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Supervisor Hume Covers State of County

MPG Staff

ELK GROVE, CA (MPG) - County Supervisor Pat Hume brought the State of the County home to Elk Grove on Friday, July 17, updating a full house on topics impacting the business growth and community resilience of Sacramento County.

This tenth annual address, sponsored by the Elk Grove Chamber of Commerce, brought together civic leaders, business professionals, elected officials and community changemakers.

District 5 Supervisor Hume, who represents Elk Grove, Galt, Isleton and Rancho Cordova, highlighted Sacramento County's priorities, economic outlook, infrastructure investments and initiatives impacting businesses, residents and the future growth of our communities.

Topics he covered included: the county budget, including balancing one-time expenditures and recurring costs; water supplies, and the completion of the Harvest Water Project, turning recycled water into irrigation; and support for the homeless, including new shelter spaces in Sacramento and the county.



District 5 Supervisor Pat Hume speaks during the 10th Annual State of the County event at the Elk Grove Park Pavilion. Photo courtesy of Elk Grove Chamber of Commerce

New Plan Forecasts Watershed Climate Resilience



Regional Water Authority News Release

SACRAMENTO REGION, CA (MPG) - The Regional Water Authority (RWA) and regional partners have completed the American, Bear and Cosumnes Watersheds Resilience Plan, a new climate resilience strategy that evaluates how climate change is expected to affect water supplies, flood risk, ecosystems, infrastructure and communities across one of California's most important watershed systems.

Funded by the California Department of Water Resources through the State's Watershed Resilience Pilot Program, the Sacramento region was selected as one of five pilot regions statewide to help develop watershed-scale climate resilience planning approaches that could inform future implementation efforts across California.

The plan examines the interconnected American, Bear and Cosumnes river watersheds, which support more than 2 million people, provide approximately 8% of California's developed water supply and contribute important flows to the Sacramento-San Joaquin Delta.

The plan combines climate modeling, vulnerability analysis, equity assessment and stakeholder engagement to evaluate how climate change could reshape the region over the coming decades and identify actions that can help communities and ecosystems adapt.

Key findings for the Sacramento region include critical snowpack that feeds these watersheds could decline by approximately 60% by mid-century. Snowmelt is projected to occur two to four weeks earlier. Extreme heat days over 95 degrees could increase by roughly 20 days annually. Wildfires are projected to become 17% more frequent. Extreme precipitation events could become 15% more intense. Peak flood flows could increase by approximately 19%.

The plan also finds that climate impacts will not be experienced equally. Lower-income

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Cosumnes River Stretch Permanently Protected



Planned restoration activities include lowering or removing select sections of agricultural berms to reconnect the river with its historic floodplain. Photo courtesy of Sacramento Valley Conservancy

Sacramento Valley Conservancy News Release

SACRAMENTO, CA (MPG) - A critical stretch of the Cosumnes River – the only undammed river on the western slope of the Sierra Nevada – is now permanently protected and slated for ecological restoration. Sacramento Valley Conservancy and Westervelt Ecological Services are celebrating

the acquisition of the 204-acre Johnson Cosumnes Mitigation Bank, which fills an important gap in river frontage within the more than 51,000-acre Cosumnes River Preserve near Galt and south of Elk Grove. The preserve contains some of the finest remaining floodplain and riparian habitat in California's Central Valley.

Westervelt will own and manage

the property, restoring former agricultural land into a thriving floodplain ecosystem. Planned restoration activities include lowering or removing select sections of agricultural berms to reconnect the river with its historic floodplain, creating pilot channels that support natural flow patterns, and establishing native vegetation across wetlands and riparian habitats.

Continued on page 3

Fatal Traffic Collision Under Investigation

Elk Grove Police Department News Release

ELK GROVE, CA (MPG) - The Elk Grove Police Department is investigating a fatal two-vehicle collision that claimed the life of a 78-year-old Elk Grove resident.

Officers responded to a two-vehicle collision on Elk Grove Boulevard at Stonelake Drive around 9:15 p.m. on Thursday, July 16.

Upon arrival, officers located a silver Honda Accord overturned on its side in the center median and a white Honda Accord with major damage to the driver's side, windshield, and roof.

The driver and sole occupant of the white Honda Accord, a 78-year-old Elk Grove resident, sustained fatal injuries and was pronounced deceased at the scene.

Identification of the deceased will be made by



the Sacramento County Coroner's Office.

The preliminary investigation indicates the white Honda Accord was traveling eastbound on Elk Grove Boulevard approaching Stonelake Drive when a silver Honda Accord traveling westbound on Elk Grove Boulevard crossed into the eastbound lanes.

As the silver Honda Accord continued westbound, it struck the center median, causing the vehicle to become airborne before colliding head-on with the victim's vehicle.

The driver of the silver Honda Accord, a 51-year-old Sacramento resident,

sustained multiple serious injuries. She was transported to a local hospital, where she currently is receiving treatment.

Investigators determined the silver Honda Accord had been fleeing the scene of a minor hit-and-run collision that occurred with another vehicle minutes earlier on Elk Grove Boulevard near Franklin Boulevard.

Traffic detectives believe alcohol may have been a factor in the collision.

No arrest has been made at this time as the 51-year-old woman remains hospitalized and is receiving treatment for her serious but non-life-threatening injuries sustained during the collision.

The investigation remains active, and any appropriate criminal charges or enforcement action will be determined as the investigation progresses and her medical condition improves. ★

New Plan Forecasts Watershed Climate Resilience

Continued from page 1

communities, Tribal communities and outdoor workers may face greater exposure to extreme heat, flooding, wildfire smoke and economic disruption.

"The science is clear that climate change is already reshaping our watersheds," said Jim Peifer, executive director of the Regional Water Authority. "The question is no longer whether these impacts are coming, but how quickly the region can act to prepare. This plan gives the Sacramento region a shared framework to move from vulnerability assessment to implementation, and positions regional partners to move quickly as funding and project opportunities emerge."

In addition to identifying climate vulnerabilities, the plan outlines 19 watershed adaptation strategies and 119 potential adaptation actions focused on reducing long-term risks associated with drought, flooding, wildfire and extreme heat.

The plan also establishes a decision-making framework intended to help agencies and partners evaluate and prioritize future resilience investments based on factors such as regional benefit, climate risk reduction, ecosystem improvements, equity considerations and implementation readiness.

Strategies identified in the plan include reducing wildfire risk and improving forest health in the Sierra headwaters, strengthening flood protection for vulnerable communities, expanding groundwater recharge, protecting cold-water habitat for salmon and other native fish species, expanding flood forecasting and early warning systems, and advancing regional

projects that provide multiple water supply, ecosystem and community resilience benefits.

"For more than two decades, DWR has encouraged Californians to connect across watersheds," said Karla Nemeth, director of the California Department of Water Resources. "A warmer climate stresses resources from forests to aquifers. That makes the hard work of collaboration more important than ever. DWR's \$2 million grant to the Regional Water Authority yielded a plan that tells a powerful story about future risks and marks a clear path to resilience."

This plan positions the people of the American, Bear, and Cosumnes watersheds to cope with a changed climate. It is an early example of the kind of work needed across the state, and it helps build DWR's momentum to update the California Water Plan to deliver more precise, localized and action-oriented water supply strategies."

The planning effort was led by the Regional Water Authority with support from Jacobs, Valley Vision, Khadam Consulting, the Water Forum, regional water agencies, local governments, Tribal representatives, community organizations and Watershed Network participants.

"The region already has many of the partnerships, technical tools and local initiatives needed to strengthen resilience," Peifer said. "This plan helps align those efforts and creates a clearer path forward for coordinated regional action."

The full American, Bear, and Cosumnes Watersheds Resilience Plan is available at rwwatershedsresilience.com/plan. ★



**WE SUPPORT
FIRST RESPONDERS**



Community Input Sought for Heat-Ready Mobility Plan

By MPG Staff

ELK GROVE, CA (MPG) - As summer temperatures continue to rise, the City of Elk Grove is developing a new plan aimed at making streets, sidewalks, bikeways and transit facilities safer during periods of extreme heat.

The city's Heat-Ready Mobility Plan

will identify areas most vulnerable to high temperatures and recommend improvements designed to help residents safely travel throughout the community.

Potential strategies include cool pavement treatments, additional shade trees, shade structures and upgraded transit shelters.

City officials said the plan is focused

not only on protecting infrastructure but also on supporting the people who rely on walking, biking and public transportation.

Extreme heat can damage roadways, contribute to pavement deterioration and make outdoor travel more difficult.

City officials noted that high temperatures can create increased health risks, particularly for children, older adults and

outdoor workers.

Community input will help the city identify locations that could benefit most from future heat resilience improvements.

To learn more and share your feedback visit elkgrove.gov/civic-innovation-and-sustainability/heat-ready-mobility-plan. ★

California State Fair
July 11-27



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AMBASSADOR OF THE MONTH



Scot Smith



I have been crazy about magic since I saw my first magician at the age of 8, but it wasn't until I was 37 years old that I decided to become a professional magician. I decided to specialize in magic for kids and families because I wanted to inspire possible future magicians like I was inspired at the age of 8. I also started Purple Penguin Magic which is the home to my magic teaching business. I have had many jobs in my career. I served 7 years in the US Navy as an electronics technician. After leaving the Navy. I have been an Electronics Engineer, a Real Estate Appraiser and an entrepreneur running my own computer business. I learned in all those jobs that my real love (besides magic) was teaching, so I got my teaching credential and became a teacher in the charter school system before retiring in 2020. Since then my focus has been strictly on Magic! I joined the chamber to help promote my businesses, but came to appreciate the opportunities and outreach the chamber offers. I decided to become an ambassador so that I could help with the outreach of the chamber and help other businesses in the Elk Grove area. I have been married for 41 years and have 2 grown kids, and also have 5 grandkids and 1 great-grandchild with another on the way!



Continued from page 1

The restoration is also designed to improve thermal refuge by increasing shade, restoring natural flow patterns and enhancing connections to cooler water.

"This property is a critical wildlife linkage in the Cosumnes River corridor, and Sacramento Valley Conservancy is thrilled to partner with Westervelt to protect it in perpetuity," said Kelly Hopkins, executive director, Sacramento Valley Conservancy. "This acquisition represents another important step in our effort to connect and restore the remaining Valley oak riparian habitats."



Sacramento Valley Conservancy will hold the permanent conservation easement on the property, ensuring it remains protected for habitat conservation and ecological restoration.

"Restoration at this scale isn't something any one organization can accomplish alone," said Travis Hemmen, president/general manager of Westervelt Ecological Services. "Conservation partners like the Sacramento Valley Conservancy, other Cosumnes River Preserve Partners, and critical support from our state and federal resource agencies make projects like this possible. We bring the private capital, but sustainable conservation only happens when dedicated partners share a long-term commitment to the land."

Sacramento Valley Conservancy will hold the permanent conservation easement on the property, ensuring it remains protected for habitat conservation and ecological restoration. Together, Sacramento Valley Conservancy and Westervelt have permanently protected more than 1,350 acres within the Cosumnes River



Valley oak, cottonwood and willow will once again line meandering river channels, providing shade and habitat that benefit native fish, including juvenile Chinook salmon and Central Valley steelhead. Photos courtesy of Sacramento Valley Conservancy

About the Sacramento Valley Conservancy:

Established in 1990, the Sacramento Valley Conservancy is a nationally accredited land trust committed to protecting the Sacramento region's natural beauty, character and biodiversity. The Conservancy achieves this through the dedicated stewardship of natural and working lands, open

The Conservancy collaborates with landowners, developers, agencies, and communities to protect lands essential for wildlife, local food production, and opportunities for outdoor recreation and education.

Thank A Veteran Today

RELIGION NEWS

Events at Elk Grove Presbyterian Church

Rev. Carla Dietz welcomes members and visitors every Sunday at 10 a.m. Our church is at 8153 Elk Grove Blvd., Suite 50, facing Big Horn Boulevard.

The church has open Communion the first Sunday of the month. For more information, Rev. Dietz can be reached at (916) 683-1435 or elk-grovepres@gmail.com.

Grace Church Hosts Celebrate Recovery

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

Meetings are 7 p.m. Fridays at 9766 Waterman

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

Chabad 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

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.

St. Maria Goretti Catholic Church’s Mass Schedule

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

Masses 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 visit SMGCC.net.

MEMORIAL

THOMAS KENT CAPEL • 5/11/1934 – 7/1/2026

Thomas “Tom” Kent Capel passed away peacefully at age 92 on July 1, 2026. Born on May 11, 1934, in Bayard, Iowa, to Jack and Pearl Capel, Tom was the youngest of three boys. In 1950, he moved to Sacramento, where he attended Sacramento City College and began building the life he would proudly call his own.

In 1952, Tom met the love of his life, Joyce Maxine Davis, on a blind date. They married in June 1953 and shared more than 60 wonderful years together while raising their four children: Tom Jr., Debra, Hap, and Chris.

Tom spent over five decades in the floor-covering industry, where hard work, honesty, and dedication earned the respect of everyone who knew him. In 1964, Tom and Joyce settled in Wilton and built the home that remains a place of cherished memories.

A devoted husband, father, grandfather, and community member, Tom coached his three sons in Elk Grove

Little League, served as resident of the Elk Grove Boosters Club, managed Elk Grove Knights Pop Warner football teams, and was a Past Master of the Masonic Lodge. He was always willing to lend a helping hand to anyone in need.

Tom was preceded in death by his parents; his brothers, Jack and Jerry; his beloved wife, Joyce; and his great-grandson, Elijah Abeyta.

He is survived by children Tom Jr. (Diana), Debra Yount (Donnie), Hap (Crystal), and Chris (Cindy), and many beloved grandchildren, great-grandchildren, family members, and friends.

Tom lived by the belief, “A man is only as good as his word.” If Tom gave you his word, it was as good as gold. His integrity, hard work, generosity, and love for his family will live on in all who knew him. Dad always said “to think it all started with a blind date.”

Services will be at 11 a.m. Aug. 1 at St. Peter’s Lutheran Church in Elk Grove.

ARTS CALENDAR

'Dog Days of Summer' Featured

“Dog Days of Summer,” a group exhibition by the Center’s Member Artists, runs July 1 to 31.

“Our Dog Days of Summer collection includes those memories of lazy afternoons with pitchers of lemonade, walks in the woods, and feet splashing in the cool water of streams and ponds,” said Elk Grove Fine Arts Center Marketing Director Heath Buckmaster.

Details at elkgrovecfineartscenter.org.

Art Workshops for Adults

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

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 elkgrovecfineartscenter.org/workshop.

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

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: webmaps.elk-grovecity.org/publicartelkgrove.

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Places of Worship



St. Peter’s Lutheran Church

8701 Elk Grove-Florin Rd.

Pastor Joe Dapelo

916-689-7300

Summer Service Hours (May 31-Aug. 30):

One in Worship Service – 9:30 a.m.

Sunday School – 10:45 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, July 19, 2 p.m.

Sunday, Aug. 30, 2 p.m.

Sunday, Sept. 27, 2 p.m.

Phone 916-440-2551

www.majesticmi.org

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We are proud members of these newspaper associations.





Kings Korner

By V.G. Harris

A Stellar Summer League

By V.G. Harris

Well, Kings fans, the 2026 NBA summer league is officially over, and the No. 1 draft choice of the Golden State Warriors, Yaxel Lendeborg, shined as he led the Warriors to the 2026 championship over the Memphis Grizzlies.

Lendeborg was only the second player to ever play in an NCAA championship and an NBA summer league championship in the same year. The other player? None other than Davion Mitchell in 2021.

Still a sore spot with me, trading Davion away for basically nothing will go down as one of the dumbest moves the Sacramento Kings have ever made.

But on to the more positive parts of this year’s summer league.

The Sacramento Kings got what they were hoping for and so did the Kings faithful. Coming out of the gate strong in the friendly confines of Golden One Arena, Sacramento treated their fans to back-to-back victories and showcased their No. 1 draft choice Daius Acuff jr.

Darius did not disappoint, averaging 19 points and 4.6 assists throughout, and although his field goal percentage of 35% was less than desirable, Darius comported himself admirably, and considering the hype and his age, I give Darius a B++ for his summer league effort.

At only 19 years of age, Darius showed up and gave the Sacramento fans plenty to cheer for, and without a doubt Golden One will be filled to the brim with the start of the preseason to see what this young baller can bring to this young team.

Not to be overlooked are three players that stood out and surprised many fans. Drafted late in the first round, Emanuel Sharp showed Kings fans why GM Scott Perry traded down to snatch this young guard who shined in every aspect on both ends of the floor.

Sharp scored 15.7 points per contest, boasting 2.6 steals and three rebounds, while looking more like an NBA veteran than the rookie he is. Look for Sharp to make a significant contribution to the full squad in the upcoming season.

Likewise, newcomer Jonathan Mogbo made a splash as he seemed to be all over the court and gave the Kings a much-needed defensive

effort in the paint. At six-foot-nine and 225 pounds, Mogbo is a great complement to crowd favorite Dylan Cardwell, and suddenly an area of great concern appears to be getting noticeably better.

The Kings are looking balanced for the first time in memory, as their once weak backcourt is showing up and giving fans a real reason for optimism.

One player that every Kings fan should be watching with real excitement is rookie Marquel Sutton who at six-foot-nine and 225 pounds came out of nowhere to literally steal the show. Marquel showed an aptitude for not only rebounding and low post scoring but had no problems hoisting the threes with regularity.

Will Dylan take a big step forward this year and not only help Domantas Sabonis on the boards but add to the scoring column as well?

Dylan has had his troubles scoring down low and hasn’t much of a midrange game, but can he improve in this area and learn to shoot free throws? He needs to, and as much as he represents a crowd favorite, he has the ability to energize the team as well with his tenacious defense and crowd-pleasing enthusiasm.

Fans buy tickets to see players like Cardwell perform, but the name of the game is “getting better.”

The same is true for Keegan Murray who is about to embark on his fifth NBA season, and after a tepid season last year when he was rarely on the court due to injuries, Keegan needs to find his stroke and become the player the Kings have always believed he can be.

Everyone is rooting for Keegan, but 2026-27 becomes a critical time for Keegan to demonstrate why he was a first round draft pick, and another season like the last one will likely end his time in Sacramento.

Have heart Kings fans and get ready to do some significant hand clapping because there is reason to celebrate and we’re just getting started.

What will a healthy Sacramento Kings team look like and can some of the young veterans up their game. That’s why we buy tickets, and although the pundits are already predicting a less than stellar year for Sacramento, I remain the eternal optimist.

All the best! ★

Does Crowning California’s Governor the Education Czar Mean Academic Results Will Improve?



By Dan Walters, CALMatters.org

In late June, after only a few minutes of discussion, both houses of the Legislature completely overhauled how California manages the nation’s largest public school system and its nearly 6 million students.

The votes for Assembly Bill 181 — 21-4 in the Senate and 52-4 in the Assembly — reflected a bipartisan consensus, rare for major issues, that the system has been failing California’s children. The votes were based on an implicit, perhaps even desperate, hope that streamlining administration might raise the state’s mediocre levels of academic achievement.

The measure demotes the elected state superintendent of schools from the head of the state Department of Education to a member of the state school board and replaces the superintendent with an “education commissioner” appointed by the governor.

Assemblywoman Darshana Patel, a San Diego Democrat, research scientist and local school board member, cogently expressed that hope during the Assembly’s brief floor debate.

“We can’t keep doing the same thing and expect different outcomes for our students, our schools and our communities. They are the ones who are the real victims of this misalignment of our systems and structures,” she said,

adding, “The proposal before you today would promote a more coherent policy making. The change will allow policy makers and the public to hold the governor accountable for educational outcomes.”

The last sentence of her remarks is the key element. While the governor has always been an important member of California’s complex education leadership structure, the multitude of other participants has made it easy to pass the buck when academic test results and other measures expose academic shortcomings.

Suddenly undoing many decades of managerial status quo, as first proposed in Gov. Gavin Newsom’s state of the state address last January, is a remarkable feat unto itself. Doing so over the opposition of the California Teachers Association elevates it to a minor political miracle.

“The proposal would divert attention away from the real needs of students and schools by introducing a significant governance change that is both unnecessary and counterproductive,” the powerful union wrote in a statement before AB 181’s approval. “This proposal does nothing to improve student outcomes or strengthen public education.”

For decades, the teachers association and other education unions have easily gotten their favored candidates for state superintendent elected. And those chosen officials have faithfully echoed the unions’ position that the key to increasing outcomes is allocating more money.

School funding has increased sharply since the turn of the century, but test scores have not followed suit. Some categories, such as elementary school reading levels, remain embarrassingly low.

The first hint that change was on the table came late last year, when Policy Analysis for California Education, a consortium of education faculty at five major universities, issued a lengthy critique of the current system. The report said California’s complicated mélange of state and local authority “often results in overlapping responsibilities, fragmented authority, and challenges in ensuring streamlined decision-making.”

By design, the consortium’s recommendations closely resembled Newsom’s proposal and the final legislation.

The obvious question is if streamlining education governance and making the governor accountable, at least on paper, for academic outcomes will merely rearrange chairs on a sinking ship, or actually generate more achievement for the \$25,000-plus that the new state budget will be spending on each public school student.

California’s education establishment has been reluctant to change its mantra that more money is needed to boost results and equally reluctant to embrace improvements in instructional techniques, such as using phonics to upgrade elementary reading ability.

The onus will be on Newsom’s successor, most likely Xavier Becerra, to become the new schools sheriff in town.

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

Can my spouse file at 63 and then get half of mine when I later claim?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: My spouse is 63 and I am 65. I am planning to take my Social Security benefits at age 70. Can my lower earning spouse take his own benefits now, and then - when I take my full benefits at age 70, can he then file for 50% of mine instead of the lower benefit he is getting because he claimed at age 63? **Signed: Higher Earning Spouse**

Dear Higher Earning Spouse: Yes, your lower-earning spouse can take his benefits based on his personal lifetime earnings record at any time (i.e., age 63) and, when you later claim your own SS at 70, your spouse will be evaluated to determine whether he is eligible for a “spousal boost” based on your Social Security record. But to be sure you are clear, if you claim at age 70, your spouse will not get 50% of your age 70 benefit amount.

Spousal benefits are always determined by comparing each partners’

full retirement age (FRA) entitlement and, if your spouse’s FRA entitlement is less than half of your FRA entitlement, your spouse will get a “spousal boost” to bring his monthly SS retirement payment up to what he is entitled to as your spouse. The amount of the “spousal boost” would be the difference between his FRA entitlement and 50% of your FRA entitlement, which would be added to his own (age 63) SS retirement amount. And that means that his total benefit amount would be less than half of your age 70 amount (less also than 50% of your FRA amount, because he claimed at age 63).

One caution for your spouse to be aware of: if he is still working and claims at age 63, he will be subject to Social Security’s Annual Earnings Test (AET), which limits how much he can earn before SS takes away some benefits. The earnings limit for 2026 is \$24,480 (changes annually) and if that is exceeded, SS will take back \$1 of benefits for every \$2 he is over the limit. FYI, Social Security will “take back” by withholding future benefit payments, so he will not get his benefits for some months if he exceeds the annual earnings limit. And if the

annual earnings limit is significantly exceeded, your spouse could even be temporarily ineligible to receive SS benefits (until he either earns less or reaches his full retirement age (the earnings limit goes away when FRA is reached)).

The only way your spouse can avoid both a reduced personal benefit and the annual earnings test limitation is to wait until his own full retirement age to claim Social Security. However, if he’s not working full time and needs the Social Security money sooner, then claiming at age 63 may be a good choice. In any case, he won’t get half of your age 70 amount.

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An early period of World War II was known as “the phony war.” What we may be witnessing now in the U.S.-Iran war is the end of a “phony peace.”

The nearly five-month-long conflict has featured a couple of sham cease-fires, each marked by supposed Iranian pledges to reopen the Strait of Hormuz that came to nothing.

With the Iranians firing on shipping in the Strait again, Trump has declared the so-called memorandum of understanding signed about a month ago to be a dead letter. After lifting sanctions on Iranian oil and ending the U.S. blockade of Iranian ports, Trump has reinstituted both. He maintains that the U.S. will control the strait and, at some point, charge a 20% fee on all shipping for our trouble (a bad idea that Trump appears already to have abandoned).

It was clear a couple of days into the war that the Strait of Hormuz had become the key strategic variable and that President Trump wouldn’t easily be able to walk away from the conflict without reopening the strait again.

The MOU was an illusory means of achieving this goal via diplomacy. The problem is that we thought -- or wanted to believe -- that the agreement said the Iranians would allow unobstruct-

Another Sham Deal with Iran Comes Undone

ed passage again, while the Iranians thought -- or wanted to believe -- that it said they would control the strait. That the MOU was subject to these starkly divergent understandings made it a memorandum of obfuscation.

The Iranians, of course, aren’t operating in good faith, but it is a point in their favor that the MOU didn’t simply say, “There shall be freedom of navigation in the strait.” Instead, it talked of how the Iranians would “make arrangements” for ensuring “the safe passage of commercial vessels, with no charge for 60 days only.” In other words, the Iranians held the whip hand in the strait and could charge a fee for transit after a two-month interval. Furthermore, Iran would conduct dialogue with Oman “to define the future administration and maritime services in the Strait of Hormuz.”

Amazingly enough, then, a war that had started with optimistic talk of toppling the Iranian regime was ending with an agreement allowing the Iranians to figure out how to run a waterway vital to the international economy that they hadn’t controlled at the outset of the conflict.

Is it any wonder that the Iranians, who must have been stunned at the success of their gambit in the strait, have been pressing their luck? It must have emboldened them even more to hear Trump say that he was so eager for the MOU be-

cause the economic costs of Iranian disruption of the strait threatened to make him a new Herbert Hoover.

Effectively turning over the control of the strait to the Iranians -- coupled with the inconclusive U.S. war against the Houthis to try to eliminate their threat to shipping in the Red Sea -- would have been a black mark on the Trump administration’s record regarding a long-standing tenet of American grand strategy.

Freedom of navigation has always been considered essential to U.S. national security and a linchpin of global commerce. Trump is right to want to take back the Strait. The question, though, is whether he will be willing to apply enough force and have the staying power to bring a battle for the strait to a successful conclusion. The domestic politics are difficult, given that the American public is not supportive of the war and has now been repeatedly told that it is about to end with a brilliant diplomatic deal.

While we have an enormous firepower advantage, the Iranians have proven that they can disrupt the Strait with threats and a few projectiles. They aren’t going to give up their strategic windfall easily, as two bogus but highly touted peace deals now demonstrate.

Rich Lowry is editor of the National Review.

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LEGAL ADVERTISING

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

2508 Garfield Ave. • Ste. A
Carmichael, CA 95608

FICTITIOUS BUSINESS
NAME STATEMENTS

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04829
A Superb Care Inc, 7413
Cordially Way, Elk Grove, CA
95757 is doing business under
the Fictitious Business Name(s)
"A Superb Care Inc" 7413
Cordially Way, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County June 18,
2026
Publish: July 3, 10, 17, 24, 2026
SUPERB 7-24-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04359
Guardians Security Services
Inc., 926 Ksanka Foothills Road,
Eureka, MT 59917 is doing
business under the Fictitious
Business Name(s) "Knights
Security Services" 9425 S Wales
Way, Elk Grove, CA 95758. Filed
with the Clerk of Sacramento
County June 2, 2026
Publish: July 3, 10, 17, 24, 2026
KNIGHTS 7-24-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04782
Sunshine Swim and Fitness
Center LLC, 9360 Elk Grove
Florin Road Suite 4, Elk Grove,
CA 95624 is doing business
under the Fictitious Business
Name(s) "The Sunshine Event
Center" 9360 Elk Grove Florin
Road Suite 4, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County June 17,
2026
Publish: July 10, 17, 24, 31, 2026
SUNSHINE 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04933
Ruben Venegas, 5330 Bonsai
Court, Elk Grove, CA 95757
is doing business under the
Fictitious Business Name(s)
"Excel Mortgage Services" 5330
Bonsai Court, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County June 24,
2026
Publish: July 10, 17, 24, 31, 2026
EXCEL 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05034
Duva LLC, 9161 Bader Road,
Elk Grove, CA 95624 is doing
business under the Fictitious
Business Name(s) "Groluv/
Groluv Farm" 9161 Bader Road,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 29, 2026
Publish: July 10, 17, 24, 31, 2026
GROLUV 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04564
Ruby Lopez, 9150 Waterman
Road Apt #109, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Sydney's Lemonade & Drinkz"
9150 Waterman Road Apt #109,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 10, 2026
Publish: July 10, 17, 24, 31, 2026
SYDNEYS 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04529
Chase Renee Templeton, 13380
Montfort Avenue, Herald, CA
95638 is doing business under
the Fictitious Business Name(s)
"Cowpoked Cactus" 13380

Montfort Avenue, Herald, CA
95638. Filed with the Clerk of
Sacramento County June 10,
2026
Publish: July 10, 17, 24, 31, 2026
COWPOKED 7-31-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05170
Party Dayz LLC, 8841 Sheldon
Creek Drive, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Party Dayz" 8841 Sheldon
Creek Drive, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 6, 2026
Publish: July 17, 24, 31, August 7, 2026
PARTY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04735
Aggas Enterprises, 10288 Iron
Rock Way, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s) "Elk
Grove Power Equipment" 10288
Iron Rock Way, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County June 16,
2026
Publish: July 17, 24, 31, August 7, 2026
POWER 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-04868
ilash OTG LLC, 2108 N Street
Suite N, Sacramento, CA 95816
is doing business under the
Fictitious Business Name(s)
"Kallie's/Kallie's Kitchen" 8507
Ginzburg Way, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County June 22,
2026
Publish: July 17, 24, 31, August 7, 2026
KALLIES 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05145
Charles Wiley, 9405 Broxton
Avenue, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s)
"Greasy Nurse Garage" 9405
Broxton Avenue, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 6, 2026
Publish: July 17, 24, 31, August 7, 2026
GREASY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05164
Abdul Jaleel Hafeez Undeen
Abdullah, 5401 Jade Creek Way,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Loyalty Over
Love" 5401 Jade Creek Way, Elk
Grove, CA 95758. Filed with the
Clerk of Sacramento County July
6, 2026
Publish: July 17, 24, 31, August 7, 2026
LOYALTY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05255
Kristie Malhotra, 8416 Cutler
Way, Sacramento, CA 95828
is doing business under the
Fictitious Business Name(s)
"The Coconut Crumb" 8416
Cutler Way, Sacramento, CA
95828. Filed with the Clerk of
Sacramento County July 8, 2026
Publish: July 17, 24, 31, August 7, 2026
COCONUT 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05279
Redefine Roadlines Inc, 8700
Butterscotch Way, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"RDR" 8700 Butterscotch Way,
Elk Grove, CA 95758. Filed with
the Clerk of Sacramento County

July 8, 2026
Publish: July 17, 24, 31, August 7, 2026
RDR 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05230
Gloria A. Greene, 9543 Soaring
Oaks Drive, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
Gloria Moraga Media" 9543
Soaring Oaks Drive, Elk Grove,
CA 95758. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 17, 24, 31, August 7, 2026
GLORIA 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05354
Amy C Gardner, 118 Calle
Maria, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s)
"Amy Christine Bookkeeping"
118 Calle Maria, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 9, 2026
Publish: July 17, 24, 31, August 7, 2026
AMY 8-7-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05236
Pete Marcellana, 10125 Annie
Street, Elk Grove, CA 95757
is doing business under the
Fictitious Business Name(s)
"Ray of Light Studio" 10125
Annie Street, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 24, 31, August 7, 14, 2026
RAY 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05017
Nadder M Othman, 9273 Fruited
Plain Way, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s) "EG
Electro" 9273 Fruited Plain Way,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
June 26, 2026
Publish: July 24, 31, August 7, 14, 2026
EG 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05403
Brooke Hanson, 7674 Callaway
Drive, Rancho Murieta, CA
95683 is doing business under
the Fictitious Business Name(s)
"Sunflower Lane Estate Sales"
7674 Callaway Drive, Rancho
Murieta, CA 95683. Filed with
the Clerk of Sacramento County
July 13, 2026
Publish: July 24, 31, August 7, 14, 2026
SUNFLOWER 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05182
Yelena (Lena) Harris, PO Box
962, Roseville, CA 95678 is
doing business under the Fictitious
Business Name(s) "Harris
Capital Realty" 9245 Laguna
Springs Drive, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 7, 2026
Publish: July 24, 31, August 7, 14, 2026
HARRIS 8-14-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05355
Macy Christine Machado, 8890
Saint Jude Court, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Macy's Flour Garden Bakery"
8890 Saint Jude Court, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County July
9, 2026
Publish: July 24, 31, August 7, 14, 2026
MACYS 8-14-26

STATEMENT OF
ABANDONMENT OF
FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT
OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2023-04301

The following person(s) has/
have abandoned the use of the
FICTITIOUS BUSINESS NAME
of: Nail Chateau, 8457 Elk Grove
Florin Road, Unit 110, Elk Grove,
CA 95624.
Thuy Kim Le, 8457 Elk Grove
Florin Road Unit 110, Elk Grove,
CA 95624.
The Fictitious Business Name
Statement was filed on June
6, 2023 in the County of
Sacramento.
Filed with the clerk of
Sacramento County: June 6,
2023.
Publish: July 10, 17, 24, 31, 2026
NAIL 7-31-26

ORDER TO SHOW FOR
CHANGE OF NAME

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV014944

Kaitlyn Rose Hahn has filed a pe-
tition with this court for a decree
changing the name(s) of Kaitlyn
Rose Hahn to Kaitlyn Rose
Swenson.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on January 26, 2027,
at 1:30 p.m. in Department
16D, located at 500 G Street,
Sacramento, CA 95814, and
show cause, if any, why the pe-
tition for Change of Name should
not be granted.

Dated: June 23, 2026
Richard K. Sueyoshi, Judge of
the Superior Court
Publish: July 10, 17, 24, 31, 2026
HAHN 7-31-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV015458

Daniel Jay and Maria Kim Go
Pascua has filed a petition with
this court for a decree changing
the name(s) of Princes Jeanne
Go Pascua to Jayanne Go
Pascua.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on February 2, 2027,
at 1:30 p.m. in Department
16D, located at 500 G Street,
Sacramento, CA 95814, and
show cause, if any, why the pe-
tition for Change of Name should
not be granted.

Dated: June 30, 2026
Richard K. Sueyoshi, Judge of
the Superior Court
Publish: July 24, 31, August 7, 14, 2026
PASCUA 8-14-26

NOTICE TO CREDITORS OF
BULK SALE

NOTICE TO CREDITORS
OF BULK SALE
(UCC SEC. 6105)
ESCROW NO. 16281L

NOTICE IS HEREBY GIVEN
that a bulk sale is about to be
made. The name(s), business
address(es) of the seller(s) are:
VDL PF INC, A CALIFORNIA
CORPORATION, 1919 VISTA
DEL LAGO DRIVE, SUITE 5,
VALLEY SPRINGS, CA 95252
Whose chief executive office
address is: 9680 SEDGEFIELD
CIRCLE, ELK GROVE, CA
95624

Doing Business as: VALLEY
SPRINGS PIZZA FACTORY
AKA PIZZA FACTORY VALLEY
SPRINGS (Type – FRANCHISE
PIZZERIA)
All other business name(s) and
address(es) used by the seller(s)
within past three years, as stated
by the seller(s), is/are: NONE
The name(s) and address of
the buyer(s) is/are: HEATHER
UGALE AND RONALD UGALE
AND/OR ASSIGNEE, 4312
BARTELINK DRIVE, VALLEY
SPRINGS, CA 95252

The assets to be sold are
described in general as:
ALL STOCK IN TRADE,
FURNITURE, FIXTURES,
EQUIPMENT AND GOODWILL
And are located at: 1919 VISTA
DEL LAGO DRIVE, SUITE 5,
VALLEY SPRINGS, CA 95252
The bulk sale is intended to be
consummated at the office of:
CAPITOL CITY ESCROW, INC.,
3838 WATT AVENUE, SUITE
F-610 SACRAMENTO, CA
95821-2665 and the anticipated
sale date is AUGUST 11, 2026
The bulk sale is subject to
California Uniform Commercial
Code Section 6106.2.
[If the sale is subject to Sec.
6106.2, the following information
must be provided] The name and
address of the person with whom
claims may be filed is: CAPITOL
CITY ESCROW, INC., 3838
WATT AVENUE, SUITE F-610
SACRAMENTO, CA 95821-
2665

THIS BULK TRANSFER
INCLUDES A LIQUOR
LICENSE TRANSFER. ALL
CLAIMS MUST BE RECEIVED
PRIOR TO THE DATE ON
WHICH THE NOTICE OF
TRANSFER OF THE LIQUOR
LICENSE IS RECEIVED BY
ESCROW AGENT FROM
THE DEPARTMENT OF
ALCOHOLIC BEVERAGE
CONTROL.
Dated: JULY 3, 2026
Buyer(s): HEATHER UGALE
AND RONALD UGALE
5319135-C-PP
ELK GROVE CITIZEN 7/24/26

TRUSTEE SALE

T.S. No. 23004622-1 CA APN:
119-0830-088-0000NOTICE
OF TRUSTEE'S SALEYOU
ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
10/27/2004. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION
OF THE NATURE OF THE
PROCEEDING AGAINST YOU,
YOU SHOULD CONTACT A
LAWYER.A public auction sale
to the highest bidder for cash, cas-
hier's check drawn on a state or
national bank, check drawn by a
state or federal credit union, or a
check drawn by a state or federal
savings and loan association, or
savings association, or savings
bank specified in Section 5102
of the Financial Code and author-
ized to do business in this state
will be held by the duly appoint-
ed trustee as shown below, of all
right, title, and interest conveyed
to and now held by the trustee in
the hereinafter described prop-
erty under and pursuant to a Deed
of Trust described below. The
sale will be made, but without
covenant or warranty, expressed
or implied, regarding title, pos-
session, 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: **DESIREE LEWIS,
AN UNMARRIED WOMAN** Duly
Appointed Trustee: **ZBS Law,
LLP** Deed of Trust Recorded on
10/29/2004, in Book **20041029**,
Page 2328, of Official Records
of **Sacramento** County,
California; Date of Sale: **08/04/2026 at 09:30 AM** Place of
Sale: **At the East Main entrance
to the County Courthouse, 720
9th Street, Sacramento, CA
95814** Estimated amount of un-
paid balance and other charges:
\$242,537.43Note: Because the
Beneficiary reserves the right
to bid less than the total debt
owed, it is possible that at the
time of the sale the opening
bid may be less than the total
debt owed. Street Address or
other common designation of
real property: **4822 MISSION
BEACH CT ELK GROVE, CA
95758-5122**Described as fol-
lows: As more fully described on
said Deed of Trust.A.P.N #.: **119-
0830-088-0000**The undersigned
Trustee disclaims any liability for
any incorrectness of the street
address or other common desig-
nation, if any, shown above. If no
street address or other common
designation is shown, directions
to the location of the property
may be obtained by sending a
written request to the beneficia-
ry within 10 days of the date of
first publication of this Notice of
Sale.**NOTICE TO POTENTIAL
BIDDERS:** If you are consider-
ing bidding on this property lien,
you should understand that there
are risks involved in bidding at a
trustee auction. You will be bid-
ding on a lien, not on the property
itself. Placing the highest bid at
a trustee auction does not auto-
matically 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 record-
er's office or a title insurance
company, either of which may
charge you a fee for this infor-
mation. 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.
**IMPORTANT NOTICE: Starting
March 1, 2026, Federal Law
may prohibit ZBS Law from
issuing a Trustee's Deed
Upon Sale in connection with
this trustee's sale until in-
formation about the winning
bidder is reported to the U.S.
Treasury's Financial Crimes
Enforcement Network. See, 31
CFR § 1031.320 (https://www.
ecfr.gov/current/title-31/sub-
title-B/chapter-XI/part-1031/
subpart-C/section-1031.320).**
**If this trustee's sale qualifies
as a "reportable transfer"
under 31 CFR § 1031.320(b),
and you, as buyer, qualify as
a "transferee entity" under 31
CFR § 1031.320(e)(1) or "trans-
feree trust" under 31 CFR §
1031.320(e)(2), you will be ob-
ligated to provide information
about the Beneficial Owner(s)
of the transferee to ZBS Law
or ZBS Law's designated
representative. If you qualify
as an exempt entity or trust
under 31 CFR § 1031.320(n)
(10)-(11), you may be required
to provide evidence of the
exemption supported by a
declaration under penalty of
perjury. If the Trustee's Deed
Upon Sale cannot be issued
due to a qualified transferee's
failure or inability to provide
the necessary reporting in-
formation, the qualified trans-
feree will be responsible for
all fees and costs to re-notice
the trustee's sale. NOTICE
TO PROPERTY OWNER: The**

sale date shown on this notice
of sale may be postponed one
or more times by the mortgagee,
beneficiary, trustee, or a court,
pursuant to Section 2924g of the
California Civil Code. The law
requires that information about
trustee sale postponements be
made available to you and to the
public, as a courtesy to those not
present at the sale. If you wish to
learn whether your sale date has
been postponed, and, if applica-
ble, the rescheduled time and
date for the sale of this property,
you may call **1-866-539-4173**
or visit this Internet Web site
**https://www.servicelinkauc-
tion.com** using the file number
assigned to this case **23004622-
1 CA**. Information about post-
ponements 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 infor-
mation 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 **1-866-539-4173** or visit
this Internet Web site **https://
www.servicelinkauction.com**
using the file number assigned
to this case **23004622-1 CA** to
find the date on which the trust-
ee's sale was held, the amount of
the last and highest bid, and the
address of the trustee. Second,
you must send a written notice
of intent to place a bid so that
the trustee receives it no more
than 15 days after the trustee's
sale. Third, you must submit a
bid 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 at-
torney or appropriate real estate
professional immediately for ad-
vice regarding this potential right
to purchase. Dated: **06/30/2026
ZBS Law, LLP, as Trustee 30
Corporate Park, Suite 450,
Irvine, CA 92606**For Non-
Automated Sale Information,
call: **(714) 848-7920**For Sale
Information: **1-866-539-4173
or https://www.servicelinkauc-
tion.com Michael Busby,
Trustee Sale Officer** This office
is enforcing a security interest of
your creditor. To the extent that
your obligation has been dis-
charged by a bankruptcy court
or is subject to an automatic stay
of a bankruptcy, this notice is for
informational purposes only and
does not constitute a demand for
payment or any attempt to collect
such obligation. EPP 48468
Pub Dates 07/10, 07/17, 07/24/2026
Elk Grove Citizen 7-24-26

T.S. No.: 2025-01498-CA
A.P.N.:132-1640-025-0000
Property Address: 10000 WILD
ORCHID WAY, ELK GROVE, CA
95757 NOTICE OF TRUSTEE'S
SALE PURSUANT TO CIVIL
CODE § 2923.3(a) and (d), THE
SUMMARY OF INFORMATION
REFERRED TO BELOW IS
NOT ATTACHED TO THE
RECORDED COPY OF THIS
DOCUMENT BUT ONLY TO
THE COPIES PROVIDED
TO THE TRUSTOR. NOTE:
THERE IS A SUMMARY
OF THE INFORMATION IN
THIS DOCUMENT Attached
IMPORTANT NOTICE TO
PROPERTY OWNER: YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
03/08/2005. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION
OF THE NATURE OF THE
PROCEEDING AGAINST YOU,
YOU SHOULD CONTACT A
LAWYER. Trustor: MONINA
C ANTONIO Duly Appointed
Trustee: Western Progressive,
LLC Deed of Trust Recorded
03/18/2005 as Instrument No.
--- in book 20050318, page2082
and of Official Records in
the office of the Recorder of
Sacramento County, California,
Date of Sale: 08/18/2026 at 09:30
AM Place of Sale: OUTSIDE
THE SOUTH-FACING EXIT OF
SACRAMENTO CITY HALL,
IN THE COURTYARD AT 916
H STREET, SACRAMENTO,
CA 95814 Estimated amount
of unpaid balance, reason-
ably estimated costs and
other charges: \$ 344,639.70
THE TRUSTEE WILL SELL
AT PUBLIC AUCTION TO
HIGHEST BIDDER FOR CASH,
CASHIER'S CHECK DRAWN
ON A STATE OR NATIONAL
BANK, A CHECK DRAWN BY A
STATE OR FEDERAL CREDIT
UNION, OR A CHECK DRAWN
BY A STATE OR FEDERAL
SAVINGS AND LOAN
ASSOCIATION, A SAVINGS
ASSOCIATION OR SAVINGS
BANK SPECIFIED IN SECTION
5102 OF THE FINANCIAL
CODE AND AUTHORIZED
TO DO BUSINESS IN THIS
STATE: All right, title, and inter-
est conveyed to and now held
by the trustee in the hereinafter
described property under and
pursuant to a Deed of Trust
described as: More fully de-
scribed in said Deed of Trust.
Street Address or other common

PUBLIC NOTICE

PUBLIC NOTICE OF UNCLAIMED PROPERTY
HELD BY THE CITY OF ELK GROVE

Notice is hereby given that the City of Elk Grove has been holding unclaimed funds totaling \$15,053.86 for 3 years or more in the City's funds as follows: General Fund \$13,105.50; Development \$584.90; Public Works \$718.46; Community Center \$645.00. Pursuant to California Government Code 50050-50057, unclaimed funds in the amount of \$15.00 or more will become the property of the City of Elk Grove not less than forty-five (45) days, or more than sixty (60) days after the first publication of this notice.

A detailed list of unclaimed funds is available for public viewing at the City Clerk's Office, 8401 Laguna Palms Way, Elk Grove or on our website at <https://elkgrove.gov/finance/unclaimed-property>. If your name appears on the list and you wish to claim such funds, a claim form is available on our website, in the City Clerk's Office, or by contacting Isabel Gonzalez at igonzalet@elkgrove.gov or 916-478-2210.

Claim forms must be received by the City of Elk Grove no later than 5:00 pm on Friday, September 4, 2026.

Elk Grove Citizen 7-17, 7-24-2026

City of Elk Grove – Zoning Administrator
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, August 3, 2026, at 5:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Zoning Administrator will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the matter:

THE ACADEMY EG (PLNG26-020) – MINOR CONDITIONAL USE PERMIT:

The Academy EG Project (the "Project") consists of a Minor Conditional Use Permit (MUP) to utilize an existing 18,000 square-foot tenant space in the Light Industrial (LI) zoning district as a Specialized Education and Training/Studio that will offer kickboxing, wrestling, and jiu-jitsu training.

PROPERTY OWNER:	PROJECT APPLICANT:
STS General Partner Todd Sperber (Representative) 2264 Fair Oaks Boulevard, Suite 203 Sacramento, CA 95825	Nick Jordan 4608 Ocean Lane Elk Grove, CA 95757
LOCATION/APN:	9752 Kent Street, Suite 300/APN: 134-0100-022 & 134-0100-060
ZONING: GENERAL PLAN:	Light Industrial (LI) Light Industrial (LI)
ENVIRONMENTAL:	Find the Project exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of Title 14 of the California Code of Regulations (State CEQA Guidelines).
PROJECT PLANNER:	Joseph Daguman, Associate Planner 916.478.2283 or jdaguman@elkgrove.gov

Dated/Published: July 24, 2026

NOTICE REGARDING APPEALS

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

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 627-3270 or TTY (888) 435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information: Secretary (916) 627-3270 or amireleztrejo@elkgrove.gov

Elk Grove Citizen 7-24-2026

Legal Advertising
916-483-0946

LEGAL ADVERTISING

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

The Elk Grove Citizen Adjudicated For and By the City of Elk Grove, Case No. CS01032 - August 25, 2000

2508 Garfield Ave. • Ste. A
Carmichael, CA 95608

TRUSTEE SALE

designation of real property: 10000 WILD ORCHID WAY, ELK GROVE, CA 95757 A.P.N.: 132-1640-025-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:\$ 344,639.70. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this 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/re-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 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)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2025-01498-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2025-01498-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, 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. Date: July 6, 202 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx> **This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e). Published 7/17/2026, 7/24/2026, 7/31/2026
ELK GROVE CITIZEN 7-31-26

NOTICE OF TRUSTEE'S SALE
TS No. **CA-26-1035230-NJ**
Order No.: **CTT26062450** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/28/2025. 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, or cash equivalent if deemed acceptable 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): **Caya Mortgage Servicing LP, a California limited partnership** Recorded: **9/4/2025** as **Instrument No. 202509040297** of Official Records in the office of the Recorder of **SACRAMENTO** County, California; Date of Sale: **8/18/2026 at 09:30 AM** Place of Sale: **Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814** Amount of unpaid balance and other charges: **\$1,554,082.77 ***This total is reflective of the cumulative, unpaid balance for multiple properties secured by this Deed of Trust. Each property will be auctioned off separately.***** The purported property address is: **9412 Aizenberg Cir., Elk Grove, CA 95624** Assessor's Parcel No. : **127-0331-008-0000** 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-26-1035230-NJ**. 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 **866-645-7711**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-26-1035230-NJ** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO 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-26-1035230-NJ 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 866-645-7711 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-26-1035230-NJ** IDSPub #0316023 7/24/2026 7/31/2026
ELK GROVE CITIZEN 8-7-26

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010646594 Title Order No.: 250621375 FHA/VA/PMI No.: ATTENTION RECORDER: THE

FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/06/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/07/2021 as Instrument No. 202105072247 of official records in the office of the County Recorder of SACRAMENTO County, State of CALIFORNIA. EXECUTED BY: KRYSTAL L MILLER AND DAVID SCOTT MILLER, WIFE AND HUSBAND AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 08/18/2026 TIME OF SALE: 11:30 AM PLACE OF SALE: SACRAMENTO CITY HALL - 915 I ST, SACRAMENTO CA 95818 | COURTYARD. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 15347 ABIERTO DR, RANCHO MURIETA, CALIFORNIA 95683 APN#: 128-0310-027-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$588,693.00. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010646594. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010646594 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Conours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 06/30/2026 A-4879491 07/24/2026, 07/31/2026, 08/07/2026
ELK GROVE CITIZEN 8-7-26

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 cashiers check (payable at the time of sale in lawful

City of Elk Grove

INVITATION TO BID

NOTICE IS HEREBY GIVEN

that electronic bids will be received at the City of Elk Grove Vendor Portal through PlanetBids prior to 10:00 a.m. local time (09:59:59 – according to the PlanetBids official Bid clock) on **Tuesday, August 25, 2026** for furnishing all labor, materials, tax, transportation, equipment and services necessary for the:

ELK GROVE FLORIN ROAD COMPLETE STREET & RESURFACING PROJECT (WTR078)

(FEDERAL PROJECT STPL-5479(077))

Bids submitted after the time specified will not be accepted.

Description of Work:
The proposed work shall be performed in accordance with the plans, specifications and other contract documents and shall consist of the following: complete street improvements along approximately three (3) miles of Elk Grove Florin Road between Calvine Road and Elk Grove Boulevard. The Project will involve pavement rehabilitation and restriping to provide a continuous bike route along northbound Elk Grove Florin Road between Elk Grove Boulevard and Calvine Road. Additional improvements include replacing twenty-one (21) existing curb ramps with Americans with Disabilities Act (ADA) compliant curb ramps and constructing an approximately 240-foot long sidewalk segment along the east side of Elk Grove Florin Road near its intersection with West Camden Drive. Pavement rehabilitation will consist of replacing damaged, failed, or cracked pavement sections (Work).

The Opinion of Probable Cost (OPC) for the work is \$2,594,000.

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

Construction License:
Bidder must possess a current valid Class A “General Engineering” and/or a combination of Class C-12 “Earthwork and Paving”, and Class C-8 “Concrete” Contractor’s Licenses issued by the State of California.

Substitutions:
Pursuant to Public Contract Code Section 3400(c) the City may make a finding that designates a particular material, product, thing, or service designated by a specific brand or trade name for one or more of the purposes as described in Section 3400(c)(1),(2), or (3). As required by Section 3400(c) the City has made such findings as further described in the Supplemental Conditions Section C-19. These findings, as well as the materials, products, things, or services and their specific brand or trade may be found in Section C-19 of the Supplemental Conditions.

Pre-Bid:
This Project does not have a Pre-Bid meeting scheduled.

For Pre-Bid Information and Information Pertaining to the Construction Plans and Specifications, Contact:
Travis Kuhn Project Manager, City of Elk Grove, Public Works Department

Telephone: (916) 627-3262 or electronically at the City of Elk Grove Vendor Portal through PlanetBids

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

Plans, specifications and other bid documents may be examined and/or obtained at the City of Elk Grove City Hall, Public Works Department, located on the second floor of 8401 Laguna Palms Way, Elk Grove, CA 95758. A copy of the bid documents may be obtained at the City Hall upon request and payment of \$40.00 or may be mailed upon request and payment of \$50.00. The amount of the payment is non-refundable. Bidders may also view and download the plans, specifications, and other bid documents at the City of Elk Grove Vendor Portal through PlanetBids. Any Addendum shall only be issued electronically at the City of Elk Grove Vendor Portal through PlanetBids.

By: _____
Christina Castro, PE
Capital Program Division Manager

Date: _____

Elk Grove Citizen 7-24, 7-31-2026

ABOUT TOWN

Continuing through Friday, July 31
250 Adoptions for America’s 250th – noon to 5:30 p.m. daily (closed Mondays) at the Elk Grove Animal Shelter and PetSmart. Our goal is to help 250 shelter pets find loving homes during this historic celebration. To kick things off, adoption fees are just \$25 during this special event. Every adoption brings us one step closer to our goal and gives a deserving pet the freedom of a forever home. As a special treat, come see us through Sunday, July 26: In honor of National Adoption Week, adoptions will be free! *9150 Union Park Way and 8215 Laguna Blvd.*

Continuing through Sunday, July 26
Strauss Festival 2026 – 7:30 p.m. to 10 p.m. each evening at Elk Grove Regional Park. Classical music and dance performed by an all-volunteer cast and crew. Food and beverage vendors will enhance the festival along with a merchandise booth, a Strauss History booth and the live 40-piece Camellia Symphony Orchestra. Fireworks each evening celebrate the magic of the Strauss Festival. \$10 parking per car, admission is free. *9950 Elk Grove Florin Road.*

Saturday, July 25
Mad Hatter Tea Party – seatings at 10:30 a.m. and 12:30 p.m. at Albiani Recreation Center. Join the Kiwanis Club and Cosumnes CSD for games, art activities and brunch. Dress in your best tea part outfit, a fun hat or an Alice in Wonderland costume. Register in advance and choose your seating at cosumnescsd.gov. Walk-up registration will not be accepted. Ages 3 and up, \$10 per person. *8830 Sharkey Ave.*
Disney’s “High School Musical Jr.” – choose from 2 p.m. or 6 p.m. shows at Cosumnes Oaks High School Black Box Theatre. Join Musical Mayhem Productions for the culmination of its one-week performance summer camp! Disney Channel’s smash hit movie musical comes to life on your stage in Disney’s “High School Musical Jr.” The show’s infectious, danceable songs are sure to engage performers and audiences alike. Tickets available at mmpkids.com/tickets. *8350 Lotz Parkway.*

Sunday, July 26
Courtland Pear Fair – 7:30

a.m. to 6 p.m. on Highway 160. The Pear Fair is the largest continuously running agricultural fair of its kind in Northern California, celebrating the region’s famous Bartlett pear harvest. As a nonprofit organization, the Pear Fair is dedicated to giving back, providing educational scholarships to local students and actively support businesses, organizations and families throughout the Delta community. A pancake breakfast kicks off the day at 7:30 a.m., followed by a 5k fun run at 8 a.m. The Fair opens at 9 p.m. for music, beverages, live music and all things pear related. Admission is free and parking is \$20 per vehicle.

Tuesday, July 28
Mind, Body, & Soul Mid-Year Reset – 6 p.m. to 8 p.m. with RISE Women in Business. Join us this month to refresh your mind, renew your body and restore your soul. Free for RISE members; \$20 for guests. RSVP required at risebusinesswomen.com. *9250 Laguna Springs Drive.*

Friday, July 31
Summer Movies in the Park – 7 p.m. to 10 p.m. at the Camden Passage greenbelt on Cooperston Way. Bring low-back chairs, snacks and a blanket to sit on the grass. Our movie “GOAT” will start right after sunset, around 8 p.m. to 8:15 p.m. Brought to you by the Camden Neighborhood Association.

Sunday, Aug. 2
Jazz & Blues Time – 4 p.m. on Sundays at United Methodist Church. Nannosecond Productions hosts monthly jazz and blues performances. \$10 requested donation and all are welcome. This month, enjoy Val Starr, playing jazz and blues. 8986 Elk Grove Blvd.

Tuesday, Aug. 4
National Night Out 2026 – 5 p.m. to 9 p.m. National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie, and it’s always a fun evening in Elk Grove. If you and your neighbors would like EGPD to visit your neighborhood block party on Aug. 4, the deadline to submit your request form is July 26. Sign up at elkgrove.gov.
National Night Out – 6 p.m. to 9 p.m. at Calvary Christian Center South. We will have the

police and fire department, City Council members and many local businesses. We will have a DJ with dance contest, jump house, and waterslide, raffle and prizes and free food. Food trucks will be giving free samples. Please come and bring your family and friends to this amazing community event for food, fellowship and fun! *9499 E. Stockton Blvd.*

National Night Out with Cosumnes CSD – 6 p.m. to 8 p.m. at Derr-Okamoto Park. Join the Cosumnes CSD and Sammy the Duck to celebrate this nationwide event. Bring the family out for recreational games, fun activities and more. *9550 Mainline Drive.*

Monday, Aug. 10
10th Annual Elk Grove Golf Classic – at Valley Hi Country Club. Registration check-in starts at 8:30 a.m.; shotgun scramble at 10 a.m. Entry price includes breakfast, lunch, dinner and a raffle. Event benefits the Elk Grove Youth Sports Foundation. To sponsor, play or donate a raffle prize, see egysf.org/store-1. *9595 Franklin Blvd.*

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, Aug. 15. *8986 Elk Grove Blvd.*

Dillard Farmers Market – 8 a.m. to noon at the Wilton Community Center. Join us at our vibrant, small community farmers market, where the essence of local agriculture comes alive. Every Saturday through Oct. 3, our market serves as a gathering place for farmers, artisans and families, fostering a sense of community and supporting sustainable practices. *9717 Colony Road, Wilton.*

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.

Widowed Persons Social Club – July 24, 10 a.m.: Mixed variety game day 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, Aug. 1 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, July 24: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (EG, VH)

Saturday, July 25: Explore and learn playgroup, 10 a.m. to 11 a.m. (F) Paint party with Pixie Tribe Entertainment, 3 p.m. to 4:30 p.m. Get your face painted! (EG)

Tuesday, July 28: Baby story time, 10:30 a.m. to 11:30 a.m. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Wednesday, July 29: Explore and learn playgroup, 10 a.m. to 11 a.m. (VH) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH) Adult book group, 1:30 p.m. to 2:30 p.m. This month we’ll be reading and discussing

“The Correspondent” by Virginia Evans. Copies available at the library. (NW) Summer reading programs for kids, 3 p.m. to 5 p.m. (NW)

Thursday, July 30: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Road. (EG) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Friday, July 31: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. (F) Lunch at the library, noon to 1 p.m. Free meal for youth 18 and under. No registration is required, but lunches must be eaten at the library. (VH)

Saturday, Aug. 1: Explore and learn play group, 10 a.m. to 11 a.m. (F) Modified chair-based Yoga, 10 a.m. to 11 a.m. (NW) Call 916-264-2920 or 800-561-4636 for more information on any of these events.

Veterans Meetings
American Legion Post 55, Veterans and Auxiliary Units – fourth Wednesday each month. Dinner 6 p.m., meeting 7 p.m. Veterans Hall, 8230 Civic Center Drive. 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. For more information, call 916-684-3849. ★

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LEGAL ADVERTISING

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

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TRUSTEE SALE

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: 08/18/2026 at 09:30AM Place of Sale: Outside the south-facing exit of Sacramento City Hall in the courtyard located at 916 H Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$31,225,711.76 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 site 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: 7/9/2026 Assured Lender Services, Inc. /s/ Abby Damico, Foreclosure Assistant Assured Lender Services, Inc. 111 Pacifica Suite 140 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 "HJ. 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 East 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 at 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, 324.53 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 Description) 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 7/24/2026, 7/31/2026, 8/07/2026 Elk Grove Citizen 8-7-26



POLICE LOGS

July 8

2:31 a.m., 100 block of Sky River Parkway, Elk Grove Police arrested Marisa Maisonet Beltran, 31, on check fraud charges.

8:04 a.m., 8400 block of Elk Grove Boulevard, Elk Grove Police arrested Robert Thomas, 44, on parole violation charges.

9:37 a.m., confidential location, Elk Grove Police arrested Dorleane Ross, 40, on violation of restraining order charges.

4:22 p.m., 9600 block of Bruceville Road, Elk Grove Police arrested Clinton Houlden, 21; Donajia Scoggins, 21; Gerray Brown, 22; and Joseph Coln, 23, on grand theft and criminal conspiracy charges.

11:06 p.m., 8800 block of Sheldon Road, Elk Grove Police arrested Jacqueline Davis, 53; and Nailbrittany Fenton, 43, on battery charges.

July 9

1:12 a.m., 10000 block of Bruceville Road, Elk Grove Police arrested Jaking Williams, 19, on possession of marijuana for sale charges.

3:18 a.m., 8400 block of Elk Grove Florin Road, Elk Grove Police arrested Devine Peebles, 32, on warrant charges.

9:38 a.m., 8100 block of Sheldon Road, Elk Grove Police arrested Ceyhun Smith, 46, on warrant charges.

6:49 p.m., Big Horn Boulevard/Monetta Drive, Elk Grove Police arrested Dominik Warda, 21, on warrant charges.

July 10

1:59 a.m., confidential location, Elk Grove Police arrested Carina Torres, 24, on domestic violence charges.

11:49 a.m., confidential location, Elk Grove Police arrested Tuke Walker, 28, on domestic violence and child endangerment charges.

12:14 p.m., Elk Grove Boulevard/East Taron Drive, Elk Grove Police arrested William Bostick, 28, on warrant charges.

7:38 p.m., 6800 block of Sao Tiago Way, Elk Grove Police arrested Abraham Barajas, 43, on resisting an executive officer and resisting arrest charges.

9:29 p.m., 9800 block of Dino Drive, Elk Grove Police arrested Ajanae Overstreet, 26; Isiss Williams, 19; Kourtland Combs, 19; and Latoria Bonton, 49, on carjacking and criminal conspiracy charges.

July 11

1:50 a.m., confidential location, Elk Grove Police arrested Ramona Johnson,

54, on violation of restraining order charges.

10:07 a.m., 10000 block of Bruceville Road, Elk Grove Police arrested Ray Bragg, 29, on robbery and theft with priors charges.

12:33 p.m., 9100 block of Bruceville Road, Elk Grove Police arrested Ahmad Hakimi, 21; Osman Abed, 21; and Safiullah Shahi, 21, on battery and criminal conspiracy charges.

12:33 p.m., 9100 block of Bruceville Road, Elk Grove Police arrested a male juvenile, 15, on vandalism charges.

5:26 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Jasmin Johnson, 32, on shoplifting charges.

8:58 p.m., 8900 block of Capote Way, Elk Grove Police arrested Harmanjit Singh, 34, on elder abuse and public intoxication charges.

July 12

9:55 a.m., 5800 block of Anchor Bay Way, Elk Grove Police arrested a male juvenile, 14, on battery charges.

11:11 a.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Samuel Splinter, 27, on carrying a concealed dirk or dagger and warrant charges.

12:23 p.m., confidential location, Elk Grove Police arrested Jorge Bonilla, 72, on domestic violence charges.

1:36 p.m., 7400 block of Laguna Boulevard, Elk Grove Police arrested Ryan Neal, 36, on shoplifting and warrant charges.

3:38 p.m., 6500 block of Oscar Circle, Elk Grove Police arrested Dilbag Singh, 52, on DUI and DUI with BAC above 0.08% charges.

July 13

10:30 a.m., 7200 block of Laguna Boulevard, Elk Grove Police arrested Abdul Safi, 69, on battery charges.

3:45 p.m., West Stockton Boulevard/Whitelock Parkway, Elk Grove Police arrested Latonia Vaughn, 51, on receiving stolen vehicle charges.

July 14

1:15 a.m., Four Seasons Drive/Tillander Way, Elk Grove Police arrested Alexander Ramirez, 38; and a female juvenile, 16, on contributing to the delinquency of a minor, resisting arrest and unlawful possession of marijuana charges.

July 15

12:36 a.m., Promenade Parkway/Kammerer Road, Grove Police arrested Lizbeth Sandoval, 34, on possession of

controlled substance, possession of drug paraphernalia and warrant charges.

2:03 a.m., confidential location, Elk Grove Police arrested Riky Perasso, (WMA, 47, Arrested) on domestic violence charges.

9:13 a.m., confidential location, Elk Grove Police arrested Avajaya Bizzle, 22, on domestic violence charges.

2:13 p.m., 9700 block of Waterfowl Drive, Elk Grove Police arrested Jian Wu, 49, on violation of court order charges.

4:08 p.m., 7500 block of Laguna Boulevard, Grove Police arrested Heather Upchurch, 47, on shoplifting, shoplifting with priors and warrant charges.

5:44 p.m., 5800 block of Anchor Bay Way, Elk Grove Police arrested a male juvenile, 14, on battery charges.

9:50 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Michael Padilla, 29, on shoplifting charges.

July 16

1:42 a.m., 6400 block of Fuego Way, Elk Grove Police arrested Tracy Spencer, 37, on DUI, DUI with a BAC above 0.08% and DUI of both drugs and alcohol charges.

2:38 a.m., Highway 99/Eschinger Road, Elk Grove Police arrested Daryl Walters, 48, on possession for sale of a controlled substance and transportation or sale of methamphetamine charges.

4:27 a.m., confidential location, Elk Grove Police arrested Marquise Toliver, 20, on domestic violence and assault with force likely to cause great bodily injury charges.

8:10 a.m., confidential location, Elk Grove Police arrested Aaliyah Johnson, 22, on domestic violence and child endangerment charges.

11:01 a.m., Bruceville Road/Poppy Ridge Road, Elk Grove Police arrested Taylor Lancaster, 28, on DUI and DUI with BAC above 0.08% charges.

12:07 p.m., 5500 block of Adobe Spring Way, Elk Grove Police arrested Shamon Nixon, 30, on false impersonation and warrant charges.

2:11 p.m., Franklin Boulevard/Elk Grove Boulevard, Grove Police arrested Parris McCall, 28, on receiving a stolen vehicle, bringing contraband into a jail, possession of controlled substance in a jail and warrant charges.

3:58 p.m., 8900 block of Grant Line Road,Elk Grove Police arrested Rodolfo Virgen, 52, on felon in possession of a firearm and felon in possession of ammunition charges.

4:31 p.m., 7400 block of Laguna Boulevard, Elk Grove Police arrested a male juvenile. 14; and Loren Bratcher, 45, on grand theft, theft with priors, criminal conspiracy, resisting arrest and organized retail theft charges.

July 17

2:02 a.m., 8500 block of Elk Grove Florin Road, Elk Grove Police arrested a male juvenile, 15; a male juvenile, 16; and a male juvenile, 14, on driving vehicle without owner’s consent, criminal conspiracy and possession of burglary tools charges.

7:15 a.m., confidential location, Elk Grove Police arrested Yonnie Jackson, 55, on domestic violence, assault with a deadly weapon and stalking charges.

5:43 p.m., 7200 block of Laguna Boulevard, Elk Grove Police arrested Crystal Vaughn, 42, on possession of controlled substance, possession of drug paraphernalia and shoplifting charges.

11:30 p.m., 9500 block of East Park Drive,Elk Grove Police arrested Elizabeth Fallis, 30, on battery charges.

July 18

12:26 a.m., Elk Grove Boulevard/Apple Mill Drive,Grove Police arrested Daleep Bhandal, 22, on reckless evasion, kidnapping, DUI, DUI with BAC above 0.08% and driving with an open container of alcohol or marijuana charges.

3:36 a.m., confidential location, Elk Grove Police arrested Francisco Perez, 35, on domestic violence charges.

6:28 a.m., 100 block of Sky River Parkway,Elk Grove Police arrested Toby Ware, 34, on warrant charges.

2:46 p.m., 8400 block of Elk Grove Boulevard, Elk Grove Police arrested Haylee Juarez, 18, on embezzlement charges.

July 19

9:34 a.m., Benevento Way/Pianella Way, Elk Grove Police arrested Steven Galvez, 30, on warrant charges.

11:17 a.m., confidential location, Elk Grove Police arrested Shane Guillory, 25, on domestic violence charges.

1:33 p.m., Promenade Parkway/Kammerer Road, Elk Grove Police arrested Alexander Swanson, 34; and Jordan Black, 27, on possession of controlled substance, possession of drug paraphernalia and possession of cocaine or heroin charges.

4:33 p.m., 9100 block of West Stockton Boulevard, Elk Grove Police arrested Kori Scott, 40, on DUI and resisting arrest charges. ★

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.” ★

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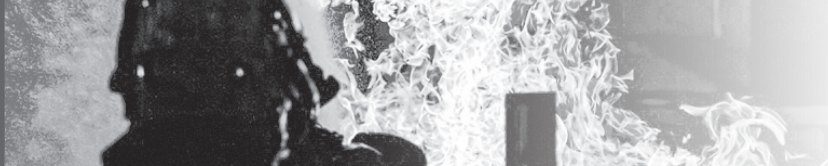
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California Museum Welcomes Clancey as Executive Director

The California Museum News Release

SACRAMENTO, CA (MPG) - The California Museum is pleased to announce the appointment of Erin Clancey as the Museum’s new executive director. Clancey, a visionary museum executive with over 25 years of experience shaping major cultural institutions, will assume the role in September 2026. She will be succeeding Amanda Meeker, who recently retired from her 28-year career at the California Museum.

“Erin brings an exceptional depth of knowledge and a genuine passion for making history, art and cultural experiences accessible to all,” said California Museum Board of Trustees Chair, Anne Marie Petrie. “California’s story is unlike any other; it’s one of remarkable diversity, innovation and influence. It deserves someone who understands how to bring that story to life for every visitor, and Erin is that person. We are thrilled to welcome her home to California and confident she is the right person to shape the Museum’s future.”

“I am honored and thrilled for the opportunity



A Davis native, Erin Clancey will be returning home after building a distinguished career in curatorial and exhibitions leadership at institutions across the country. Photo courtesy of The California Museum

to lead the California Museum at such an important moment in its evolution,” said Clancey. “The Museum is in an extraordinary position to continue telling meaningful stories about the people, ideas and movements that have shaped our state. I look forward to working with its talented staff, board, partners and communities across California to broaden access and steward the Museum into its next chapter.”

A Davis native, Clancey will be returning home after building a distinguished career in curatorial and exhibitions leadership at institutions across

the country. Erin currently serves as Associate Vice President of Collections & Exhibits at The National WWII Museum in New Orleans, Louisiana, where she has been based since 2017.

During her tenure, she has led a multidisciplinary team across seven divisions including exhibitions, collections, archives and digital assets and guided the interpretation of collections through tours, programs and exhibitions. Under her leadership, the museum launched a comprehensive digital collections platform that made the museum’s holdings publicly accessible for the first time.

Before joining the World War II Museum, Clancey served as the Chief Curator at the Skirball Cultural Center & Museum in Los Angeles, where she oversaw a collection of more than 85,000 artifacts and led the conception and production of exhibitions spanning ancient history, the Civil Rights movement and contemporary art.

She managed a multidisciplinary team of curators, registrars, exhibit designers and gallery educators and built lasting relationships with cultural institutions, scholars, donors and artists across the country. ★

Sacramento International Airport Seeks Public Input to Shape Next 20 Years of Growth



Sacramento International Airport invites travelers, residents and community members to share their priorities for the airport’s future through a public survey. Photo courtesy of Sacramento County

Sacramento County News Release

SACRAMENTO, CA (MPG) - Sacramento International Airport (SMF) has launched a public survey as part of its Airport Master Plan update, inviting travelers, residents and community members to share their priorities for the airport's future.

The Airport Master Plan is a comprehensive, long-range planning document that guides development and improvements over a 20-year horizon. The plan evaluates existing facilities, forecasts future passenger and aircraft activity, identifies

infrastructure needs and outlines a recommended development strategy shaped in part by input from the public.

“This master plan is about more than buildings and runways. It is about understanding what our community needs from its airport for decades to come,” said Director of Airports for Sacramento County, Cindy Nichol. “We are asking the people who fly through SMF and live in this region to tell us what matters most to them.”

The public survey is now open and takes only a few minutes to complete. Residents and

travelers are encouraged to share feedback on topics including flight options, terminal amenities, parking and accessibility. You can access the survey on the Sacramento County website.

Public participation is a key component of the master plan. Input gathered through the survey and community outreach will help inform facility recommendations, capital improvement priorities and the airport's long-term development strategy.

The survey will remain open through Aug. 14. For more about the plan, visit the Department of Airports website. ★

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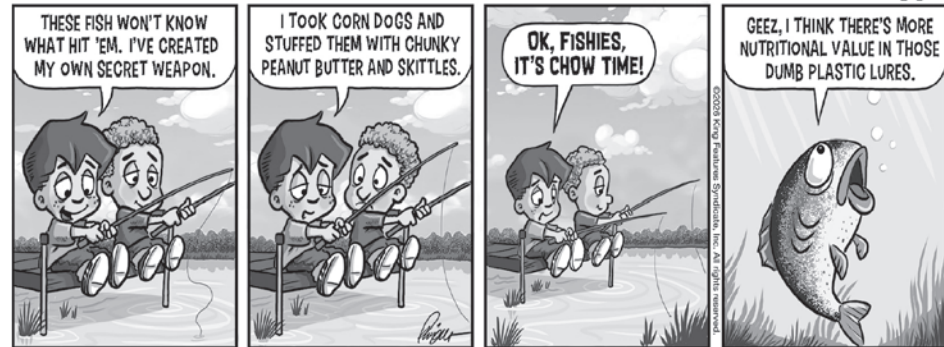
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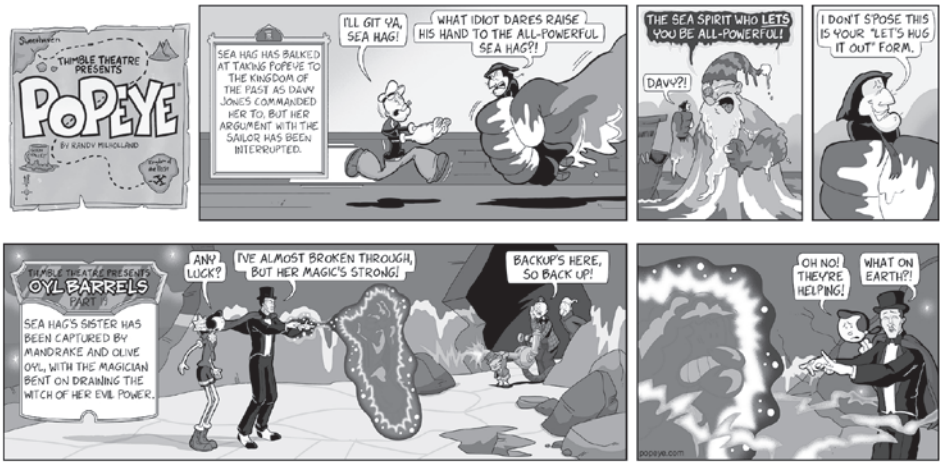
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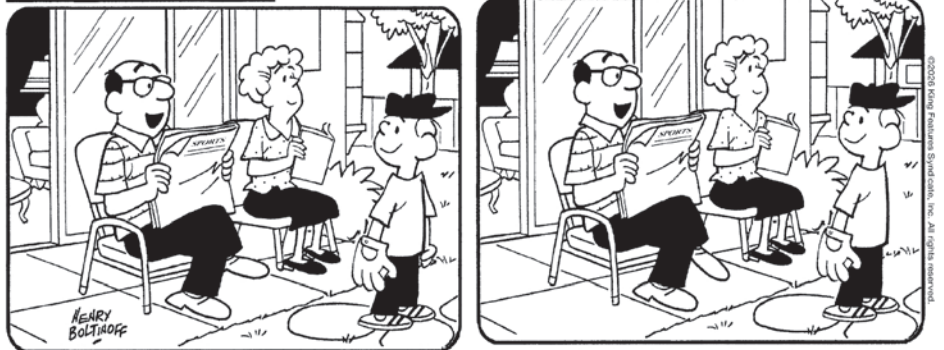
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10U All-Stars Headed to World Series

Story and photos by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - After a week of pool play between the 10 teams that qualified to play in the Pacific Southwest Regional Tournament, four teams made it to the single elimination bracket: both Hawaii teams, one Northern California team (Elk Grove) and one Arizona team.

And the two teams that made the championship game were Elk Grove and one of the teams from Hawaii (‘AIEA), who played on Saturday July 18 at 11:30 a.m.

Once the game started, Elk Grove was able to take control early, taking an early 3-0 lead after just the first inning. The players took the initiative to play small ball from the beginning of the game and it worked out.

They were able to carry momentum into the second inning, where yet again they allowed zero runs of defense while scoring another three of their own. They then extended their lead to 6-0 after just two innings being played. However, in the third inning, ‘AIEA looked to switch the momentum to try and cut the lead. And they did, scoring two runs early in the inning and making it start to look like a long inning.

But Elk Grove was able to step up big on defense. The team made plays in the field to prevent any further damage, forcing ‘AIEA to leave runners on base and in scoring position. Elk Grove also answered with one run of its own, making the score 7-2.

In the third inning, it



The 10U Elk Grove All-Stars pose for a team picture.



The Elk Grove team celebrates the final out.

started to look like it could become a close game, but both teams’ pitching and defense were able to lock in and step up, preventing either team from adding to their run total.

The final innings were filled with defense, which ended the game with a final score of 7-2, with Elk Grove coming out on top and finishing with a

perfect record of 6-0 on the week. Plus, being named the 2026 Pacific Southwest Regional Champions.

But more importantly, qualifying for the 10U Cal Ripken Little League World Series!

They travel all the way to Stafford, Virginia, to compete in that tournament Aug. 6-15.

The Elk Grove team is

able to play at the highest level of competition for youth baseball at the highest stage.

Although there was only one team that could qualify, every team represented its region well over the week playing some great baseball, and hoping to take something positive away from the tournament.

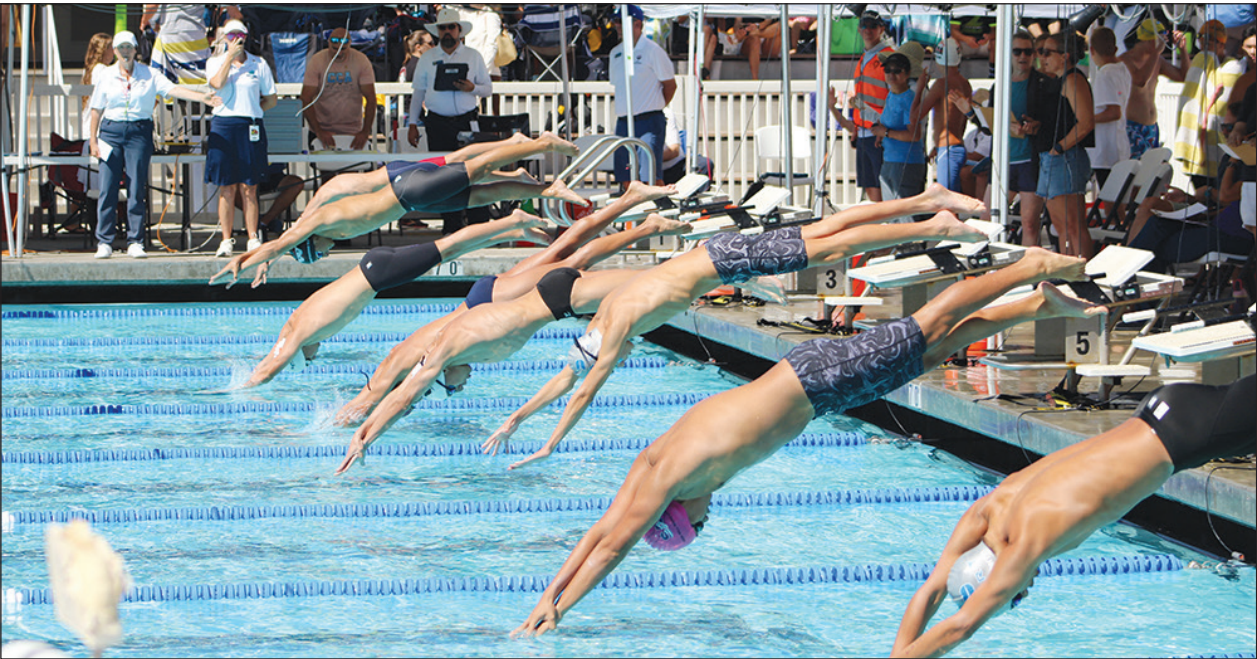


An Elk Grove pitcher winds up.



An Elk Grove runner rounds third and heads for home.

Elk Grove Aquatics Club Hosts Bill Rose Classic



Swimmers dive off the blocks.



Friends and family fill the stands.



Swimmers warm up at the Elk Grove Aquatics Center.

Story and photos by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - The Elk Grove Aquatics Club (EGAC) hosted the 2026 Bill Rose Classic July 16-19 at the Elk Grove Aquatic Center. It is one of the more competitive swim meets in the Sierra Nevada region. There are roughly 1,5000 kids that show up that range from age groups 8-18 for both boys and girls.

This meet tends to attract the top clubs in Northern California, having the highest time standard swimmers competing, as well as swimmers needing to qualify beforehand to compete in this meet.

Over 40 teams competed to see what club or individual swimmer is the best. The team tents alone covered every open field, with friends and family packed into the stands to come and watch as well.

The meet’s original name was the “Sierra Nevada Long Course Junior Olympics.” But then in 2016 it was changed to the “Bill Rose Classic” to honor Bill Rose and his dedication to USA Swimming, with Rose being a Sierra Nevada Swimming official for more than 30 years.

After the four days of swimming and competing, with the results that came out there were team awards and individual awards. The top three teams in each division received an award, as well as the first-through-third-place individual winners in each age group for both boys and girls.

The Elk Grove Aquatics Club did a great job hosting the tournament, making sure every race started efficiently and on time along with having the kids know that they need to be ready at the time that it says for their age group and

division.

The Elk Grove Aquatics Club has provided swimmers great experiences for the last 40 years. Highly trained coaches work together to make sure to help reach the potential of every swimmer. Coaches will tailor instructions based on what swimmers need to improve.

“Never Settle,” that is their motto, and that is what they do. They work and provide training year-round, working technique and conditioning, and consistently qualifying athletes for the Sierra Nevada Championship meets like the Bill Rose Classic.

And the swimmers have not finished for the year just yet. More meets are taking place on July 24 and July 30, while they are also practicing every day.

They are living up to their motto, pushing themselves to be better every day.



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