24 years of age. Raised in France can he make a splash?

At the same time the Kings signed Patrick Baldwin Jr. to a 2-way contract and at 6'10" Patrick brings some much needed girth to the front line. Baldwin was signed by the Golden State Warriors 28th in the overall 2022 draft so Kings fans have renewed reason to show up for the March 3 contest at Golden One against the Phoenix Suns.

Yes, Scott Perry is trying, and that's better than giving up. Are these guys longshot? They are, and we need to turn out and give them the best we have.

Stay tuned Kings fans and don't lose heart.

All the best! ★

California School Systems Face Red Ink Despite Boosts in Education Spending



By Dan Walters, CALMatters.org

Educating California's nearly 6 million public school students is the state budget's second largest expenditure, and one that has increased sharply during Gavin Newsom's governorship.

The 2026-27 budget that Newsom proposed last month would spend \$88.7 billion on students, ranging from transitional kindergartners to high school seniors. When local property taxes and federal aid are included, the total would be nearly \$150 billion, an average of \$27,418 per pupil.

That's a 61% increase from the \$17,014 they were getting when Newsom became governor, but adjusting for 29% inflation during that period would cut the real gain in half.

Comparing California's school support to that of other states is difficult because there's always a lag in data collection. However, the Public Policy Institute of California, using data that are a few years old, reports that the state is no longer in the lower ranks in per pupil spending but is somewhere in the middle, perhaps a few thousand dollars above average.

Education officials constantly press for more state spending, which is governed by complicated formulas in a 1988 ballot measure,

Proposition 98. Newsom's budget calculates that the minimum Prop. 98 guarantee in state and local funds would be \$125.5 billion, but he wants to delay \$5.6 billion in payments to reduce the budget's deficit – essentially a loan from the schools to the state, one of many maneuvers he and the Legislature have used to close the gap between revenue and spending.

"This delay shifts costs to the future when the state must 'settle up' and meet this obligation," the Legislature's fiscal analyst, Gabe Petek, says in his overview of the schools budget, adding, "For the state budget, the settle-up proposal is similar to other forms of borrowing and spending delays – it provides temporary savings in the current year but increases costs in the future."

Calculating what the state is legally obligated to spend on schools, deciding what it will spend, massaging the numbers and framing the political optics is a time-dishonored feature of the annual budget process because it's such a big piece of the puzzle.

Meanwhile, however, school districts throughout the state are having remarkable difficulty in balancing their own budgets this year. They face declining enrollments due to demographic factors such as falling birth rates, lower immigration, population losses to other states, local resistance to school closures and pressure from unions for salary increases for teachers and support staff, to cope with their own inflationary pressures.

The fiscal angst is most obvious in urban school

districts, where enrollment declines are most severe and where unions are the strongest, often spending heavily to elect friendly school board members.

San Francisco's school system just underwent a teacher strike that was settled with an agreement that will raise costs by an estimated \$180 million-plus, leaving great uncertainty over how it will find the money.

Sacramento's schools have been teetering on the edge of insolvency for years due to outlays that are markedly greater than income. It could be compelled to accept a fiscal overseer if it needs a state bailout.

Los Angeles Unified, the nation's second largest school system, is facing a \$191 million deficit, the latest in a string of budget gaps.

Educators and their unions say their problems could be solved if only they had more state aid. But raising per pupil spending by \$1,000 would cost nearly \$6 billion a year, and increasing it to \$30,000-plus to match the top tier of states, such as New York, would cost at least \$30 billion.

With the state budget already plagued by chronic deficits in the \$20 billion range, just giving schools their constitutional level of financing will fall \$5.6 billion short under Newsom's budget.

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. ★

Social Security Matters

My Friend is 65; Shouldn't She Be Exempt from Medicare Payroll Taxes?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: My girlfriend is 65 and she just enrolled in Medicare. She is still working full time as a nurse, but they are still deducting Medicare taxes from her paycheck. I thought as soon as you started Medicare, that they would no longer take any Medicare taxes from her paychecks. Is that not correct? **Signed: Concerned Friend**

Dear Concerned Friend: Your understanding about Medicare payroll tax is, indeed, not correct. Medicare taxes are levied on everyone who works and earns, regardless of whether or not they are currently enrolled in the Medicare program. That is how Medicare has worked since it was first enacted in the mid-1960s and how it still works today.

FYI, everyone who works for an employer must pay "FICA" (Federal

Insurance Contributions Act) payroll tax of 7.65%. Most (6.2%) of that payroll tax goes to support Social Security, but 1.45% goes to support Medicare Part A. Self-employed individuals must also pay this tax under the Self-Employed Contributions Act (SECA) which is equivalent to FICA, except the self-employed individual must also pay the employer portion of the payroll tax. The Social Security portion of the FICA/SECA tax has an earnings cap (\$184,500 in 2026), but there is no cap on earnings for the Medicare portion of the FICA/SECA payroll tax. FYI, employers pay an equivalent amount of Social Security and Medicare taxes, and the Medicare portion of the payroll tax is paid on all earnings (there is no cap on earnings from which the Medicare payroll tax is withheld).

To ensure understanding, Medicare Part A provides healthcare coverage for inpatient hospitalization services, and Medicare Part B provides coverage for outpatient medical services (doctors, medical tests, etc.). That 1.45% of the FICA (and SECA) tax of the self-employed) is paid by those who work to help fund the

Medicare Part A program, which is premium-free for most Americans after age 65. For Medicare Part B, there is a separate premium which helps pay for Medicare outpatient healthcare services. The standard Medicare Part B premium for 2026 is \$202.90 per month, compared to Medicare Part A which is free to all who are eligible for Social Security benefits. But the 1.45% payroll tax which is being withheld from your girlfriend's paycheck is paid by everyone who has work earnings, even if they are enrolled in Medicare.

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The Greatest Sports Story Ever Told

tremely demanding style forged a group of college kids into a historic team. (The Olympics back then were for amateurs, although the Soviets were professional in all but name.)

Brooks was obsessed with Soviet hockey and wanted to turn its insights against it. His team would be physically tough, but would be able to skate and pass too, and be better conditioned than anyone else, giving it better legs in the third period.

The U.S. team compiled an impressive record during the exhibition season. But the Soviets were giants. They'd won the gold at every single Olympics since 1964. During this run, their combined Olympic record was 27-1-1, and they had outscored the opposition 175-44.

The U.S. played an exhibition game against the Soviets at Madison Square Garden right before the Games and got crushed 10-3.

At the Olympics, the U.S. managed a last-minute tie against Sweden and then manhandled a good Czech team, 7-3. As they racked up more wins, they caught the nation's attention, but the Soviets awaited in the medal round.

No one gave the U.S. a chance. Al Michaels says he was just hoping it'd still be close, say, the Soviets up 3-1, in the middle of the game.

Brooks delivered a famous pre-game St. Crispin's Day speech to his team: "This moment is yours." The coach's

grown children show the documentarians the card that he wrote his notes on -- surely one of the most precious relics in the history of U.S. sports.

The U.S. emerged tied with the Soviets 2-2 after one period, and survived an onslaught in the second, getting outshot 12-2 but trailing only 3-2. Then, magic happened in the third. Team captain Mike Eruzione scored his iconic goal to put the U.S. up 4-3.

Ten minutes of Al Michaels-narrated agony ensued as the U.S. had to protect the lead against an explosive Soviet team. The U.S. still had to beat the Finns for the gold. True to form, Brooks ran his team through punishing drills to prepare, even after they'd become national heroes.

Ordinary sports creates an ersatz nationalism, with fans feeling a deep connection to their own team, to its history, colors and past heroes. When this sports patriotism was combined with the real thing in 1980 -- especially when arrayed against an aggressive, malign rival power -- the effect was explosive.

The documentary shows the U.S. players walking down the street in Lake Placid. Forty-five years later, people still stop them and yell out their thanks. They showed that miracles happen, and did it for the red, white and blue.

Rich Lowry is editor of the National Review. (c) 2026 by King Features Synd., Inc. ★



WE SUPPORT FIRST RESPONDERS



SMUD Boosts Rebates for Heat Pumps

Program helps Sacramento customers save energy, improve comfort and cut carbon

SMUD News Release

SACRAMENTO, CA (MPG) - SMUD announced new, increased rebate levels for residential heat pump installations beginning in February. These enhanced rebates represent an increase in existing programs. They're designed to help customers transition to clean, efficient electric heating and cooling technology while offsetting the recent expiration of federal tax credits and state incentive programs.

These rebates include up to \$4,000 for gas-to-electric heat pump water heater conversions, up to \$3,000 for gas-to-electric heat pump HVAC system conversions and \$1,000 for electric-to-electric heat pump water heater and heat pump HVAC upgrades.

"These rebates demonstrate our commitment to making clean energy affordable and accessible for every Sacramento family," said Lora Anguay, Chief Zero Carbon Officer. "Heat pumps are a reliable technology that reduce carbon emissions, boost energy efficiency and deliver about



SMUD's heat pump programs are a cornerstone of our 2030 Zero Carbon Plan and goal to electrify 154,000 homes by 2030. Photo courtesy of Freepik

\$500 a year in real savings. By increasing our rebates, we're removing cost barriers and helping our community take part in our shared clean energy future."

SMUD's heat pump programs are a cornerstone of our 2030 Zero Carbon Plan and goal to electrify 154,000 homes by

2030. Heat pumps are highly efficient compared to traditional gas systems, providing heating and cooling while cutting energy bills, improving indoor comfort and reducing household carbon footprints. Through SMUD's Advanced Home Solutions program, more than 23,000

gas-fired space and water heating systems have already been replaced with high-efficiency electric heat pumps.

The increased rebates come at a critical time, as recent federal tax credits expired on Dec. 31, 2025, and state incentive programs have run out of funding.

For more information about SMUD's heat pump rebates and to apply, visit smud.org/GoElectric.

About SMUD

As the nation's sixth-largest, community-owned, not-for-profit electric service provider, SMUD has been providing low-cost, reliable electricity to Sacramento County for more than 75 years. SMUD is a recognized industry leader for its innovative energy efficiency programs, renewable power technologies and for its sustainable solutions for a healthier environment. In 2024, SMUD's power supply was about 62% carbon free, which is largely influenced by the weather and amount of hydroelectricity produced. SMUD's goal is to completely eliminate carbon in its electricity production by 2030 while maintaining reliability and keeping rates among the lowest in California — on average, 50% lower than its neighboring, investor-owned utility. For more information on SMUD's Zero Carbon Plan and its customer programs, visit smud.org ★

The Problem with California's Proposed Mileage Tax



Josh Hoover

By Assemblyman Josh Hoover

I was disappointed last month when the Assembly passed AB 1421 (Wilson) over strong bipartisan objections. This legislation sets the stage for a new per-mile tax on drivers across our state—a move I opposed for its potential burden on everyday Californians without adequate safeguards.

Advocates for AB 1421 downplay the risks, insisting it's merely a directive to "study" the contours of a mileage-based fee or road user charge. Indeed, the bill's language focuses on preparing

research and recommendations for such a system. But let's be candid: In Sacramento, we don't commission studies on policies we have no intention of pursuing. This "study" is a thinly veiled precursor to implementation, and it demands scrutiny.

What concerns me most is the rush to explore this without iron-clad protections for taxpayers. That's why I joined my colleagues in pushing ACA 12 (Wallis). This proposed constitutional amendment would mandate a two-thirds vote threshold for any state or local mileage tax, ensuring broad consensus. It would also ban "double taxation" by exempting drivers who already contribute through the gas tax. Regrettably, the supermajority in Sacramento rejected it on the floor, sidelining these essential guardrails.

To gauge public sentiment, I recently surveyed hundreds of constituents in my district. The results were unequivocal: A staggering 96% opposed any per-mile tax

lacking protections against double taxation. Even if the gas tax were entirely eliminated, more than 67% would still reject a mileage-based system. However, support shifted modestly when the tax was framed as applying solely to zero-emission vehicles (ZEVs), which currently evade the gas tax: 49% favored it, while about 40% opposed.

This nuance reveals a core inequity. Drivers of traditional gas-powered vehicles bear a disproportionate share of funding our roads through fuel taxes, whereas ZEV owners pay only a marginally higher registration fee. As electric vehicles proliferate—encouraged by state incentives—this imbalance will only worsen, eroding the revenue base for infrastructure maintenance.

Yet AB 1421 fails to confine the tax to ZEVs. Instead, it opens the door to a blanket levy that ignores the realities faced by low-income and rural residents. Many in these communities commute

longer distances to work, school, or essential services, meaning they'd shoulder a heavier load under a miles-traveled model. Compounding this, serious privacy issues loom: Accurately tracking every mile driven could invite intrusive surveillance, eroding personal freedoms without clear data protections.

Make no mistake, our roads desperately need investment. California ranks a dismal 46th nationally in road quality, despite imposing the highest gas taxes in the country. As a member of the Assembly Transportation Committee, I've consistently fought against diverting these revenues to non-transportation uses. We must prioritize fixing potholes, streets, and highways with existing funds before inventing new taxes.

Imposing a mileage tax without robust taxpayer safeguards isn't progress, it's a regressive hit on those least able to afford it. In a state already grappling with

sky-high living costs, from housing to groceries, this would further strain hardworking families, commuters, and small businesses. As lawmakers, we owe Californians better: a transparent, equitable solution that rebuilds our infrastructure without punishing drivers. Let's demand accountability and reject half-measures like AB 1421. Our roads and our residents deserve no less.

Assemblyman Josh Hoover is a member of the Assembly Transportation Committee and represents the 7th Assembly District in Sacramento County, which includes the cities of Citrus Heights, Folsom, and Rancho Cordova and the unincorporated communities of Carmichael, Fair Oaks, Foothill Farms, Gold River, Mather, McClellan Park, North Highlands, Orangevale, and Rosemont. You can follow him on X @joshua_hoover or contact his office at Assemblymember.Hoover@assembly.ca.gov. ★

County Launches Improved 311 Connect Website

Sacramento County News Release

SACRAMENTO COUNTY, CA (MPG) - Sacramento County has launched an improved 311 Connect online portal designed to make it easier for residents to manage service requests and access County services in one convenient location.

Residents can access the upgraded 311 Connect portal using a single Sacramento Countywide user profile — the same account many already use for services such as My Utilities and Revenue Recovery.

The portal offers a more seamless, secure, and user-friendly experience, with new features that include simplified access through a single, easy-to-use website to manage 311 Connect services. It also provides service request management, allowing users to view, update, and submit new service requests. In addition, the portal supports multi-account management, enabling users to manage multiple accounts from one centralized location.

Introducing Cami, Sacramento County 311's new digital assistant! Cami is here to help answer questions and make your experience even smoother. Learn more and explore new features to get the most of the new portal

by watching our video [Introducing Cami - 311 Digital Assistant](#).

What Residents Can Expect

As part of the transition, existing usernames will remain the same. Residents will receive an email with a password reset link to activate their new Countywide profile. The link will expire seven days after it is sent. If the link expires, users can simply select "Forgot Password" on the login page to reset it.

All existing profile information and service request history will automatically transfer to the new portal, allowing residents to pick up right where they left off.

How to Prepare

To ensure a smooth transition, residents are encouraged to log into their current Sacramento County 311 Connect account and verify that their email address and phone number are up to date.

Once users receive the emailed link, they will need to click the password reset link in their email, enter their existing username and update their new Sacramento County profile with any missing contact details.

Residents should watch their inbox for the password reset email and prepare to explore the new 311 Connect portal. ★

SCOE Seeks Community Input on County Superintendent Search

Sacramento County Office of Education News Release

SACRAMENTO COUNTY, CA (MPG) - The search for the next Sacramento County Superintendent is underway, and community members are invited to play an important role in the process.

Superintendent David W. Gordon has announced he plans to retire on June 30, 2027, and the Sacramento County Board of Education has initiated the recruitment and selection process for a new superintendent. To guide this work, the Board has partnered with Leadership Associates, an executive search firm, to assist with this important effort.

The Board is emphasizing transparency, collaboration and community voice. Families, students, educators, district partners and residents across Sacramento County will have several opportunities to share what they believe the next superintendent should bring to the role.

The public can share their feedback in

multiple ways: by completing online surveys, attending community forums, and/or joining virtual sessions. Small in-person group discussions are being scheduled with SCOE employees and key educational partners by invitation.

To ensure a collaborative and inclusive process, the Board is requesting public input through an anonymous online survey available now through March 2. The purpose of the survey is to gather feedback from stakeholders on the qualities and characteristics they believe are most important for the next superintendent to possess.

The survey also seeks community perspectives on Sacramento County Office of Education strengths, challenges and the broader education community.

To learn more and complete the survey visit <https://www.scoe.net/superintendentsearch/>.

Feedback will help shape the leadership profile used to guide the Board's recruitment and selection process. ★



Improved Information Access With 2026 Website Debut

Sacramento County Office of Education News Release

SACRAMENTO COUNTY, CA (MPG) - The Sacramento County Office of Education (SCOE) has unveiled a redesigned website, providing a new navigation structure that offers visitors more direct access to information by highlighting key programs and services

through an extensive drop-down navigation menu, reducing the need for multiple clicks to access resources.

"This redesign improves access to information for our stakeholders and puts additional security measures in place," said Executive Director Xanthi Soriano. "All the hard work that's gone into planning and building the new site will make it easier to navigate and

more visually engaging, giving SCOE programs an even stronger online presence and reinforcing our efforts to make information accessible to all site visitors."

Planning for the redesign started in 2022 with development work beginning in 2024. SCOE's Communications Office collaborated with Catapult CMS, a Roseville-based company

specializing in content management solutions for K-12 school websites. The semi-custom design, which leverages shared code to efficiently ensure compliance with browser updates and technology changes, is meant to present information in a visually appealing but accessible way.

The Catapult CMS templates are designed specifically for K-12 schools

and offer an inclusive online experience, ensuring accessibility by meeting ADA guidelines and WCAG Level AA standards. The website is now being hosted through Amazon Web Services.

Visitors are encouraged to explore the new website and to check back for additions as the site is fine-tuned. Archives and expanded information will be added in the coming months. ★

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2508 Garfield Ave. • Ste. A
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FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00537
Chi Nguyen, 10137 Pleasant Grove School Road, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "TLC Aging Life Consulting Services" 10137 Pleasant Grove School Road, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County January 16, 2026
Publish: February 6, 13, 20, 27, 2026
TLC 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2025-09359
Jennifer Cooper, 14909 Venado Drive, Rancho Murieta, CA 95683 is doing business under the Fictitious Business Name(s) "J Cooper Photography" 14909 Venado Drive, Rancho Murieta, CA 95683. Filed with the Clerk of Sacramento County December 29, 2025
Publish: February 6, 13, 20, 27, 2026
COOPER 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00721
Ruben Venegas, 5330 Bonsai Court, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "V Mobile Bar/ V Bar" 5330 Bonsai Court, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County January 26, 2026
Publish: February 6, 13, 20, 27, 2026
MOBILE 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00563
Matlock Enterprises, Inc., 9165 E. Laguna Way, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Marathon Home Services/Matlock Corporation" 9165 E. Laguna Way, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County January 16, 2026
Publish: February 6, 13, 20, 27, 2026
MARATHON 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00779
Rosa Anguiano, 10121 Mosaic Way, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Rosie's Cleaning Services" 10121 Mosaic Way, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County January 27, 2026
Publish: February 6, 13, 20, 27, 2026
ROSIES 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00546
26 Gvwr & Under Trucks & Buses LLC, 2108 N Street Suite N, Sacramento, CA 95816 is doing business under the Fictitious Business Name(s) "26 Gvwr & Under Trucks & Buses" 8283 Oakbark Court, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County January 16, 2026
Publish: February 6, 13, 20, 27, 2026
GVWR 2-27-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00685
Michael A. Houston, 9721 Tundra Swan Circle, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Tactic & Training LCSW Services" 9721 Tundra Swan Circle, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County January 23, 2026
Publish: Feb 13, 20, 27, March 6, 2026
TREATMENT 3-6-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00870
Heather Erika Niblett, 5553 Blue Sapphire Way, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Bunny Bakes" 5553 Blue Sapphire Way, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County January 29, 2026
Publish: Feb 13, 20, 27, March 6, 2026
BUNNY 3-6-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00095
Larry Lang Cao, 8791 Boysenberry Way, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Hinnori Trading" 8791 Boysenberry Way, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County January 6, 2026
Publish: Feb 13, 20, 27, March 6, 2026
HINNORI 3-6-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00848
Jean Guyot, 8160 Rendon Court, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "Justedms/Justedm" 8160 Rendon Court, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County January 29, 2026
Publish: Feb 13, 20, 27, March 6, 2026
JUSTEDMS 3-6-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01017
WeR1together L.L.C., 4801 Laguna Boulevard Suite 105, Box 386, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Workhorse Fueling" 5017 Krista Court, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County February 3, 2026
Publish: Feb 13, 20, 27, March 6, 2026
WORKHORSE 3-6-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01058
Ada Wong, 8951 Laguna Star Drive, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "AV Realty/Silverstone Properties" 8951 Laguna Star Drive, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County

February 4, 2026
Publish: Feb 20, 27, March 6, 13, 2026
AW 3-13-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01134
Brian Trinh, 6901 Paul Do Mar Way, Elk Grove, CA 95757 and Jason Ha, 10077 Pleasant Grove School Road, Elk Grove, CA 95624 are doing business under the Fictitious Business Name(s) "Strado Phones" 6901 Paul Do Mar Way, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County February 6, 2026
Publish: Feb 20, 27, March 6, 13, 2026
STRADO 3-13-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01167
Blush and Bash Group, LLC, 9245 Laguna Springs Drive Suite 100, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Sparkle Studio/Blush and Bash Events" 9245 Laguna Springs Drive Suite 100, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County February 9, 2026
Publish: Feb 20, 27, March 6, 13, 2026
SPARKLE 3-13-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01190
ZarRock, Inc., 9146 E Stockton Boulevard #1175, Elk Grove, CA 95624 is doing business under the Fictitious Business Name(s) "ZarRock" 9146 E Stockton Boulevard #1175, Elk Grove, CA 95624. Filed with the Clerk of Sacramento County February 9, 2026
Publish: Feb 20, 27, March 6, 13, 2026
SPARKLE 3-13-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-01261
Golden Valley Health LLC, 9447 Crystal Shore Lane, Elk Grove, CA 95758 is doing business under the Fictitious Business Name(s) "Sacramento Ai SEO" 9447 Crystal Shore Lane, Elk Grove, CA 95758. Filed with the Clerk of Sacramento County February 11, 2026
Publish: Feb 20, 27, March 6, 13, 2026
ZARROCK 3-13-26

FICTITIOUS BUSINESS NAME STATEMENT FBNF2026-00542
Steve's Pizza Branding Company, LLC, 9988 Verbania Court, Elk Grove, CA 95757 is doing business under the Fictitious Business Name(s) "Steve's Pizza Branding Company" 2505 West Taron Drive Suite 140, Elk Grove, CA 95757. Filed with the Clerk of Sacramento County January 16, 2026
Publish: Feb 27, March 6, 13, 20, 2026
STEVES 3-20-26

ORDER TO SHOW FOR CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV001160

Tony Linh Hoang Nguyen & Taylor Thuy Thi Nguyen has filed a petition with this court for a decree changing the name(s) of Theodore Linh Nguyen to Theo Hien Nguyen and Tyler Khanh Nguyen to Tyler Dung Nguyen.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on June 15, 2026, at 1:30 p.m. in Department 25, 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: January 20, 2026
Julie G. Yap, Judge of the Superior Court
Publish: February 6, 13, 20, 27, 2026
NGUYEN 2-27-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV031034

Llandro S. Abejuela II has filed a petition with this court for a decree changing the name(s) of Llandro Santiago Abejuela II to Leonidas Edward Champion.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on June 23, 2026, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.
Dated: December 23, 2025
Christopher E. Krueger, Judge of the Superior Court
Publish: Feb 13, 20, 27, March 6, 2026
ABEJUELA 3-6-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV023498

Marcus John Robinson has filed a petition with this court for a decree changing the name(s) of Marcus John Robinson to Marcus Dwight Samuels.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on March 17, 2026, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.
Dated: October 6, 2025
Christopher E. Krueger, Judge of the Superior Court
Publish: Feb 20, 27, March 6, 13, 2026
ROBINSON 3-13-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV029233

Hin Kai Mak and Pui Ling

Cheung has filed a petition with this court for a decree changing the name(s) of Dick Mak to Maxwell Mak.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on May 18, 2026, at 1:30 p.m. in Department 28, 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: December 5, 2025
Richard C. Miadich, Judge of the Superior Court
Publish: Feb 27, March 6, 13, 20, 2026
MAK 3-20-26

NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF GENE JONES
CASE NO. 25PR004146

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

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

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

A hearing on the petition will be held in this court as follows March 5, 2026, 1:30 p.m. in Dept 129; Room 214 Superior Court of California, County of Sacramento, William R. Ridgeway Family Relations Courthouse, 3341 Power Inn Road, Sacramento, CA 95826.

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

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

YOU MAY EXAMINE the file kept by the court. If you are interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Petitioner is: Harry Jones, 3709 Galiano Island Road, West Sacramento, CA 95691; 916-215-4065
Publish: Feb 13, 20, 27, 2026
JONES 2-27-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV031034

Llandro S. Abejuela II has filed a petition with this court for a decree changing the name(s) of Llandro Santiago Abejuela II to Leonidas Edward Champion.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on June 23, 2026, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.
Dated: December 23, 2025
Christopher E. Krueger, Judge of the Superior Court
Publish: Feb 13, 20, 27, March 6, 2026
ABEJUELA 3-6-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV023498

Marcus John Robinson has filed a petition with this court for a decree changing the name(s) of Marcus John Robinson to Marcus Dwight Samuels.

IT IS ORDERED that all persons interested in the above-entitled matter appear before this court on March 17, 2026, at 9:00 a.m. in Department 54, located at 813 6th Street, Sacramento, CA 95814, and show cause, if any, why the petition for Change of Name should not be granted.
Dated: October 6, 2025
Christopher E. Krueger, Judge of the Superior Court
Publish: Feb 20, 27, March 6, 13, 2026
ROBINSON 3-13-26

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#25CV029233

Hin Kai Mak and Pui Ling

be in person or by your attorney.

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

YOU MAY EXAMINE the file kept by the court. If you are interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. The name, address and telephone number of the Attorney for Petitioner is: Theresa Carter Geoffroy, 9401 E. Stockton Boulevard, Suite 145, Elk Grove, CA 95624; 916-572-1998
Publish: Feb 20, 27, March 6, 2026
ELLIOTT 3-6-26

SUMMONS

SUMMONS (CITACION JUDICIAL)
CASE NUMBER:
30-2024-01383612-CU-NP-CJC

NOTICE TO DEFENDANT: Robert D. McClure dba McClure Appraisal Service

YOU ARE BEING SUED BY PLAINTIFF: Thayer Properties, Inc., dba Residential First Capital.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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

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

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

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos extintos por imponer un gravamen

sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: (El nombre y direccion de la corte es): Orange County Superior Court, 700 Civic Center Drive, Santa Ana, CA 92701

The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Patrick J. Darcy APLC, 1 Park Plaza, Suite 380, Irvine, CA 92614.

Date: (Fecha) June 12, 2025
David H. Yamasaki Clerk (Secretario) A. Burton, Deputy (Adjunto)
Publish: February 6, 13, 20, 27, 2026
THAYER 2-27-26

TRUSTEE SALE

Loan No.: 8973 Grantline, LLC TS no. 2025-11671 APN: 126-0250-014-000 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/22/2024, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 3/5/2026, at 1:30 PM of said day, At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by 8973 Grantline LLC, a California limited liability company recorded on 1/30/2024 in Book n/a of Official Records of SACRAMENTO County, at page n/a, Recorder's Instrument No. 202401300660, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 11/12/2025 as Recorder's Instrument No. 202511120547, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: ** See attached legal description EXHIBIT A ** EXHIBIT "A" Legal Description For APN/Parcel ID(s): 126-0250-014-0000 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: BEING ALL OF RESULTANT PARCEL "B", AS SHOWN ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE RECORDED JANUARY 7, 2014, IN BOOK 20140107, PAGE 0048, OFFICIAL RECORDS OF SACRAMENTO COUNTY; EXCEPTING THEREFROM: ALL THAT PORTION OF SAID RESULTANT PARCEL "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID RESULTANT PARCEL "B", BEING A POINT ON THE NORTHEASTERLY LINE OF WILTON ROAD, WHICH IS SHOWN AS A COUNTY ROAD, FORTY-FIVE FEET IN WIDTH ON THE PLAT OF SHELDON, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 14 OF MAPS, MAP NO. 54; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHWESTERLY LINE OF SAID RESULTANT PARCEL "B", NORTH 41° 24' 10" EAST, A DISTANCE OF 271.01 FEET T A CORNER OF SAID RESULTANT PARCEL "B"; THENCE SOUTH 48° 50' 11" EAST, A DISTANCE OF 12.90 FEET TO ANOTHER CORNER OF SAID RESULTANT PARCEL "B", AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, ALONG A NORTHWESTERLY LINE OF SAID RESULTANT PARCEL "B", NORTH 41° 24' 10" EAST, A DISTANCE OF 85.00 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE, PERPENDICULAR THERETO, SOUTH 48° 35' 50" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL TO SAID NORTHWESTERLY LINE; THENCE ALONG SAID PARALLEL LINE, SOUTH 41° 24' 10" WEST, A DISTANCE OF 85.00 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 48° 35' 50" WEST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING. BEING RESULTANT PARCEL

2 PURSUANT TO THAT CERTAIN BOUNDARY LINE ADJUSTMENT - CERTIFICATE OF COMPLIANCE, RECORDED JANUARY 10, 2018, IN BOOK 20180110, PAGE 1217, OF OFFICIAL RECORDS. The street address or other common designation of the real property hereinabove described is purported to be: Vacant Land: 10450 Wilton Road, Elk Grove, CA 95624. Directions thereto may be obtained by submitting written request to the Beneficiary at: Avalon Lending, LLC, c/o Ashwood TD Services LLC, 231 E. Alessandro Blvd., Suite 6A-693, Riverside, CA 92508, within 10 days from the first publication of this notice. The undersigned disclaims all liability for any incorrectness of directions obtained from said Beneficiary, in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$1,346,451.55. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 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's 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2025-11671. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2025-11671 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

LEGAL ADVERTISING

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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

TRUSTEE SALE

receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration 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. Dated: February 4, 2026 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0484650
To: CITIZEN (ELK GROVE) 02/13/2026, 02/20/2026, 02/27/2026
ELK GROVE CITIZEN 2-27-26

TS No: CA06000012-16-6
APN: 127-0840-004-0000
FKA 127-0840-004 TO No: 250569555-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 April 30, 2015. 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 March 19, 2026 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 May 8, 2015 in Book 20150508, on Page 1715 and that said Deed of Trust was modified by Modification Agreement and recorded July 12, 2019 as Instrument Number 201907120004, and that said Deed of Trust was modified by Modification Agreement and recorded December 15, 2022 as Instrument Number 202212150196, and that said Deed of Trust was modified by Modification Agreement and recorded April 23, 2025 as Instrument Number 202504230768, of official records in the Office of the Recorder of Sacramento County, California, executed by EMANUEL SANTANA AND JACQUELINE VICTORIA LEMUS-DE NELATON, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for JMAC LENDING, INCORPORATED 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: 9459 MISTY RIVER 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 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 \$591,163.19

(Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000012-16-6. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA06000012-16-6 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers Date: January 27, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA06000012-16-6 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Queama, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0484231 To: CITIZEN (ELK GROVE) 02/13/2026, 02/20/2026, 02/27/2026
ELK GROVE CITIZEN 2-27-26

Trustee Sale No. F24-00180 Notice of Trustee's Sale Loan No. MESA LAGUNA Title Order No. 2410105-05 APN 132-0050-034-0000 You Are In Default Under A Construction Deed Of Trust, Assignment Of Leases And Rents, Security Agreement, Assignment Of Contracts And Plans, And Fixture Filing Dated 12/20/2021 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): The Mesa Laguna Ridge, LP, a California limited partnership Recorded: recorded on 12/23/2021 as Document No. 202112230714 of Official Records in the office of the Recorder of Sacramento County, California Date of Sale: 03/17/2026 at 01:30PM Place of Sale: The east main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$28,971,435.70 The purported property address is: 10371 Bruceville Road, Elk Grove, CA 95757-9525 Legal Description See Exhibit "A" attached hereto and made a part hereof Personal Property Description See Exhibit "B" attached hereto and made a part hereof Assessors Parcel No. 132-0050-034-0000 The beneficiary under the 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 Under Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement, Assignment of Contracts and Plans, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions

to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F24-00180. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web-site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case F24-00180 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.* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO, RESPECTIVELY, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 2/10/2026 Assured Lender Services, Inc. Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 1400 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All that certain real property situated in the City of Elk Grove, County of Sacramento State of California,

being Tract 1008, as shown on the Plat of "H.J. Goethe Company's Colony Number 10", recorded in the Office of the County Recorder of Sacramento County, California August 18, 1903 in Book 5 of Maps, Map No. 22. Excepting therefrom that portion thereof described as follows: Beginning at a point on the North line of said Tract 1008 which is the Southerly line of Elefa Avenue and which said point is distant Westerly 363 feet from the Northeast corner of said Tract 1008, which said Northeast corner is the intersection of a fence line running Easterly and Westerly along the South line of said Elefa Avenue and a fence line running Northley and Southerly along the East line of said Tract 1008 and running thence Southerly from said Point of Beginning and parallel to the North line of said Tract 1008, a distance of 91 feet to a point and running thence Westerly and parallel to the North line of said Tract 1008, a distance of 112 feet to a point and running thence Northerly and parallel to the East line of said Tract 1008, a distance of 91 feet to a point in the North line of said Tract 1008 and running thence Easterly along the North line of said Tract 1008, 112 feet to the Point of Beginning, as conveyed by Rose Zraggen, a widow, to Edwin Zraggen, her son, by Deed dated November 10 1947, recorded November 10 1947, in Book 1412 A of Official Records, Page 329. Also excepting therefrom the South Four Acres of said Tract 1008. Also excepting therefrom that portion thereof described as follows: Beginning the Northwest corner of the South Four Acres of said Tract 1008, thence from said point of beginning along the West line of said Tract 1008, North 00° 44' 29" East, 324.52 feet; thence leaving said West line, South 89° 15' 31" East, 625.96 feet to the East line of said Tract 1008; thence along said East line, South 00° 23' 23" West 304.66 feet to the Northeast corner of said South Four Acres; thence along the North line of said South Four Acres, South 88° 55' 46" West, 628.15 feet to the point of beginning. As also described as Resultant Parcel A in that certain Boundary Line Adjustment/Certificate of Compliance recorded November 27, 2007 in Book 20071127 at Page 1163. Also excepting therefrom any and all mobile home(s). Exhibit "B" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. Published 02/20/2026, 02/27/2026, 03/06/2026
ELK GROVE CITIZEN 3-6-26

NOTICE OF TRUSTEE'S SALE T.S. No. 25-03162-SM-CA Title No. 250622481-CA-VOI APN. 132-1210-015-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/03/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Celia D Santiago, and Rolando A Santiago, wife and husband as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 02/14/2006 as Instrument No. Book 20060214 Page 2660 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: : 03/24/2026 at 1:30 PM Place of Sale: At the East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$695,113.79 Street Address or other common designation of real property: 9656 Richlyn Way, Elk Grove, CA 95757-4034

A.P.N.: 132-1210-015-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-539-4173 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-03162-SM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-03162-SM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/17/2026 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 866-539-4173; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4866378 02/27/2026, 03/06/2026, 03/13/2026
ELK GROVE CITIZEN 3-13-26

LEGAL NOTICE

ELK GROVE UNIFIED SCHOOL DISTRICT 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 **March 13, 2026, 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# 823-25/26 Food & Nutrition Services, Food Products & Commodity Potatoes

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 in 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

ABOUT TOWN

Continuing through Saturday, Feb. 28

Rent: School Edition – various times; presented by Musical Mayhem Productions. Set in the East Village of New York City, this show is about falling in love, finding your voice and living for today. Winner of the Tony Award for Best Musical and the Pulitzer Prize for Drama, it resonates with audiences of all ages. PG-13 content: may not be suitable for younger audience members. Schedule and tickets at mmp.ludus.com. 9755 Kent St., Suite 120.

Saturday, Feb. 28

Creative Space Market: Magical Makers – 10 a.m. to 3 p.m. at Old Town Plaza. Enjoy just a taste of magic from our favorite theme parks all around the world, inspired by vendors with themed products. You'll see backdrops and fun activities for all ages. 9615 Railroad St.

Dinner and a Show: Anna in the Tropics – 5 p.m. to 8 p.m. at Cosumnes River College. Enjoy a special behind-the-scenes evening of theater and cuisine at the final dress rehearsal of this show produced by CRC's Theatre Department. The evening includes a delicious dining experience prepared and served by our talented Culinary Arts Management students, showcasing their skills and creativity. Proceeds benefit Culinary Arts Management and Theatre programs. Tickets and more information at elk-grove-ca.com/calendar. 8401 Center Parkway, Sacramento.

Saturday, March 7 and Sunday, March 8

Holi: Festival of Colors – 9 a.m. to 4 p.m. This community event celebrates

spring and love, and features traditional color-throwing, live DJ, music and food. A "Holi Hungama" celebration is scheduled for Sunday at the same location. 8015 Poppy Ridge Road.

Saturday, March 7

Wildlife Photo Walk – 9 a.m. to noon at the Cosumnes River Preserve. Practice the skills to photograph birds and other wildlife on this approximately three-mile, mostly flat walk. We should expect to view Sandhill Cranes, Snow Geese, shorebirds and various ducks. All skill levels are accepted, but it is recommended that attendees have a basic working knowledge of exposure. More information and registration at exploreelkgrove.com. 13501 Franklin Blvd.

Thrifthathon: Urban Reclaim Market – 10 a.m. to 2 p.m. at Old Town Plaza. Join us for an unforgettable day of shopping, music and community fun. Find more than 30 unique vendors offering a variety of styles, prices, and one-of-a-kind treasures. Get cash for your clothes: Americana Vintage is hosting a pop-up buy-sell-trade booth. Bring up to 15 items and get paid! Remember to pack reusable bags to carry home your finds. 9615 Railroad St.

Strauss Festival Spring Tea – 2 p.m. to 4 p.m. at District56. Join us for a spring tea inspired by the twinkly charm of Christmas markets, the joyful cheer of Oktoberfest, and the romance of a Viennese café, with an extra helping of happily ever after. Tickets available at straussfestival.com. 8230 Civic Center Drive.

Shamrockin' Saturday Night Family Dance – 6 p.m. to 9 p.m. at the Wackford Community and Aquatics Complex. This

dance party will feature a DJ playing upbeat, dance tempo songs that are family-friendly, plus a photo booth for family memories. Space is limited, so purchase your tickets in advance to secure your family's spots. Registration and more information at cosumnescsd.gov. 9014 Bruceville Road.

Thursday, March 12

Elk Grove Garden Club – 10 a.m. to 11:30 a.m. at the Gil Albani Recreation Center. Enjoy a free breakfast and a presentation on Floral Hanging Baskets by Marilyn Peterson, who will show us how to assemble long-lasting baskets for any season. Visitors are welcome; please RSVP to Loren at 916-969-3784. 8830 Sharkey Ave.

Ongoing Events

Alzheimer's Caregiver Support Group – 10 a.m. every Tuesday at the Park at Laguna Springs. This is open to all Alzheimer's caregivers to learn more about the disease, helpful tips and shared experiences. For more information, contact Tracey at 916-826-9325. 9670 Laguna Springs Drive in the President's Room upstairs.

Caregiver Coffee – 10:30 a.m. the third Saturday each month at Elk Grove United Methodist Church. This is open to all as a way to share experiences in caregiving as well as resources. For more information, contact Ruth at 916-509-1414. Next meeting will be Saturday, March 21. 8986 Elk Grove Blvd.

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, The Park at Laguna Springs, 9670 Laguna Springs Drive. More information at elkgroverotary.org

Sunday Pop-Up Market at HomeGrown Inc. – every Sunday, 9 a.m. to 1 p.m. at the HomeGrown Inc. Farmer's Market "store." Enjoy music, delicious food, fresh baked goods, local shopping, and health & wellness vendors – there's something for everyone. 9120 Elk Grove Blvd.

Widowed Persons Social Club – Feb. 27, 10 a.m.: Variety game day at Elk Grove United Methodist Church, 8986 Elk Grove Blvd., Elk Grove. A small donation to the church is expected. Contact Gerri at 916-698-1940.

March 2, 10:30 a.m.: WPSC Board Meeting at the Oaks Mobile Home Park Clubhouse, 116 Calle Entrada, Elk Grove. Open to all members.

March 2, Noon: Lunch at Super Taco Laguna, 4720 Laguna Blvd., Elk Grove. Contact Merrylyn at 916-549-4264.

March 5, Noon: No-host lunch & Bunco at Patty's Pizza, 8591 Elk Grove Blvd. Contact Lois at 916-212-4196 or Susie at 916-798-0007.

March 6, 10 a.m.: Hand and Foot card game at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Gerri at 916-698-1940.

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.

Wilton Bingo – First Saturday each month. The next bingo will be on Saturday, March 7 in the Wilton Community Center. Doors open at 5 p.m. with food available for sale and bingo starts at 6 p.m. All proceeds go to two nonprofits: the local Park Council and the Wilton History Group. 9717 Colony Road at Dillard Road, Wilton.

Library Events

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

Friday, Feb. 27: Explore and learn, 10 a.m. to 11 a.m. (F) Adult space, 10:30 a.m. to noon. (EG) AARP Tax-Aide, 10:30 a.m. to 3:30 p.m. AARP will provide free tax preparation services to seniors and low-income households. Appointments required on the library website. (VH)

Saturday, Feb. 28: Family story time, 10 a.m. to 11 a.m. (F) Cash for College workshop, 10 a.m. to noon. Join us for a free in-person presentation from the California Student Aid Commission to learn how to apply for financial aid through FAFSA. Our experts will walk you through the application process, share tips on maximizing aid and answer your questions. (VH) STEAM for kids, 3 p.m. to 4 p.m. (VH)

Tuesday, March 3: Homework zone, 3:45 p.m. to 5 p.m. Students in kindergarten through 8th grade can get help with their homework. (F)

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. 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. Dinner at 6 p.m.

Post 233 Family Breakfast – first Saturday each month at 9 a.m., Mimi's Café, corner of Laguna Boulevard and West Stockton Boulevard (just off Highway 99). For more information, call Henry at 916-205-9296 C or Sue at 916-683-6128 H.

Sons of the American Legion, Squadron 233 – first Monday each month at 5:45 p.m. at the Veterans Hall, 8230 Civic Center Drive.

Marine Corps League Detachment #1238 – first Thursday each month. Dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive.

VFW Post 2073 – second Thursdays of the month. Dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive. ★



Publisher, Paul V. Scholl

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Be sure to place in the subject field "Attention to Publisher". If you do not have email access, please call us at (916) 773-1111.

Elk Grove Citizen

Serving Elk Grove and Sacramento County since 1909

It is the intent of the *Elk Grove Citizen* to strive for an objective point of view in the reporting of news and events. It is understood that the opinions expressed on these pages are those of the authors and cartoonists and are not necessarily the opinions of the publisher or our contributors.

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TRUSTEE SALE

to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **WILLIAM O. IYASERE AND BLESSING IYASERE, HUSBAND AND WIFE AS JOINT TENANTS** Recorded: 12/12/2004 as Book 20041201, Page 1830 of Official Records in the office of the Recorder of **SACRAMENTO** County, California; Date of Sale: 4/14/2026 at 1:30 PM Place of Sale: **At the main entrance to the County Courthouse, located at 720 9th Street, Sacramento, CA 95814** Amount of unpaid balance and other charges: **\$297,052.20** The purported property address is: **8780 HEATHERMIST WAY, ELK GROVE, CA 95624** Assessor's Parcel No.: **116-0700-072-0000** Legal Description: **Please be advised that the legal description**

set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. LOT 35 OF CAMDEN PARK UNIT NO. 6, AS PER MAP RECORDED IN BOOK 205 OF MAPS, MAP NO. 14, WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON JUNE 20, 1990. EXCEPTING THEREFROM ALL MATERIALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER AND ALL GEOTHERMAL ENERGY SOURCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND. SUCH RESERVATION SPECIFICALLY RESERVES 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 ITS 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 OR 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 PLAN PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED EXECUTED BY LEWIS HOMES OF CALIFORNIA, RECORDED JULY 29, 1994, IN BOOK 940729, OFFICIAL RECORDS, PAGE 1148. All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either

of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.quality-loan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-25-1028387-SH**. 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 **619-645-7711**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-25-1028387-SH** 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. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1028387-SH and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under

Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-648-387-SH** For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: **CA-25-1028387-SH** IDSPub #0293109 2/27/2026 3/6/2026 3/13/2026 ELK GROVE CITIZEN 3-13-26



POLICE LOGS

Feb. 13

11:33 a.m., Bruceville Road/West Stockton Boulevard, Elk Grove Police arrested Michele Serratos Becerra, 33, on warrant charges.

1:54 p.m., 9000 block of Elk Grove Boulevard, Elk Grove Police arrested Marcell Wilson, 42, on battery charges.

3:53 p.m., 8400 block of Saint Arvant Court, Elk Grove Police arrested Shaylah Garcia-Tapia, 37, on violation of court order charges.

7:41 p.m., Promenade Parkway/Bilby Road, Elk Grove Police arrested Larry Holloway, 60, on possession of controlled substance, possession of drug paraphernalia and possession of hard drugs with priors charges.

9:24 p.m., Cosumnes River Boulevard/Franklin Boulevard, Elk Grove Police arrested Kevin Rangel, 22, on reckless driving charges.

10:35 p.m., Bruceville Road/Hospital Drive, Elk Grove Police arrested Andrew Bonilla Garcia, 18; and Mohammad Fahim Habibi, 20, on engaging in a speed contest charges.

Feb. 14

2:25 a.m., 8700 block of Elk Grove Boulevard, Elk Grove Police arrested Donald Perry, 37, on DUI/drug charges.

10:31 a.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Jamaiya Johnson, 30, on shoplifting charges.

5:19 p.m., Bruceville Road/Di Lusso Drive, Elk Grove Police arrested Elmer Valle, 45, on warrant charges.

6:46 p.m., 10000 block of Shana Way, Elk Grove Police arrested Roy Howard, 52, on DUI/drug charges.

Feb. 15

12:23 a.m., confidential location, Elk Grove Police arrested William Brown, 33, on domestic violence and child endangerment charges.

11:10 a.m., 9500 block of Cantor Park Way, Grove Police arrested a male juvenile, 16, on driving without owner's consent, receiving a stolen vehicle and reckless evasion charges.

11:50 a.m., confidential location, Elk Grove Police arrested Derrick Nguyen, 50, on domestic violence, criminal threats and

child endangerment charges.

9:25 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Desmond Minor, 33, on shoplifting and warrant charges.

10:28 p.m., 8500 block of Hollyberry Way, Elk Grove Police arrested Oscar Sarnecki, 33, on warrant charges.

Feb. 16

1:30 a.m., 9200 block of Elk Grove Florin Road, Elk Grove Police arrested Glen Williams, 63, on loitering to commit a crime and resisting arrest charges.

12:45 p.m., 8100 block of Geneva Pointe Drive, Grove Police arrested Jajuani McDaniel, 49; and Mark Leftridge, 66, on possession of controlled substance, possession of cocaine or heroin and warrant charges.

4:45 p.m., confidential location, Elk Grove Police arrested Jenny Whitmore, 76, on domestic violence charges.

10:54 p.m., 9600 block of Tangelo Circle, Elk Grove Police arrested Andy Dang, 39, on warrant charges.

Feb. 17

12:16 a.m., confidential location, Elk Grove Police arrested Thomas Santos, 43, on domestic violence, assault likely to cause great bodily injury and criminal threats charges.

12:49 p.m., Big Horn Boulevard/Elk Grove Boulevard, Elk Grove Police arrested Melanie Johnson, 50, on warrant charges.

4:20 p.m., 9400 block of Chicory Field Way, Elk Grove Police arrested a male juvenile, 17, on robbery, child endangerment and battery charges.

6:43 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Julia Castro, 24, on shoplifting charges.

Feb. 18

1:31 p.m., 9400 block of West Stockton Boulevard, Elk Grove Police arrested Nicole Blakeyey, 43, on warrant charges.

4:21 p.m., Lewis Stein Road/Big Horn Boulevard, Elk Grove Police arrested Jeremy Mendivil, 33, on warrant charges.

4:38 p.m., 9400 block of Misty River Way, Elk Grove Police arrested Luis Luna, 28, on parole violation charges.

6:21 p.m., confidential location, Elk Grove Police arrested Elena Mardar, 46,

on violation of restraining order charges.

6:59 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Richard Kohls, 45, on shoplifting charges.

9:40 p.m., 7200 block of Laguna Boulevard, Elk Grove Police arrested Samuel Splinter, 26, on shoplifting charges.

11:38 p.m., 8600 block of Mackey Road, Elk Grove Police arrested John Pashenee, 40, on DUI charges.

11:40 p.m., Laguna Park Drive/Laguna Boulevard, Elk Grove Police arrested Aaron Justin, 50, on unlawful use of tear gas charges.

Feb. 19

1:46 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Oscar Macias, 26, on unlawful possession of prescription medication, unlawful possession of marijuana and furnishing cannabis to a minor charges.

9:39 p.m., Bilby Road/Big Horn Boulevard, Elk Grove Police arrested Dorothy Puckett, 74, on DUI charges.

10:01 p.m., 9400 block of Snow Lake Place, Elk Grove Police arrested Angelo Sanchez, 24, on warrant charges.

Feb. 20

12:40 a.m., Sheldon Road/Bradshaw Road, Elk Grove Police arrested Alexis Ortega, 19, on hit-and-run/non-injury charges.

7:26 a.m., Highway 99/Elk Grove Boulevard, Grove Police arrested Stephanie Jones, 61, on possession of controlled substance, possession of drug paraphernalia and warrant charges.

3:38 p.m., 7500 block of Laguna Boulevard, Grove Police arrested a male juvenile, 16; and a male juvenile, 16, on shoplifting and trespassing charges.

7:44 p.m., 8600 block of Lilypad Lane, Grove Police arrested Jose Perez, 43, on possession of controlled substance, possession with priors, resisting arrest and warrant charges.

10:03 p.m., 9100 block of East Stockton Boulevard, Elk Grove Police arrested a male juvenile, 14; a male juvenile, 17; a male juvenile, 15; and a male juvenile, 14, on robbery, criminal conspiracy and receiving stolen property charges.

10:03 p.m., 9100 block of East Stockton

Boulevard, Elk Grove Police arrested a male juvenile, 18, on resisting arrest charges.

11:46 p.m., Laguna Boulevard/Big Horn Boulevard, Elk Grove Police arrested Samantha Perez, 34, on DUI charges.

Feb. 21

4:26 p.m., 10000 block of Promenade Parkway, Elk Grove Police arrested Kevin Zydonis, 64, on warrant charges.

10:23 p.m., confidential location, Elk Grove Police arrested Allen Johnson, 63, on domestic violence charges.

11:11 p.m., 10000 block of Oboe Way, Elk Grove Police arrested Shane Allen, 44, on driving without owner's consent charges.

Feb. 22

12:50 a.m., confidential location, Elk Grove Police arrested Adam Simons, 29, on domestic violence charges.

2:54 a.m., 8700 block of Elk Grove Boulevard, Elk Grove Police arrested Marcus Pitts, 39, on public intoxication charges.

8:30 a.m., Laguna Boulevard/Highway 99, Elk Grove Police arrested Michael Loomis, 50, on receiving stolen property, theft with priors, on possession of controlled substance, possession of drug paraphernalia and possession with priors charges.

10:46 a.m., confidential location, Elk Grove Police arrested Cindy Pham, 55, on domestic violence, child endangerment and elder abuse charges.

5:13 p.m., 8400 block of Elk Grove Boulevard, Elk Grove Police arrested Landel Batiste, 41, on public intoxication charges.

7:08 p.m., 8600 block of Winterfest Court, Elk Grove Police arrested Rachel Johnson, 51, on warrant charges.

8:27 p.m., 10000 block of Bruceville Road, Elk Grove Police arrested Devon Jordan, 27, on burglary and criminal threats charges.

9:02 p.m., 8300 block of Elk Grove Florin Road, Elk Grove Police arrested Kyle Baldwin, 36, on possession of drug paraphernalia and warrant charges.

10:09 p.m., Sheldon Road/Harding Hall Drive, Elk Grove Police arrested Xavier Shaw, 19, on evading an officer charges. ★

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Sky River Honors Lunar New Year with Events, Parade Sponsorship



Sky River Casino announced its sponsorship of the San Francisco Chinese New Year Parade on March 7 and is celebrating with events throughout February honoring the holiday. Photo courtesy of Sky River Casino

Sky River Casino News Release

ELK GROVE, CA (MPG) - Sky River Casino is honoring the Lunar New Year with a robust celebration that spans across the Sacramento region and reaches into the heart of San Francisco. As the Grandstand Sponsor of the San Francisco Chinese New Year Parade on March 7, Sky River Casino is extending its festive spirit beyond Elk Grove while simultaneously hosting cultural programming, dining experiences and gaming promotions on the property.

San Francisco's Chinese New Year Festival & Parade

Supporting one of the nation's largest and most cherished cultural celebrations, Sky River Casino will honor the Year of the Horse with a standout presence in San Francisco's Chinese New Year Festival & Parade.

For the fourth consecutive year, Sky River Casino continues its role as the Grandstand Sponsor, offering premier viewing at the parade's final stop on Kearny Street between Washington and Jackson Street.

This exclusive grandstand provides

optimal vantage points as floats perform their main routines for official judging and scoring.

The casino will unveil a custom designed float anchored by a dramatic horse centerpiece, symbolizing strength, vitality and forward momentum. Enhancing the spectacle, Leung's White Crane Dragon and Lion Dance Association will deliver a live performance, featuring a traditional lion dance reimagined with Sky River's signature colors and design motifs. The result is a vibrant fusion of cultural heritage and brand artistry that promises to captivate audiences along the parade route.

Adding to the spectacle, Sky River Casino is sponsoring a 500-drone aerial show near Pier 32. The 10-minute choreographed performance will illuminate the San Francisco waterfront with synchronized light formations celebrating Lunar New Year traditions and symbols.

Property Wide Lunar New Year Festivities at Sky River Casino

Throughout February, guests can enjoy a vibrant lineup of on-property celebrations such as themed décor, festive photo opportunities and cultural experiences. ★

Veterans Career and Resource Fair March 13

City of Elk Grove News Release

ELK GROVE, CA (MPG) - Veterans, transitioning service members and military families are invited to connect with opportunity at the Veterans Career & Resource Fair presented by Elk Grove American Legion Post 55 from 10 a.m. to 2 p.m. Friday, March 13 at District 56 (8230 Civic Center Drive).

This free community event brings together employers, service organizations and support agencies dedicated to serving those who have served. Attendees can explore job openings across multiple industries, access workforce development

resources and connect with organizations offering housing, education, and health and benefits assistance. This event also provides direct access to resource providers in one convenient location. ★

Police Investigate Shot Fired in Raising Cane's Parking Lot

By MPG Staff

ELK GROVE, CA (MPG) - At 11:33 p.m. Friday, Feb. 20 the Elk Grove Police Department issued a notice on social media regarding police activity at the Marketplace 99 South near Bond Road and East Stockton Boulevard. According to the post,



the parking lot of Raising Cane's in the 9100 block of East Stockton Boulevard.

When officers arrived, they found one shell casing in the parking lot. Authorities said there were no reported injuries at the time the notice was released.

officers responded to a report of a shot fired in Poilice said the investigation remains ongoing. ★

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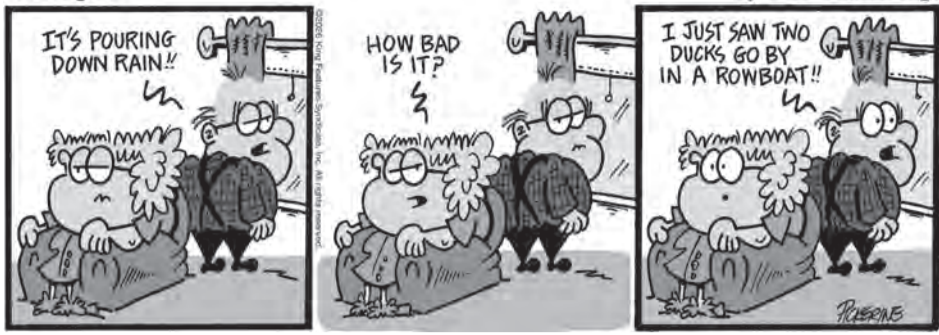
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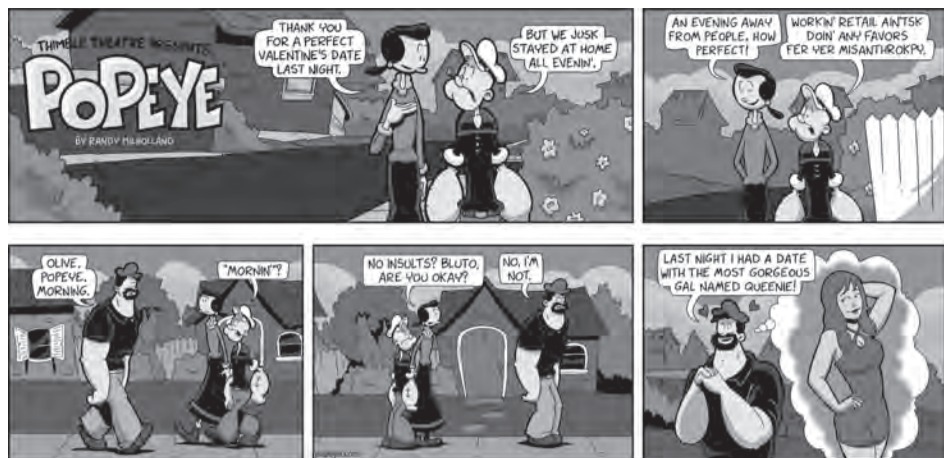
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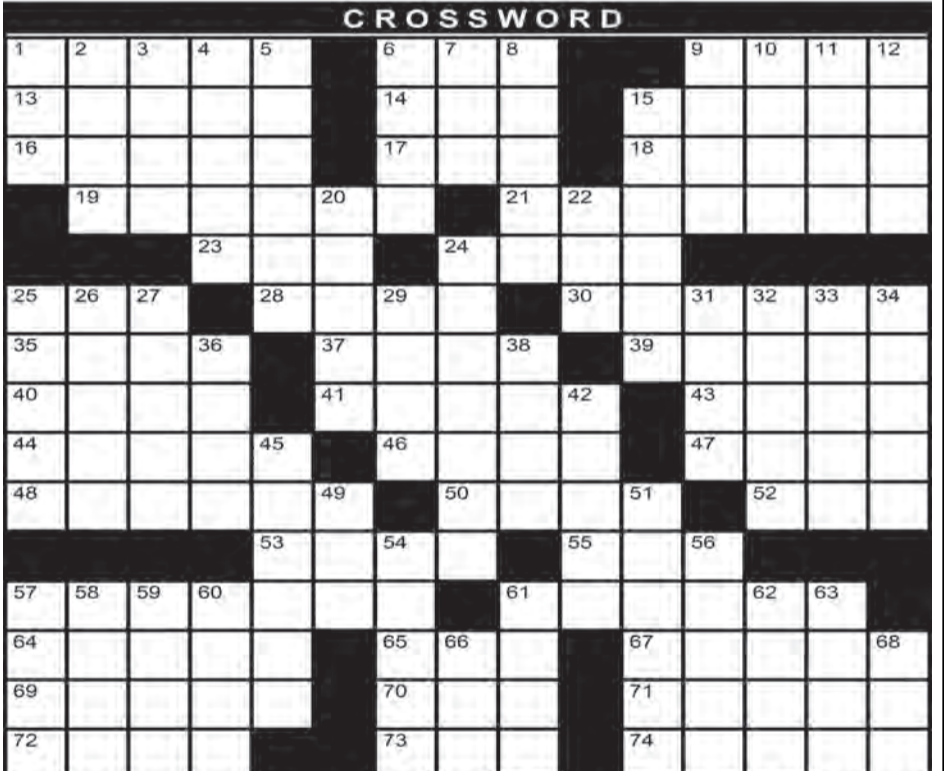
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CLUES

- ACROSS**
1. Traction aid
 6. Freddy's street
 9. Reach a high
 13. Italian bowling
 14. Entrepreneur Gary Vaynerchuk's alias, Gary
 15. Jolly good one
 16. Parallel grooves
 17. Many, many moons
 18. "Take it back!"
 19. *"Song Sung Blue" Best Actress nominee
 21. *Movie with most 2026 Oscar nominations
 23. Make a seam
 24. Vampire's tooth
 25. Tai's partner
 28. South American monkey
 30. Naphthenic acid + palmitic acid
 35. Pilot's stunt
 37. Forbidden, to a baby
 39. Vampire of Greek mythology
 40. Italian wine region
 41. Not Astroturf
 43. Alpine lift
 44. Sports figures, e.g.
 46. Cantina pot
 47. Email folder
 48. Not vivid and bright
 50. Nessie's abode
 52. *Jamie Foxx won for his role in this 2004 biopic
 53. Eagle's nest
 55. Unreliable newspaper
 57. *2026 nominated film with Stone and Plemons
 61. *Chlo Zhao's nominee
 64. Newton or Stern
 65. Romanian money
 67. Star-crossed one
 69. To the point
 70. a.k.a sodium hydroxide
 71. Novelist Zola
 72. Formerly, formerly
 73. Aye-aye
 74. "He _____ it like it is"
- DOWN**
1. Not NBC or ABC
 2. Reluctant
 3. Pantyhose hue
 4. DNA and RNA, e.g.
 5. Cups and saucers
 6. 20-20, e.g.
 7. *"One Battle After Another" Best Actor nominee
 8. High IQ society
 9. *#7's nominated co-star
 10. "Anything _____?"
 11. Wing-shaped
 12. K to Romans, pl.
 15. Like athlete's foot
 20. Behind on rent, e.g.
 22. Night spot
 24. At last
 25. Necklace fastener
 26. Popular garden perennial
 27. I to Greeks, pl.
 29. *2026 nominated Benicio del _____
 31. Benatar and Morita
 32. Fly in _____, or a reminder of the past
 33. Tarzan's swing rope
 34. *Fictional table tennis champ
 36. *Nominated "F1" star
 38. Nobel Peace Prize

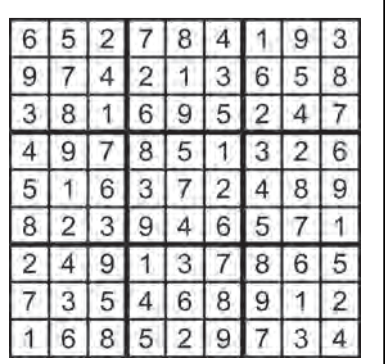


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- capital
42. Sacrum, pl.
 45. Communicating with spirits event
 49. Hawaiian flower garland
 51. *Inspiration for #61
- Across**
54. Pep gathering
 56. Lawn ornament
 57. Angler's hope
 58. _____-friendly
 59. Needlefish, pl.
 60. Brewer's kiln
 61. Color wheel elements
 62. Like fairytale step-mothers?
 63. Be a snitch
 66. Payment for an eye
 68. Hi-_____ graphics



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

Homebuilder Association Installs 2026 Officers and Directors

Honors Six for Service



Pictured are all of this year's officers and directors. Photo courtesy of Tia Gemell, Riverview Media Photography

By **Tim Murphy**,
North State Building Industry Association

SACRAMENTO REGION, CA (MPG)

The North State Building Industry Association (BIA), representing the homebuilding industry in the greater Sacramento region, recently installed its officers and directors for 2026 and recognized six individuals for outstanding service promoting homeownership at an event attended by nearly 500 industry leaders at the Hyatt Regency Hotel in downtown Sacramento.

Sworn in as the BIA's Chair was Tina Cruce, the chief financial officer for Tim Lewis Communities. In her acceptance speech, Cruce said advocacy with local governments will be a top priority.

"As a CFO, I'm a numbers person, and the math is simple: the cost of building a home is shaped by far more than labor and material. Rising land costs, escalating fees, permits, extended approval timelines and infrastructure constraints all add up," she said.

"When projects don't pencil, they don't move forward,

housing supply stalls and affordability worsens. At the same time, buyers are facing higher interest rates, insurance costs and taxes, pushing many to the sidelines. The average age of a first-time homebuyer is now 40, up from 33 just 10 years ago.

"These challenges affect real people, real businesses, and real communities every single day. That's why advocacy is not optional – it's essential."

Joining Cruce as officers are Vice Chair/Treasurer Luke Wissmann, division president for Beazer Homes; Secretary Michelle Velky, division president for Lennar; and Immediate Past Chair Clifton Taylor, president of Taylor Builders.

Board Members for the year are George Carpenter, Winn Communities; Deana Ellis, Cresleigh Homes; Karina Guerrieri, Tri Pointe Homes; Ryan Hatheway, Taylor Morrison; Samantha Higbee, Risewell Homes; Heather Hoffman, Sekisui; Thad Johnson, Pappas Investments; Cameron Kjome, Emerald Site Services; Laura Lewis, SMUD; Dudley Mallinson, Landscape Development; Patrick McGuirk,

USA Properties Fund; Joe Pitzner, BSB Design; Craig Rickabaugh, MRS Roofing & Solar; Philip Roberts, Wood Rodgers; Aaron Ross-Swain, Fieldstone Communities; Aaron Stubblefield, Pulte Group; and Justin Walters, Somers West.

The BIA recognized four individuals for their service to the industry.

The Friend of Housing Award, presented each year to individuals and groups that have provided distinguished service in support of housing issues, was given to Sacramento County Deputy CEO Dave Defanti and the staff of the county's Department of Community Development. Defanti and county staff engaged in numerous reforms that move housing projects through the approval process more expeditiously, making the dream of homeownership a reality for thousands of families.

The Meritorious Award, recognizing a BIA member who has demonstrated exceptional commitment to the homebuilding industry over many years, was given to John Orr, who served for 40 years in BIA leadership roles. He became the

BIA's president and CEO in 1985 and later served in key roles with the Association's two nonprofit affiliates, the Building Careers Foundation and HomeAid Sacramento – all with a spirit of service, integrity and commitment.

Jim Ray, who served as president of engineering firm MacKay & Stomps until his recent retirement, received the President's Award for his work with the Sacramento Regional Water Forum. The forum consists of representatives from business, water providers, environmental organizations, local governments, and community groups who worked for years to find ways to manage the lower American River and shape the region's water future.

Finally, the Chair's Award was presented to Bonnie Chiu, vice president of forward planning for D.R. Horton. Chiu served for eight years on the BIA's board of directors, including 18 months as chair during a time of transition. She also has been a leader in developing the next generation of BIA leaders and supporting women in the industry.

The BIA's two affiliated

nonprofits also honored volunteers.

The Building Careers Foundation, which works to develop a pipeline of trained workers for the industry, presented its Legacy Award to Jeff Panasiti. The retired executive with Lennar was recognized for creating a high school internship program that provided construction training for more than 40 young people a year.

And HomeAid Sacramento, which helps people experiencing or at risk of homelessness build new lives through construction, community engagement and education, presented its Impact Award to John Caulfield, the owner of Landmark Builders. Caulfield serves on the nonprofit's board of directors and has personally led several construction projects to provide transitional housing.

The event was sponsored by Tim Lewis Communities, Banner Bank, InterWest Insurance Services, Big Valley Mortgage, Wells Fargo Bank, CliftonLarsonAllen, Columbia Bank, Landscape Development, Leader One Financial and Metropolitan Floors. ★

Bonta Finalizes Cardroom Regulations Banning Lawful Games



Rob Bonta

California Gaming Association News Release

SACRAMENTO, CA (MPG)

The California Gaming Association recently condemned new regulations by Attorney General Rob Bonta and the Bureau of Gambling Control (Bureau) that prohibit long-approved blackjack-style and player-dealer games, slashing licensed cardroom revenues by more than half.

The Bureau's most optimistic economic analysis projects that the regulations will cause the loss of roughly 50 percent of cardroom jobs, putting tens of thousands of working families at risk and threatening severe budget deficits for

cities that rely on cardroom taxes to fund police, fire protection, parks and other essential services.

The Bureau advanced the regulations without any showing of legal necessity, or any public harm or safety risk caused by these popular games, which have been approved by Attorney General Bonta's predecessors and offered in cardrooms for decades. More still, the Bureau failed to provide proper notice of the regulatory changes or meaningfully engage with the public as required by law.

Kyle Kirkland, president of the California Gaming Association, issued the following statement:

"Attorney General Bonta and the Bureau have unilaterally implemented extreme regulatory changes that will harm thousands of working families and the dozens of California communities that depend on cardroom taxes. By the Bureau's own simplistic economic assessment, these unnecessary regulations will eliminate over half of all cardroom jobs and force many communities to cut police, fire, parks, senior and food programs when the long-standing tax base disappears."

With other stakeholders,

we documented serious legal and economic concerns in these flawed regulations, yet Attorney General Bonta refused to identify a single threat to public safety, refused to engage with the communities, working families and long-standing businesses that the regulations would devastate and advanced the regulations without good faith discussion or lawful disclosure.

Given the Bureau's failure to follow the laws they are bound to follow, our industry intends to pursue legal remedies to preserve our lawful, legitimate businesses and defend the livelihood of the working families and the communities who depend on us but have been dismissed as politically irrelevant by Attorney General Bonta."

Multiple California cities, elected officials, employees and other stakeholders have written state officials about the economic and legal consequences of the regulations. The Attorney General's actions risk significant local fiscal harm while undermining regulatory transparency and due process.

For more information or copies of submitted letters, contact jfernandez@actumllc.com. ★

CDFW Announces Meghan Hertel as New Director



Meghan Hertel, left, has officially been sworn in as Director of the California Department of Fish and Wildlife. Photo courtesy of California Department of Fish and Wildlife

California Department of Fish and Wildlife News Release

CALIFORNIA (MPG) - California Department of Fish and Wildlife (CDFW) is thrilled to announce that Meghan Hertel has officially been sworn in as Director of the California Department of Fish and Wildlife.

Hertel is a dynamic leader with a deep commitment to science-based conservation and wildlife stewardship. Her vision and experience will be instrumental as CDFW continues advancing the department's mission to advance California's extraordinary biodiversity and natural resources.

As Director, Hertel will lead the Department's work managing fish and wildlife populations, restoring habitat, supporting sustainable hunting and fishing opportunities and partnering with rural communities, Tribes, landowners and outdoor recreationists across California.

Hertel joined the California Natural Resources Agency (CNRA) in February 2024 as Deputy Secretary of Biodiversity and Habitat. In that role, she led the

agency's efforts to conserve biodiversity and improve habitat across the state through implementation of California's 30x30 strategy, conserving 30 percent of California's lands and coastal waters by 2030 ensuring thriving habitats and opportunities for outdoor recreation. She was also instrumental in helping to enact the Cutting Green Tape initiative, which accelerate the pace and scale of habitat restoration.

Prior to her time at the California Natural Resources Agency, Hertel served as North America Director for Land Life, a technology-driven nature restoration company and spent more than a decade with Audubon California including leading innovative statewide conservation programs focused on inland water systems and working lands — building durable partnerships and delivering meaningful, on-the-ground results.

This is a proud and pivotal moment for the Department. With Hertel at the helm, CDFW is energized, optimistic and ready to continue advancing the organizations mission to protect California's fish, wildlife and habitats for generations to come. ★

From Elk Grove to France: One Athlete's Journey Continues



Citizen sports freelancer Nathan Felix Valencia, left, with Head Coach David Gould, is now playing football for Les Centaures de Grenoble in France.

**Story and photo by
Nathan Felix Valencia**

ELK GROVE, CA (MPG) - First off, I have to give all glory to the man above for giving me an opportunity to continue playing the game that I love after college.

Growing up in Elk Grove my entire life I had wanted to pursue the dreams of what others accomplished like Lance Briggs (Elk Grove High School), Taron Johnson (Sheldon High School) and one of my former coaches, Brandyn Thompson (Franklin High School), in playing in the National Football League.

Without them knowing, they had provided a seed of faith that I could accomplish what they had done by playing at the highest level possible, especially when I was coming out of Pleasant Grove High School, which is more known for its academics than producing professional athletes.

However, names like brothers Cody and Wyatt Demps, Erik and Armond Armstead and Cole Hikutni continued to drive the dream that I had, knowing they had also gone through the halls of Pleasant Grove.

Understanding that it did not matter where I went to high school, but the amount of effort and pride that I put into the sport would not lead me astray.

It was a difficult and frustrating path, not getting

a scholarship out of high school. That ultimately put me on the junior college route where I had gone to American River College during Covid.

And to this day I use what Jon Osterhout had taught in how to approach not just football, but life. I was able to receive a scholarship to Eastern New Mexico University just before the season began, with the help of my mentor/quarterback coach, Andrew Bettencourt.

I packed my bags and left to play just a week before the first game, having an opportunity to start all 11 games at quarterback as a freshman.

After the season I decided to transfer to Lincoln University of Missouri and join four of my juco teammates so I can have more of a sense of family. Although in the seasons that I played, there was not a lot of winning. I fought it out and earned my bachelor's degree in journalism.

Once I had finished college, the window had closed to continue playing and I was heartbroken. Playing through injuries and putting my blood, sweat and tears into the game I love, I left everything on the field. Entering the real world, I put my degree into use by getting a freelance sports journalist job with the Elk Grove Citizen with the

help of Ornella Rossi and Paul Scholl of Messenger Publishing Group.

I was having a great time covering the sporting events that I used to compete in when I was growing up in Elk Grove, having a full-circle moment.

That was until Andrew Bettencourt opened that window again for me to continue to play football. But this time I would travel across the world to play in Grenoble, France, for Les Centaures de Grenoble. And just like going to New Mexico, it was on a very short notice.

My first game will be Saturday, Feb. 28. So far, I am having a great time. It is absolutely beautiful here in Grenoble and my team welcomed me with open arms.

I am now not just representing Elk Grove or even California, but representing the United States, as there are a very few Americans playing in this league.

I could not be more excited for the opportunity that I have to continue playing, when I thought the window was closed for the rest of my life.

And frankly, I owe everything to Andrew Bettencourt for not giving up on me and my dream.

Do not feel discouraged if there is a bump in the road, because that bump may ultimately lead you to your dream becoming a reality. ★

Sheldon Walks Off in Extra Innings Over Troubies

**St. Francis High School
News Release**

ELK GROVE, CA (MPG) - Junior catcher Jocelyn Villaflor hit 2-for-3 while infielders Arielle Alcantar and Hazel Pryor each ripped doubles but St. Francis fell in extra innings, 3-2, against former Delta League rival Sheldon in a non-league prep softball contest at Mary Jo Truesdale Field on Monday night.

Both the Troubadours and Huskies even their respective records to 1-1.

Villaflor led off the third with a single to ignite a two-run rally for St. Francis. Alexis McFarland followed with a hit before Pryor moved up both teammates with a sacrifice bunt.

Marissa Jensen brought in Villaflor on a comebacker to Sheldon pitcher Micah Kennedy, then Reese Lewis' sacrifice fly to center plated McFarland.

The Troubies held that 2-1 lead into the seventh inning. Jensen hauled in a line drive before doubling up senior Jordyn Munana at third to kill a Husky rally in the fourth. In the sixth, St. Francis starter Kaili Heeb surrendered back-to-back singles and faced two runners in scoring position before coaxing a pop-up to herself. Heeb then got Grace Harding to bounce a 2-0 pitch to Alcantar, escaping another jam.

Sheldon tied the game in its seventh on a run batted in hit from Natalia Aguilar. St. Francis stranded the bases loaded in the eighth. Jensen reached on an error to start the frame. Lewis then bunted automatic runner Pryor to third, with Jensen



Pictured is St. Francis High School softball junior catcher Jocelyn Villaflor at the plate during the Feb. 23 game against Sheldon High School. Photo courtesy of St. Francis High School

following to second. Two batters later, Isabella Barge walked to jam the bases full. However, Sheldon pitcher Kwinci Brown got through the inning without a run thanks to a pair of strikeouts.

Then in the bottom half of the eighth, Brown helped her own cause by lacing

a double to left, easily scoring the automatic runner, Angelina Guzman, for the walk-off.

Heeb went the distance for St. Francis, surrendering seven hits and the two earned runs in 7.2 innings.

The Monday, Feb. 23 game opened

a stretch of three consecutive contests against former Delta League opponents. Both upcoming games are scheduled for 3:30 p.m., with Elk Grove traveling to St. Francis' Schuster Field on Wednesday, Feb. 25, before the Troubies finish the week at Franklin on Friday, Feb. 27. ★

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