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City Names 10 Pitch Elk Grove Finalists



At the 2025 Pitch Elk Grove competition are Mayor Bobbie Allen-Singh, left, with first-place winner Rich Foreman of IGH Naturals, middle, and Wilton Rancheria Tribal Council spokesperson Kevin Singh. Citizen file photo

By MPG Staff

ELK GROVE, CA (MPG) - The City of Elk Grove has announced the 10 startup companies selected to compete in the finals of the 2026 Pitch Elk Grove competition, where entrepreneurs from across the Sacramento region will present their business ideas before a panel of investors.

The competition will take place Sept. 3 at The Center at District56 in Elk Grove. Finalists will compete for a total of \$20,000 in prize money, including a \$10,000 grand prize, \$5,000 for second place, \$2,500 for third place and a \$2,500 award

recognizing the top startup based in Elk Grove.

According to the city, finalists were selected following a competitive review process and represent a range of early-stage businesses focused on industries including health care, agriculture, biotechnology, artificial intelligence and consumer products.

Before the competition, each startup will work with an experienced pitch coach to strengthen its presentation in preparation for the live event.

This year's event also marks the fifth anniversary of Pitch Elk Grove. Organizers will introduce a new "Where Are They Now?" video

series featuring former finalists discussing how their businesses have grown since participating in the competition. The videos will be shown between finalist presentations and will highlight milestones such as product launches, funding, partnerships and business growth.

"Five years ago, Pitch Elk Grove set out to give entrepreneurs a platform to accelerate their businesses, and today we're seeing the results," Economic Development Director Darrell Doan said in a statement. "This year's finalists continue to raise the bar, and we're excited to

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What's Next for the Library?

Residents Invited to Help Shape Redevelopment Plans

By MPG Staff

ELK GROVE, CA (MPG) - Elk Grove residents will have multiple opportunities this fall to help determine the future of the city's former library building as officials begin gathering public input on how the site should be redeveloped.

The city has launched the "Beyond Books" community engagement initiative following the relocation of the Elk Grove Library to its new facility at 9260 Elk Grove Blvd. The former library building at 8900 Elk Grove Blvd., located near Historic Main Street, is expected to become available for redevelopment after the move.

An online survey is now open, allowing residents to share ideas for the property's future use. The city also plans to host community workshops in September at District56, where participants can discuss redevelopment possibilities and provide additional feedback before recommendations are presented to the Elk Grove City Council later this year.

According to the city,

Continued on page 2



Earlier this year, the city held four youth co-design sessions with students and teens from Joseph Kerr Middle School, Elk Grove High School, the Elk Grove Library and the Teen Center. Photo courtesy of the City of Elk Grove

Unsecured Property Tax Due Aug. 31



Sacramento County News Release

SACRAMENTO, CA (MPG) - Annual bills for Sacramento County unsecured personal property taxes for fiscal year 2026-27 were mailed on July 17 and are payable without delinquent penalties through Aug. 31.

Unsecured property tax bills are mailed to all owners of unsecured property in July of each year. If you owned unsecured property in Sacramento County, such as a boat or aircraft, or if you leased or owned fixtures and equipment related to a business on Jan. 1 and do not receive a tax bill by Aug. 8, contact the Sacramento County Tax Collector's Unsecured Property Tax Unit at 916-874-7833, between the hours of 9 a.m. and 4 p.m., Monday through Friday, excluding holidays.

Nonreceipt of a tax bill does not excuse delinquency or allow the tax collector to cancel penalties or collection costs.

Tax bills become delinquent if not paid in the Tax Collector's Office by 5 p.m. on Aug. 31, or received by mail bearing a postmark of Aug. 31.

If the tax bill is not paid by the delinquency date, a 10% penalty and collection cost will be added. DMV registration may be withheld on watercraft if unsecured property taxes are reported delinquent. If a tax bill remains unpaid after Oct. 31, collection costs and monthly penalties of 1.5% will be added to the base tax.

Payments may be made by mail or in person at the County Tax Collector's Office, 700 H St., Room 1710, between 8 a.m. and 5 p.m., Monday through Friday, holidays excluded. For credit/debit or eCheck payments, visit county-taxes.net/sacramento/property-tax. ★



Visit our website for more news!

EGCitizen.com

Resident Wins \$341,389 on Coveted Progressive Jackpot at Sky River

Sky River Casino News Release

ELK GROVE, CA (MPG) - On July 18, Sky River Casino had a six-figure table game jackpot after an Elk Grove resident won a combined \$341,389 jackpot while playing Light & Wonder's I Luv Suits Poker™.

The lucky winner won the game's 100% Progressive Jackpot worth \$326,389 and the guest also received an additional \$15,000 payout through the Super Flush Rush side bet, one of the game's bonus wagering features. The Super Flush Rush payout represented a 1,000-to-1 payout on a \$15 wager.

“On the heels of adding 312 new slot machines on our 20,000 square foot, newly expanded gaming floor, our lucky winner was dealt a coveted 9-through-Ace straight flush in spades and won both the 100% Progressive Jackpot and the Super Flush Rush side bet ... all in one hand,” said Michael J. Facenda, president and general manager of Sky River Casino. “It’s wonderful when everything comes together at just the right moment, and we have had many of those days. It’s an incredible outcome, and we’re excited to share in this special moment with our winner.”

Developed by Light & Wonder, I Luv Suits Poker is a poker-style table game that combines traditional poker strategy with progressive jackpot and bonus wagering opportunities. Players compete against the dealer while attempting



This latest payout adds to a record-setting year at Sky River Casino, where more than \$5.7 million has been awarded through table games jackpots in 2026. Photo courtesy of Sky River Casino

to make the strongest qualifying suited-card combinations. The game's popular Progressive Jackpot grows over time and rewards players who achieve premium qualifying hands, while optional side bets such as Super Flush Rush offer additional opportunities for substantial payouts.

“We’re thrilled to see another jackpot awarded on I Luv Suits Poker at Sky River Casino,” said Jon Hanlin, president of Global Tables at Light & Wonder. “This win highlights the unique combination of engaging gameplay, innovative bonus features and progressive jackpot opportunities that make I Luv Suits Poker such a

memorable experience for players. Congratulations to the winner and to the Sky River Casino team for delivering exceptional entertainment for their guests.”

This latest payout adds to a record-setting year at Sky River Casino, where more than \$5.7 million has been awarded through table games jackpots in 2026. The win comes during an exciting period of growth for the property, as vertical construction continues on Sky River Casino's hotel resort. Following the completion of foundation pours for both the West and East Towers, construction crews are now building upward and preparing for second-floor construction. ★

What’s Next for the Library?



The city has launched the “Beyond Books” community engagement initiative following the relocation of the Elk Grove Library to its new facility. Photo courtesy of City of Elk Grove

Continued from page 1

the planning process is intended to gather community input before determining a future use for the nearly two-decade-old building. Officials said the project will focus on identifying a use that serves the public while remaining consistent with the City Council's long-term vision for the site.

Earlier this year, the city held four youth co-design sessions with students and

teens from Joseph Kerr Middle School, Elk Grove High School, the Elk Grove Library and the Teen Center. Feedback from those sessions will be combined with responses from the public survey, outreach at community events throughout the summer and the fall workshops.

City staff also plan to attend community events this summer to collect ideas and answer questions about the project.

After public outreach concludes, the city will evaluate community feedback and conduct a feasibility analysis before presenting recommendations to the City Council in December.

Additional information and future meeting dates will be announced by the city.

For more details and to complete the survey visit bit.ly/4wyIgPv (case-sensitive). ★



REVERE COURT

MEMORY CARE

Monthly Caregiver Educational Seminar

Tuesday, August 25 at 2 p.m.

“Differentiating Alzheimer’s Disease from Other Forms of Dementia”

Presented by:
Kirstin Oehler, RN, Manager of Clinical Education for Snowline Health

Light refreshments will be provided

Please join us as we explore the four most common types of dementia, learning to distinguish between them and understand their unique characteristics. This seminar covers the causes, symptoms and progression of:

- Alzheimer's disease
- Vascular dementia
- Lewy body dementia
- Frontotemporal dementia

By the end of this seminar, caregivers will be better equipped to support individuals with different forms of dementia.

At Revere Court Memory Care, we believe that support and education are essential for every caregiver. Together, we can build understanding, resilience, and a stronger community of care.

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At 916-392-3510

Coffee Klatch Support Group
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This Support Group is for families and friends who have a loved one with Memory Loss.

We will help provide caregiving strategies, education, resource information, and a shoulder to lean on!

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TRIP & FALL?

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Elk Grove High Class of 1981 Celebrates 45th

By Christina Wagner

ELK GROVE, CA (MPG) - Elk Grove High School’s Awesome Class of 1981 recently enjoyed its 45-year reunion. Festivities commenced the morning of Friday, July 24 with a golf tournament at Wildhawk Golf Course in Sacramento, followed by a casual evening of food and drink at Dust Bowl Brewery in Elk Grove.

The reunion’s main event was a dinner and dance held Saturday, July 25 at the beautiful Murieta Inn and Spa in Rancho Murieta. Smiles, laughter and hugs were abundant as classmates reconnected, shared updates with each other and made plans to keep in touch.

Ongoing entertainment during the Saturday event included a slideshow of snapshots taken during high school and other reunion events, as well as a memorabilia table stocked with yearbooks, photos, Class of ’81 souvenirs, and the ever-growing collection of “What Everyone’s Doing Now” binders. There was also a second slideshow, a quiet reminder of classmates who have passed away since graduation.



Members of the Elk Grove High School Class of 1981 pose for a photo July 25 at the Murieta Inn and Spa in Rancho Murieta. Photo courtesy of Christina Wagner

Background music, an enjoyable mix of favorites from “back in the day,” was provided by DJ Argonaut Event Audio Service during the cocktail hour and dinner.

The volume was cranked up for dancing a while later, giving those so inclined the

chance to demonstrate they can still shake it!

Thank you to everyone who helped make this a fun and very successful reunion. Ideas are already being shared for the Class of 1981’s 50th reunion. Don’t miss out; 2031 will be here sooner than we

expect!

Those who’d like to make sure they’re kept in the loop for upcoming gatherings, join the planning committee or, perhaps, simply update their contact information may do so via email to EGHS1981@gmail.com. ★

RELIGION NEWS

Events at Elk Grove Presbyterian Church

The church 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, contact us at 916-533-1355 or elkgrovepres@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 itSMGCC.net. ★

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 elkgrovefineartscenter.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 elkgrovefineartscenter.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.elkgrovecity.org/publicartelkgrove. ★



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Sunday School – 10:45 a.m.

Website: <https://stpeterseg.org>

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

St.PetersLutheranChurchElkGrove

St. Luke’s Lutheran Church (ELCA)
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Sacramento, CA 95823
Pastor Rob Williamson
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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, Aug. 30, 2 p.m.
Sunday, Sept. 27, 2 p.m.
Sunday, Oct. 25, 2 p.m.
Phone 916-440-2551
www.majesticmi.org



Elk Grove Citizen

Serving Elk Grove and Sacramento County since 1909

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

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

Kings Korner

By V.G. Harris

Mentorship Counts

By V.G. Harris

How does it feel to score 175 points in an NBA game and lose?! Just ask the L.A. Clippers how it feels.

On Feb. 24, 2023, the Clippers ran into a juggernaut by the name of the Sacramento Kings and lost a double overtime game by the score of 176-175.

The Clippers shot a sterling 31 for 36 from the free throw line that night, but just two more made free throws would have won that game.

I was at that game and will never forget it. Domantas Sabonis held down the paint and contributed 20 points and 10 boards which is basically just a day at the office, but first-time all-star DeAaron Fox went off with 42 points and 12 assists to steal the show.

Well, DeAaron is gone and waiting in the wings is someone everyone is hoping will step in and fill those ever so large shoes. Yes, that would be Darius Acuff Jr., and the only question is, do the Kings have the organizational skills to bring this bright young player along at the right pace so as to give him the confidence needed to succeed at basketball’s highest level.

If we are to believe what we hear and read, Sacramento intends to put this 19-year-old into the starting lineup from the get-go and let the chips fall where they may.

I am not necessarily opposed to the idea of letting Darius run the point from the opening bell, but with conditions and maybe a caveat or two.

Any ball player with one year of college basketball under his belt will have some accelerated courses to take in earnest if success is to be expected.

First and foremost, comes mentorship and where is that going to come from, because the current coaching staff does not fill me with trust and admiration.

Coach Christie still has on his water wings, and for all the bravado of how the Kings are going to play defense, at this date I haven’t seen a blueprint that lends acumen in that direction.

Yes, I want this coaching staff to succeed, but I also want to see something tangible that shows the fans that this staff actually knows *how to coach!*

Just the basics sports fans, like team defense

and maybe a lesson or two in how to shoot free throws.

I am so tired of hearing that Zach Lavine and Domantas Sabonis can’t play defense when they are the two highest paid players on the team.

How did they ever get to be all stars and never play defense?

Of course they can play defense, but what ever happened to the concept of team defense that seems to be an unspoken term?

Back to basics gentlemen and start creating the identity you want. It is achievable and would be if you would stop listening to the collective NBA naysayers that would have you believe that Sacramento Kings have no chance of winning 30 games.

How is a coaching staff supposed to instill positive energy into a squad that has no expectation of winning games?

How about preaching your own version of winning games and then laying out the map as to how you get there.

The Wizard of Westwood and that would be John Wooden won 10 NCAA championships in 12 years and led his club to four 30-0 seasons before he retired.

We won’t be confusing Doug Christie with John Wooden and time soon, but is there something to learn here aside from the fact they both coached basketball teams in the state of California?

Yes, I believe it starts with celebrating the veteran talent you have on the current team today.

Stop with the negative about what you don’t like about Zach Lavine and Domantas Sabonis and start celebrating what they bring to the table.

A lot of youngsters need to immerse themselves in the etiquette of how to compete against other NBA teams, and both Sabonis and Lavine have more than just a tad of experience in that regard.

Double down on that, use their leadership to your advantage, and start preaching the mantra of what home court advantage is supposed to mean. Set the expectation of winning when a visitor enters Golden One Arena and heighten the expectation of *lighting the beam!*

The youngsters need mentors and we have some to celebrate!

All the best! ★

Tech Devices in California’s New Cars Create Thorny Political Issues



By Dan Walters, CALMatters.org

Automobiles have gradually evolved over the last two decades from mechanical devices into electronic platforms featuring computer screens and numerous other digital capabilities.

A few years ago, the California Air Resources Board began requiring automakers to install devices in vehicles to record and store operational data that the agency could access to determine how well emission reduction programs were working.

It was one aspect of the state’s announced goal of phasing out cars and trucks powered by gasoline and diesel fuel and replacing them with zero-emission vehicles.

The auto industry opposed the data collection mandate, arguing it would violate the privacy of vehicle owners. At one point the industry threatened to stop producing cars for California.

The agency insisted it would not collect data involuntarily. But its regulation fueled — pun intended — suspicions in some quarters that recording how and where cars were being used would allow them to be tracked, much as cellphone usage can be traced.

Or, some said, as gas and diesel use declined and gallonage taxes dropped, the

state could begin charging drivers by miles driven, based on their recorded data.

As the data collection mandate was being implemented, another aspect of the situation surfaced — fears that the tracking software to help motorists obtain help in emergencies, such as General Motors’ OnStar system, could be misused by abusive spouses to find and attack their mates.

Two years ago, the Legislature and Gov. Gavin Newsom enacted a law aimed at countering that potential abuse. Senate Bill 1394 required automakers to provide an internet process by which a “connected vehicle service” could be quickly terminated. Those seeking termination would have to prove they either owned the vehicle or possessed it via a divorce decree or domestic violence restraining order.

That was the relatively easy part of SB 1384.

The more contentious portion of the law required new cars to be equipped with a “mechanism that can be used by a driver who is inside a vehicle to immediately disable connected vehicle location access.” The mechanism had to be “prominently located, easy to use, not require access to an online application, not require a password or login information, and only allow re-enabling of the connected vehicle location access by a driver who is located inside the vehicle.”

The deadline for meeting that requirement was last week. The industry has insisted that was, from a practical standpoint, impossible to meet because it is a

complex engineering problem that involves dozens of different auto models, and automakers would have to maintain existing electronic tools, such as GPS navigation, and helpful services, such as OnStar.

Without a change in the mandate, the industry’s lobbyists warned, automakers could be compelled to suspend sales in the state, echoing a threat they made about the Air Resources Board’s data collection mandate earlier.

It was something of a political standoff until Senate Bill 719 emerged from backroom negotiations late last month. Just one day before the deadline, Newsom signed the bill that narrows the application of the requirement, eliminates the hard deadline for it and substitutes a series of deadlines tied to model years and “technological feasibility.”

Thus it is impossible to say for certain when, if ever, cars will be equipped with the ability to disconnect location tracking software.

These two instances imply that the conversion of the automobile from a mechanical device to an electronic one has created a bottomless well of potential issues involving privacy, governmental regulation and the politically heated topic of how California would change the way motorists are taxed once the gallonage taxes on fuels disappear, if they ever do.

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

When Should My Wife File for Spouse Benefits?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: My wife is 66 (born February 1960) and started taking Social Security retirement benefits just over one year ago at age 65. She was a stay-at-home Mom for most of her adult life. I turned 62 this past March and received my first SS payment recently for a May 2026 start. We are scheduled to meet with SSA in late July to initiate retirement benefits because my wife’s current benefits are less than 50% of mine. We also have an adult disabled son who receives Supplemental Security Income (SSI) and Social Security benefits (this split in benefit sources happened after my wife filed - that whole process was confusing and we don’t understand it). My question relates to spousal benefits (I was a career finance person but don’t completely understand these rules). We were going to file in July but is there any benefit to waiting until she turns 67? And will her 50% benefit be 50% of my lower benefit due to my filing at 62 or is that based on another amount? Signed: **Confused Finance Guy**

Dear Confused: First, be aware that your wife’s spousal benefit will be based on her age when she claims it, and half of your full retirement

age, or “FRA,” amount (although you claimed at 62, her benefit as your spouse will still be based on your FRA entitlement).

Because she claimed her SS retirement at 65, your wife will not get 50% of your FRA entitlement; rather she will get her own reduced SS retirement benefit (which was reduced by about 13% from her FRA entitlement) plus a “spousal boost.” The amount of that “boost” will be the difference between her own FRA entitlement and half of your FRA entitlement, but that boost amount will also be reduced because she will be claiming in July before her FRA.

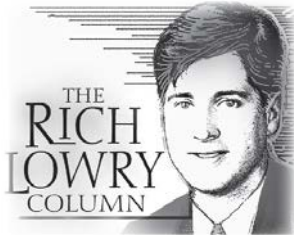
Your wife will reach her FRA in February 2027, so by claiming her spousal boost in July her boost amount will be reduced by about 5%, and the “boost” will be added to her already reduced SS retirement about. The result will be your wife’s benefit as your spouse will be less than 50% of your FRA entitlement. And, FYI, your wife will be automatically deemed to be filing for her spousal benefit (she will not be able to defer claiming it).

As your son is now collecting SS benefits based on your wife’s personal SS record, you should ask Social Security to switch him over to payments based on your record (because you have the higher SS benefit). FYI, because your son is now receiving SSI (Supplemental Security Income), the SSDI (SS disability) benefit he receives will offset by his SSI benefit, and the payment amount will consist of two sources - SSI and SSDI. Nevertheless,

he cannot get more than 50% of your SS retirement amount and will likely be affected by the Family Maximum which may further reduce his SSDI entitlement.

Your wife’s benefit as your spouse will also be affected by the “Family Maximum,” which limits how much can be paid on any one person’s SS record (on your SS record). That also means that your wife will not get a full 50% of your FRA entitlement; rather she will get less because the family maximum limits how much all your dependents can receive to somewhere between 50% and 88% of your FRA benefit amount (after subtracting your own SS entitlement). That also means that your son’s SS payment, as well as your wife’s SS payment as your spouse, will be reduced to less than 50% of your FRA entitlement. SSA will be able to guide you through the Family Maximum calculations for both your son and your wife when you meet.

To recap all of this: a) your wife will be automatically deemed to be filing for her spousal benefit; she cannot delay until her FRA. b) her amount as your spouse will be less than 50% of your SS FRA entitlement. And c) both your wife’s and your son’s SS benefit will likely be also affected by the Family Maximum and, thus, be less than half of your FRA entitlement. Nevertheless, it was likely the right decision to claim as you have, considering that your son and wife have been receiving SS benefits for some time now, and both will continue to receive more as your dependents. ★



Congress has been known to slip indefensible special-interest provisions into large must-pass bills when no one is looking. What it has never done before is use such sleight of hand to hand over control of the U.S. military to a foreign country. But that’s what we’re told is on the verge of happening on Capitol Hill.

The House just passed the National Defense Authorization Act, a sprawling \$1.15 trillion bill that supposedly includes a provision buried in it “merging” the U.S. and Israeli militaries.

This provision, known as Section 219, has united some of the most fervent anti-Israel conspiracy theorists on the right and the left in denouncing the alleged betrayal of America, from Marjorie Taylor Greene to AOC, from Tucker Carlson to Cenk Uygur.

AOC has warned that the provision “is an existential threat to American sovereignty and democracy.” Marjorie Taylor Greene has said anyone who voted for the bill “sold out the American people to a foreign country.” Tucker Carlson wants literal treason trials.

So what is the substance of Section 219? Legislation often has obfuscatory titles, but this provision is deemed, with admirable clarity, the United States-Israel Defense Technology Cooperation Initiative. It calls for the secretary of defense to designate “an executive agent”

The preposterous case against the new defense bill

to coordinate between the U.S. and Israel on “bilateral defense technology research, development, testing, evaluation, integration and industrial cooperation.” The Pentagon will come up with a plan for such cooperation and report back to Congress.

That’s it. There is nothing about merging the general staffs of the U.S. military and the IDF; nothing about creating a joint office where Defense Secretary Pete Hegseth and his Israeli counterpart, Israel Katz, work together; nothing about giving Bibi Netanyahu partial control of CENTCOM.

That the United States would want a close working relationship with Israel on military technology is hardly surprising. Israel is one of the world’s most innovative societies and, given its precarious security environment, has become a leader in advanced defense technologies.

That a nefarious interpretation of the bill has gotten some traction underlines how any preposterous lie, so long as it’s about Israel, gets a hearing these days. Like many conspiracy theories, this one depends on a dark view of American society. We are allegedly so corrupt that we are handing control of our military to a foreign country without any senior military leaders or officials in an “America First” administration lodging a complaint. No wonder Tucker Carlson wants the kind of tribunals that attended the end of World War II.

At the first Nuremberg Trials, Wilhelm Keitel was found guilty of crimes against humanity

and hanged; at the second Nuremberg Trials, Mike Johnson will be found guilty of supporting mutually beneficial technology sharing between allies -- means of execution yet to be determined.

One perversity here is that Netanyahu conceives of the technological cooperation as a substitute for the U.S. military aid that he supports phasing out. In other words, enemies of Israel oppose U.S. military aid, and when a constructive plan is offered for how to go about ending it, they oppose that, too, as an Israeli plot.

Another perversity is that the U.S. should want a very close relationship with Israel on missile defense, an area where Israel excels and that, as we’ve seen in the Ukraine and Iran wars, is crucial to modern warfare. And yet, the same people who portray themselves as zealously protective of the U.S. national interest want us to turn our back on a source of technological advance.

Israel naturally fits in the Western alliance, but nations ultimately pursue their selfish interests. If we spurn the Jewish state out of irrational animus, it will inevitably look elsewhere and perhaps build a stronger relationship with China. Then we will surely be told by the critics now obsessed with ending the U.S.-Israel relationship that Israel has shown its true colors and deserves even more of our scorn.

Rich Lowry is editor of the National Review.

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

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

FICTITIOUS BUSINESS
NAME STATEMENTS

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 busi-
ness 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 do-
ing 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

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05769
Yang Dynasty, 9280 W Stockton
Boulevard Suite 112, Elk Grove,
CA 95758 is doing business
under the Fictitious Business
Name(s) "Lucky POS" 9280 W
Stockton Boulevard Suite 112,
Elk Grove, CA 95758. Filed with
the Clerk of Sacramento County
July 21, 2026
Publish: July 31, August 7, 14, 21, 2026
LUCKY 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05339
Blake Dominguez and Jen
Payton, 11365 Sutters Mills
Circle, Gold River CA 95670
is doing business under the
Fictitious Business Name(s)
"Boras Dominguez Ranch" 8584
Bader Road, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County July 9, 2026
Publish: July 31, August 7, 14, 21, 2026
BORAS 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05203
Farm Driven Foods LLC,
4879 Saint Augustine Drive,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Quack
Quack Pop!/Farm Driven Feast"
4879 Saint Augustine Drive, Elk
Grove, CA 95758. Filed with the
Clerk of Sacramento County July
7, 2026
Publish: July 31, August 7, 14, 21, 2026
QUACK 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05782
Merly Aguda, 9845 Alta Mesa
Road, Wilton, CA 95693 is do-
ing business under the Fictitious
Business Name(s) "Sunshine
Glory Care Home" 9845 Alta
Mesa Road, Wilton, CA 95693.
Filed with the Clerk of Sacramento
County July 22, 2026
Publish: July 31, August 7, 14, 21, 2026
SUNSHINE 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05757
Hach Works, LLC, 9245
Laguna Springs Drive #200,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Sycamore
Transit" 9245 Laguna Springs
Drive #200, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 21,
2026
Publish: July 31, August 7, 14, 21, 2026
SYCAMORE 8-21-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05526
Rebecca K. Jones, 13591
Bennett Road, Herald, CA 95638
is doing business under the
Fictitious Business Name(s) "Fox
and Fern Estate" 13591 Bennett
Road, Herald, CA 95638. Filed
with the Clerk of Sacramento
County July 17, 2026
Publish: August 7, 14, 21, 28, 2026
FOX 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05811
Ronald A Staff Sr, 6370 Chester
Brook Drive, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"Koldkaseinc" 6370 Chester
Brook Drive, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 23,
2026
Publish: August 7, 14, 21, 28, 2026
KOLD 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05704
Pacific Automotive Holdings, Inc.,
3421 Glen Abby Court, Stockton,
CA 95219 is doing business
under the Fictitious Business
Name(s) "Elk Grove Buick GMC
Hummer" 8450 Laguna Grove
Drive, Elk Grove, CA 95757. Filed
with the Clerk of Sacramento
County July 18, 2026
Publish: August 7, 14, 21, 28, 2026
ELK 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05601
Young Baek, 8359 Elk Grove
Florin Road Suite 103-380 is do-
ing business under the Fictitious
Business Name(s) "Eden Estate"
10140 Freeman Road, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County July
18, 2026
Publish: August 7, 14, 21, 28, 2026
EDEN 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05999
Melynda D Taguinod, 9063 Old
Creek Drive, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"Melynda's Care Home" 9063
Old Creek Drive, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County July 29,
2026
Publish: August 7, 14, 21, 28, 2026
MELYNDAS 8-28-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06012
Sotero Arce, 6901 Rawley Way,
Elk Grove, CA 95757 is doing
business under the Fictitious
Business Name(s) "Qumach"
6901 Rawley Way, Elk Grove,
CA 95757. Filed with the Clerk
of Sacramento County July 30,
2026
Publish: August 7, 14, 21, 28, 2026
QUMACH 8-28-26

STATEMENT OF
ABANDONMENT OF
FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT
OF FICTITIOUS BUSINESS NAME
FILE NO. FBNF2025-05773

The following person(s) has/
have abandoned the use of the
FICTITIOUS BUSINESS NAME
of: Eden Estate, 10140 Freeman
Road, Elk Grove, CA 95624.
Young Baek and Seung Baek,
8359 Elk Grove Florin Road
Suite 103-380, Sacramento, CA
95829.
The Fictitious Business Name
Statement was filed on August
5, 2025 in the County of
Sacramento.
Filed with the clerk of
Sacramento County: July 18,
2026.
Publish: August 7, 14, 21, 28, 2026
EDEN 8-28-26

ORDER TO SHOW FOR
CHANGE OF NAME

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

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV017678

Deborah Ann Hunt has filed a
petition with this court for a de-
cree changing the name(s) of
Deborah Ann Hunt to Jennifer
Diane Hunt Ballerini.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on March 3, 2027, at 1:30
p.m. in Department 8D, located
at 500 G Street, Sacramento, CA
95814, and show cause, if any,
why the petition for Change of
Name should not be granted.
Dated: July 23, 2026

Julie G. Yap, Judge of the
Superior Court
Publish: July 31, August 7, 14, 21, 2026
HUNT 8-21-26

NOTICE TO CREDITORS
OF BULK SALE

OTICE TO CREDITORS OF BULK
SALE
(UCC SEC. 6105)
ESCROW NO. 16223E

NOTICE IS HEREBY GIVEN
that a bulk sale is about to be
made. The name(s), business
address(es) to the seller(s) are:
AJS FAST FOODS INC., A
CALIFORNIA CORPORATION,
9257 LAGUNA SPRINGS
DRIVE, SUITE 110, ELK
GROVE, CA 95758
Whose chief executive office
address is: 10058 NEWHART
COURT, ELK GROVE, CA
95757
Doing Business as: WEST
COAST SOURDOUGH (Type
– FRANCHISE SANDWICH
SHOP)
All other business name(s) and
address(es) used by the sell-
er(s) within the past three years,
as stated by the seller(s), is/are:
NONE

The name(s) and address
of the buyer(s) is/are: SSS
FOODS 4 INC, A CALIFORNIA
CORPORATION, 520
9TH STREET, STE. 230,
SACRAMENTO, CA 95814
The assets to be sold are
described in general as:
ALL STOCK IN TRADE,
FURNITURE, FIXTURES,
EQUIPMENT AND GOODWILL
and are located at: 9257
LAGUNA SPRINGS DRIVE,
SUITE 110, ELK GROVE, CA
95758

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 25, 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 and the last date for
filing claims by any creditor shall
be AUGUST 24, 2026, which is
the business day before the sale
date specified above.
Dated: JUNE 8, 2026
SSS FOODS 4 INC, A
CALIFORNIA CORPORATION,
Buyer(s)
5351279-PP
ELK GROVE CITIZEN 8/7/26

SUMMONS

DISTRICT COURT CLARK
COUNTY, NEVADA Case No.
A-23-870449-C Dept. No. 5
TAMI MONICA, an individual,
Plaintiff, vs. NEW YORK —
NEW YORK HOTEL & CASINO,

LLC, a Domestic Limited
Liability Company d/b/a NEW
YORK — NEW YORK HOTEL &
CASINO; MGM RESORTS
INTERNATIONAL, a Foreign
Corporation d/b/a NEW YORK —
NEW YORK HOTEL & CASINO;
DOE EMPLOYEES OF NEW
YORK — NEW YORK HOTEL
& CASINO; and DOES I through
X, inclusive, Defendants. NEW
YORK — NEW YORK HOTEL
& CASINO, LLC d/b/a NEW
YORK — NEW YORK HOTEL &
CASINO and MGM RESORTS
INTERNATIONAL, Third
Party Plaintiffs, vs. WALTER
GERALD JACKSON II, an in-
dividual, TRINITY JORDAN,
an individual, DOES I through
X, ROE CORPORATIONS I
through X inclusive, Third
Party Defendant. **SUMMONS,
CIVIL NOTICE! YOU HAVE
BEEN SUED. THE COURT
MAY DECIDE AGAINST YOU
WITHOUT YOUR BEING
HEARD UNLESS YOU
RESPOND WITHIN 21 DAYS.
READ THE INFORMATION
BELOW. TO THE THIRD
PARTY DEFENDANT:** A civil
Third Party Complaint has been
filed by the Third Party Plaintiffs
against you for the relief set forth
in the Third Party Complaint.
**WALTER GERALD JACKSON
II aka WALTER JACKSON** 1.
If you intend to defend this law-
suit, within 21 days after this
Summons is served on you,
exclusive of the day of service,
you must do the following: (a)
File with the Clerk of this Court,
whose address is shown below,
a formal written response to the
Third Party Complaint in accor-
dance with the rules of the Court,
with the appropriate filing fee. (b)
Serve a copy of your response
upon the attorney whose name
and address is shown below
2. The Third Party Complaint
alleges there is a right of contri-
bution against you because you
are jointly and severally liable
for physically attacking some-
one at NYNY's property located
at 3790 Las Vegas Blvd., Las
Vegas, Nevada 89109. 3. Unless
you respond, your default will be
entered upon application of the
Third Party Plaintiff(s) and failure
to so respond will result in a judg-
ment of default against you for
the relief demanded in the Third
Party Complaint, which could
result in the taking of money or
property or other relief requested
in the Third Party Complaint. 4.
If you intend to seek the advice
of an attorney in this matter, you
should do so promptly so that
your response may be filed on
time. 5. The State of Nevada, its
political subdivisions, agencies,
officers, employees, board mem-
bers, commission members and
legislators each have 45 days
after service of this Summons
within which to file an Answer
or other responsive pleading to
the Third Party Complaint.

Submitted by: MESSNER
REEVES, LLP. TIMOTHY F.
ANDREWS CLERK OF THE
COURT 7/22/2026 By: Michelle
White, Deputy Clerk Regional
Justice Center 200 Lewis Ave
Las Vegas, NV 89155 By:/s/
Laura Rios M. Caleb Meyer, Esq.
Nevada Bar No. 13379 Christina
M. Mundy, Esq. Nevada Bar No.
13181 Laura Rios, Esq. Nevada
Bar No. 15990 MESSNER
REEVES LLP 8945 West
Russell Road, Suite 300 Las
Vegas, Nevada 89148 Attorney
for Defendants/ Third Party
Plaintiffs
Published 7/31/2026, 8/7/2026,
8/14/2026, 8/21/2026
JACKSON 8/21/2026

TRUSTEE SALE

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 ac-
ceptable to the trustee, cashier's
check drawn on a state or nation-
al bank, check drawn by state or
federal credit union, or a check
drawn by a state or federal sav-
ings and loan association, or sav-
ings 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 with-
out covenant or warranty, ex-
pressed or implied, regarding
title, possession, or encumbranc-
es, to pay the remaining principal
sum of the note(s) secured by
the Deed of Trust, with interest
and late charges thereon, as pro-
vided 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 cumu-
lative, unpaid balance for mul-
tiple properties secured by
this Deed of Trust. Each prop-
erty will be auctioned off sepa-
rately.***** 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 un-
derstand that there are risks in-
volved in bidding at a trustee
auction. You will be bidding on a
lien, not on the property itself.
Placing the highest bid at a trust-
ee auction does not automatical-
ly entitle you to free and clear
ownership of the property. You
should also be aware that the lien
being auctioned off may be a ju-
nior 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 re-
ceive clear title to the property.
You are encouraged to investi-
gate the existence, priority, and
size of outstanding liens that may
exist on this property by contact-
ing 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, benefi-
ciary, trustee, or a court, pursu-
ant to Section 2924g of the
California Civil Code. The law re-
quires 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 **916-939-0772** for
information regarding the trust-
ee'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 postpone-
ments that are very short in
duration or that occur close in
time to the scheduled sale may
not immediately be reflected in
the telephone information or on
the internet website. 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 **866-645-7711**, or visit
this internet website **http://www.
qualityloan.com**, using the file
number assigned to this foreclo-
sure 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 re-
ceives 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 ap-
propriate real estate professional
immediately for advice regarding
this potential right to purchase.

**NOTICE TO PROSPECTIVE
OWNER-OCCUPANT:** Any pro-
spective owner-occupant as de-
fined 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 de-
livered 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 re-
quired. The undersigned Trustee
disclaims any liability for any in-
correctness of the property ad-
dress or other common

designation, if any, shown here-
in. 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
8/7/2026
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 appoint-
ed Trustee under and pursuant
to Deed of Trust Recorded on
05/07/2021 as Instrument No.
202105072247 of official re-
cords 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 pur-
ported to be: 15347 ABIERTO
DR, RANCHO MURIETA,
CALIFORNIA 95683 APN#:
128-0310-027-0000 The under-
signed Trustee disclaims any
liability for any incorrectness
of the street address and oth-
er common designation, if any,
shown herein. Said sale will be
made, but without covenant or
warranty, expressed or implied,
regarding title, possession, or en-
cumbrances, to pay the remain-
ing 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, ex-
penses and advances at the time
of the

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

TRUSTEE SALE

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. Concours 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 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 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, 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 "H.J. Goethe Company's Colony Number 10" recorded in the Office of the County Recorder of Sacramento County, California August 18, 1903 in Book 5 of Maps, Map No. 22. Excepting therefrom that portion thereof described as follows: Beginning at a point on the North line of said Tract 1008, which is the Southerly line of Elefa Avenue and which said point is distant Westerly 363 feet from the Northeast corner of said Tract 1008, which said Northeast corner is the intersection of a fence line running Easterly and Westerly along the South line of said Elefa Avenue and a fence line running Northley and Southerly along the East line of said Tract 1008 and running thence Southerly from said Point of Beginning and parallel to the 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

T.S. No.: 26-39737 A.P.N.: 115-1230-063-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/2/2021. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described be-

low. 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: Vijendra V. Lingam and Sheetal S. Naidu, husband and wife and Sushil Devi Lingam, an unmarried woman, all as Joint Duly Appointed Trustee: Vylla Solutions, LLC Recorded 10/5/2021 as Instrument No. 202110051400 in book , page of Official Records in the office of the Recorder of Sacramento County, California , Described as follows: As more fully described in the Deed of Trust Date of Sale: 8/25/2026 at 9:30 AM Place of Sale: In the Courtyard on the south side of Sacramento City Hall, located at 915 I St, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$440,711.17 (Estimated) Street Address or other common designation of real property: 8455 Amaryllis Court Elk Grove, California 95624 A.P.N.: 115-1230-063-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 539-4173 or visit this Internet Web site www.servicelinkauction.com, using the file number assigned to this case 26-39737. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible

tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website www.servicelinkauction.com, using the file number assigned to this case 26-39737 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. 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. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876 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 or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: July 23, 2026 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee's Sale Officer 19510 Van Buren Blvd., Suite F3-293, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0492172 To: CITIZEN (ELK GROVE) 07/31/2026, 08/07/2026, 08/14/2026

ELK GROVE CITIZEN 8-14-26

Loan No.: 20247 - Rogers TS no. 2026-11876 APN: 134-0342-008-0000 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/6/2025, 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. NOTICE IS HEREBY GIVEN, that on 8/25/2026, at 9:30 AM of said day, Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814, Worldwide Lenders, Inc., a Delaware Corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Nichol S. Rogers, an unmarried woman recorded on 1/13/2025 in Book n/a of Official Records of SACRAMENTO County, at page n/a, Recorder's Instrument No. 202501130642, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 4/21/2026 as Recorder's Instrument No. 202604210596, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 9 of Emerald Park Unit No. 1, per Plat filed July 17, 1967, Book 81 of Maps, Map No. 6. The street address or other common designation of the real property hereinabove described is purported to be: 9150 Plaza Park Drive, Elk Grove, CA 95624. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$113,186.29. In the event that the deed of trust described in this Notice of Trustee's Sale is

secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924F: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11876 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 or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: July 23, 2026 Worldwide Lenders, Inc., a Delaware Corporation, as Trustee By: Ashwood TD Services LLC, its Agent Christopher Loria, Trustee's Sale Officer 19510 Van Buren Blvd., Suite F3-293, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0492172 To: CITIZEN (ELK GROVE) 07/31/2026, 08/07/2026, 08/14/2026

ELK GROVE CITIZEN 8-14-26

NOTICE OF TRUSTEE'S SALE TSG No.: 92715706 TS No.: 26-001645 APN: 116-0650-027-0000 Property Address: 9301 EVANSWOOD COURT, ELK GROVE, CA 95758-4948 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/11/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE

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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

SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 09/01/2026 at 11:30 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/12/2022, as Instrument No. 202208120866, in book , page , , of Official Records in the office of the County Recorder of SACRAMENTO County, State of California. Executed by: Mohammad Emad Abdullah Aljasim and Khadeeja Qasim Al-hussein, husband and wife. 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 2924h(b), (Payable at time of sale in lawful money of the United States) Courtyard Sacramento City Hall - 9151 St, Sacramento CA 95818 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 116-0650-027-0000 The street address and other common designation, if any, of the real property described

above is purported to be: 9301 EVANSWOOD COURT, ELK GROVE, CA 95758-4948 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 \$ 449,136.11. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are consider-

ing bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "AS-IS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the

public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 26-001645 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. Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed

upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs 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 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 26-001645 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC 5404 Cypress Center Drive, Ste 300 Tampa, FL 33609 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0492222 To: CITIZEN (ELK GROVE) 08/07/2026, 08/14/2026, 08/21/2026 ELK GROVE CITIZEN 8-21-26



NOTICE OF SELF STORAGE SALE

Please take notice Laguna Self Storage located at 3000 Dwight Rd Elk Grove CA 95758 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.bid13.com on 8/27/26 at 10:00 AM. Gerald Garrido; Jonathan Green; Fatima Guertal. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

Elk Grove Citizen 8-7-2026

NOTICE TO BIDDERS

ELK GROVE UNIFIED SCHOOL DISTRICT
LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Board of Education of the Elk Grove Unified School District, County of Sacramento, State of California, will receive sealed Bids up to but no later than **AUGUST 25, 2026, at 2:00 P.M. PST**, for:

BID # 836-26/27 SAFETY & SECURITY DEPARTMENT, VEHICLES

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

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

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

For assistance, please contact Richard Padilla at rapadill@egusd.net or by phone at (916) 686-7773.

Richard Padilla
Buyer II
Elk Grove Unified School District

Elk Grove Citizen 8-7, 8-14- 2026

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City of Elk Grove – Planning Commission

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, August 20, 2026, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the **Council Chambers, 8400 Laguna Palms Way**, Elk Grove, California to consider the matter:

ELK GROVE SUBARU AMENDMENT (PLNG26-028) – MAJOR DESIGN REVIEW AMENDMENT:

The Elk Grove Subaru Amendment Project (the "Project") consists of a Major Design Review Amendment for a new ±56,159 square-foot automobile dealership with associated site improvements including landscaping, parking, and lighting located within the Elk Grove Auto Mall.

PROPERTY OWNER:	PROJECT APPLICANT:
Lithia Real Estate, Inc. Edward Impert (Representative) 150 N. Bartlett Street Medford, OR 97501	Proto Architecture, LLP Hugh Hynes (Representative) 3367 Mission Street San Francisco, CA 94110
LOCATION/APN:	Northwest corner Auto Passage Drive & Laguna Grove Drive / APN: 132-1100-016 & -031
ZONING: GENERAL PLAN:	Laguna Ridge Specific Plan, Auto Center – LRSP AC Regional Commercial (RC)
ENVIRONMENTAL:	No further environmental review is necessary under the California Environmental Quality Act (CEQA) pursuant to Sections 15162 (Subsequent EIRs and Negative Declarations) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Title 14 of the California Code of Regulations (State CEQA Guidelines)
PROJECT PLANNER:	Antonio Ablog, Planning Manager 916.627.3335 or aablog@elkgrove.gov

Dated/Published: August 7, 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) 478-3620 or TTY (888) 435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.
For more information: Secretary (916) 627-3270 or amireleztrejo@elkgrove.gov

Elk Grove Citizen 7-24-2026

NOTICE OF PUBLIC HEARING

REGARDING THE FORMATION OF CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY
STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM COMMUNITY FACILITIES DISTRICT NO. 2026-21 (TUSCAN RIDGE SOUTH)
CITY OF ELK GROVE, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND THE LEVY OF A SPECIAL TAX THEREIN

Thursday, August 20, 2026 at 10:00 a.m.

California State Association of Counties,
at 980 9th Street, Suite 1100, Sacramento, CA 95814

NOTICE IS HEREBY GIVEN that on Thursday, July 16, 2026, the Commission (the "Commission") of the California Statewide Communities Development Authority (the "Authority") duly adopted its Resolution No. 26SCIP-125 (the "Resolution of Intention") wherein it declared its intention to establish a community facilities district within the jurisdictional boundaries of the City of Elk Grove (the "City") to be designated and known as "California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2026-21 (Tuscan Ridge South) City of Elk Grove, County of Sacramento, State of California" (the "Community Facilities District"), and to levy a special tax therein to finance certain public improvements (the "Improvements"), including Improvements to be constructed from certain development impact fees, capacity fees and/or other development related charges (the "Fees") for the City and Sacramento Area Sewer District ("SacSewer") and Sacramento County Water Agency ("SCWA" together with the City, the "Local Agencies") under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the "Act"). On July 16, 2026, the Commission also adopted its Resolution No. 26SCIP-118 (the "Resolution to Incur Bonded Indebtedness") wherein it declared its intention to incur bonded indebtedness in a principal amount not to exceed three million five hundred thousand dollars (\$3,500,000) for the Community Facilities District, to finance the Improvements and Fees, all under and pursuant to the terms and provisions of the Act.

This Notice contains a brief summary of the proposal embodied in the Resolution of Intention and the Resolution to Incur Bonded Indebtedness (collectively, the "Proposal"), but you are referred to the Authority's Resolution of Intention and its Resolution to Incur Bonded Indebtedness on file with the Authority for the definitive description of the Proposal, including a description of the Improvements and Fees, a list of incidental expenses and bond issuance costs and the rate and method of apportionment of the proposed special tax for the Community Facilities District.

The Proposal consists of the authorization of (1) the special tax within the Community Facilities District to finance the Improvements and Fees, (2) the issuance of bonds to finance the Improvements and Fees, and (3) the establishment of the initial annual appropriations limit for the Community Facilities District in the amount of three million five hundred thousand dollars (\$3,500,000) for the 2026-27 Fiscal Year.

In order to confer the authority upon the Authority to levy the special tax and to issue the bonds, a public hearing must be held on the Proposal, the Authority must determine to form the Community Facilities District and the qualified electors within the Community Facilities District must approve the Proposal by a two-thirds vote. As the Community Facilities District is uninhabited, or inhabited by fewer than 12 registered voters, the qualified electors are, pursuant to the Act, the owners of property within the Community Facilities District.

THIS IS THE NOTICE OF THE PUBLIC HEARING.

The public hearing will be held Thursday, the 20th day of August, 2026 at the hour of 10:00 a.m., at the offices of California State Association of Counties, at 980 9th Street, Suite 1100, Sacramento, CA 95814. You are hereby invited to attend at the above address or via telephonic or

electronic access, if any, as shall be specified in the public meeting notice.

If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact info@cscda.org or 1-800-531-7476 prior to the meeting for assistance.

At the public hearing, any persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, may appear and be heard, and the oral or written testimony of all interested persons or taxpayers for or against the establishment of the Community Facilities District and the levy of the special tax, the extent of the Community Facilities District, and the levy of special taxes therein, the financing of the Improvements and Fees, or the authorization to issue the bonds, or the establishment of the appropriations limits, or on any other matters contained in the Proposal, will be heard and considered.

Any protests to the Proposal may be made orally or in writing by any interested persons or taxpayers, except that any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities and defects to which objection is made. The Commission may waive any irregularities in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. All written protests not presented in person by the protester at the public hearing shall be filed with the Secretary of the Authority at or before the time fixed for the public hearing in order to be received and considered. Any written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Written protests by a majority of the registered voters residing and registered within the Community Facilities District (if at least six such voters protest), or by the owners of a majority of the land area within the Community Facilities District, not exempt from the proposed special tax, will require suspension of these proceedings forming the Community Facilities District for at least one year. If such protests are directed only against certain elements of the proposed Improvements or Fees or special tax of the Community Facilities District, only those elements need be excluded from the proceedings.

The Authority's special tax consultant, in consultation with and on behalf of the Local Agencies, has studied the Community Facilities District and will provide, at or before the time of the public hearing, a report which will contain a brief description of the Improvements and Fees by type which in their opinion will be required to adequately meet the needs of the new development expected to occur within the Community Facilities District, together with estimates of the cost of financing the Improvements directly or through Fees, and an estimate of the incidental expenses related thereto. The report will be available for inspection by the public, and will become a part of the record of the public hearing. Questions should be directed to DTA, Inc. Special Tax Consultant, at (800) 969-4382.

Dated: August 7, 2026 California Statewide Communities Development Authority

Elk Grove Citizen 8-7-2026

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Expires 8/31/2026

Tacoma
\$69⁹⁹ per day
150 free miles/day,
30¢/mile over 150
Expires 8/31/2026

Tacoma
\$419⁹⁴ per week
7 day minimum, 700 free miles/
week, 30¢/mile over 700
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POLICE LOGS

July 26

7:06 a.m., Kammerer Road/Promenade Parkway, Elk Grove Police arrested Pedro Ferrer, 51, on possession of controlled substance and possession of drug paraphernalia charges.

7:43 a.m., Highway 99/Elk Grove Boulevard, Elk Grove Police arrested Nicholas Rea, 42, on drug possession with priors and possession of a billy club charges.

8:48 a.m., confidential location, Elk Grove Police arrested Kamall Singh, 48, on violation of a restraining order charges.

3:08 p.m., 7500 block of Laguna Boulevard, Elk Grove Police arrested Brianna Smith, 30, on petty theft with priors charges.

5:25 p.m., 9300 block of Laguna Pointe Way, Elk Grove Police arrested Jaishon Tolbert, 30, on violation of court order and possession of controlled substance charges.

6:37 p.m., 8400 block of Elk Grove Boulevard, Elk Grove Police arrested Allen Buchman, 32, on shoplifting, trespassing and possession of drug paraphernalia charges.

7:54 p.m., Four Seasons Drive/Elk Grove Florin Road, Elk Grove Police arrested David Jones, 45, on carrying a concealed dirk or dagger charges.

8:01 p.m., 7100 block of Bari Court, Elk Grove Police arrested Brandon Lai, 21, on calling 911 to harass charges.

11:30 p.m., Kammerer Road/Highway 99, Elk Grove Police arrested Kanesha Garner, 39, on possession of controlled substance and possession of drug paraphernalia charges.

July 27

3:51 a.m., Civic Center/Big Horn Boulevard, Elk Grove Police arrested Eugene Laier, 63, on possession of controlled substance and possession of drug paraphernalia charges.

7:03 a.m., 9600 block of East Stockton Boulevard, Grove Police arrested Juan Correa, 22, on assault with a deadly weapon, robbery, criminal threats and disturbing the peace charges.

5:11 p.m., confidential location, Elk Grove Police arrested Zachary Raya, 20, on false imprisonment, domestic violence, brandishing a weapon and robbery charges.

July 28

12:19 a.m., 9100 block of East Stockton Boulevard, Grove Police arrested Donald Harris, 52; and Reuben Kottke, 32, on possession of controlled substance, possession of drug paraphernalia, possession with priors and resisting arrest charges.

8:33 a.m., 8100 block of Sheldon Road, Elk Grove Police arrested Tamara McClain, 48, on trespassing and possession of drug paraphernalia charges.

1:22 p.m., 9600 block of Calvine Road, Elk Grove Police arrested Melinda Jackson, 53, on DUI charges.

9:37 p.m., 100 block of Sky River Parkway, Elk Grove Police arrested David Savala, 58, on warrant charges.

July 29

1:03 a.m., Elk Grove Boulevard/Laguna Lake Way, Elk Grove Police arrested George Jarrell, 58, on burglary, receiving a stolen vehicle, possession of burglary

tools, grand theft, possession of controlled substance and possession of drug paraphernalia charges.

2:06 p.m., Bond Road/Earl Fife Drive, Elk Grove Police arrested Douglas Gaffney, 60; and Bounnavath Visay, 45, on possession of controlled substance for sale, possession of methamphetamine for sale, possession with priors and possession of drug paraphernalia charges.

3:35 a.m., 8600 block of Elk Grove Boulevard, Elk Grove Police arrested Justin Pearson, 48, on indecent exposure and warrant charges.

6:43 p.m., 9400 block of Laguna Springs Drive, Elk Grove Police arrested Natalia White, 33, on child endangerment charges.

7:14 p.m., 8100 block of Sheldon Road, Elk Grove Police arrested Jeremias Aguirre, 43, on robbery and theft with priors charges.

July 30

1:31 a.m., Promenade Parkway/Kammerer Road, Grove Police arrested Alfonso Evans, 39, on possession of cocaine or heroin, and driving with a suspended or revoked license charges.

7:58 a.m., Bruceville Road/ West Stockton Boulevard, Elk Grove Police arrested Destiny Garza, 41, on warrant charges.

8:55 a.m., 8900 block of Upbeat Way, Elk Grove Police arrested Marcelo Lopez, 60, on warrant charges.

11:19 a.m., 8400 block of Laguna Palms Way, Elk Grove Police arrested Shariq Khan, 34, on warrant charges.

9:01 p.m., East Stockton Boulevard/

Bond Road, Elk Grove Police arrested Phillip Mathis, 29, on DUI, DUI with BAC above 0.08% charges.

July 31

2:36 a.m., Promenade Parkway/Lent Ranch Parkway, Elk Grove Police arrested Troy Wall, 53, on warrant and possession of drug paraphernalia charges.

5:39 a.m., 8200 block of Glencannon Way, Elk Grove Police arrested Olivia Lopez, 34, on driving without owner's consent charges.

8:29 a.m., confidential location, Elk Grove Police arrested Jose Islas-Ayon, 35, on assault with force likely to cause great bodily injury, domestic violence and warrant charges.

9:52 a.m., 7600 block of Laguna Boulevard, Elk Grove Police arrested Jahmar Weber, 44, on warrant charges.

11:59 a.m., 7400 block of Elk Grove Boulevard, Elk Grove Police arrested Lisa Toliver, 57, on shoplifting charges.

3:01 p.m., 10400 block of Grant Line Road, Elk Grove Police arrested Catherine Nava, 41, on DUI, DUI with BAC above 0.08% and evading a police officer charges.

4:57 p.m., 7400 block of Elk Grove Boulevard, Elk Grove Police arrested Jan Caluza, 26, on embezzlement charges.

9:17 p.m., West Stockton Boulevard/Whitelock Parkway, Elk Grove Police arrested Joey Gonzales, 39, on reckless evasion, evading by driving opposite of traffic, driving without owner's consent, receiving a stolen vehicle, bringing drugs into a jail or prison and possession of drugs in jail or prison charges.

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SHE CONVINCED ME A BETTER PUNISHMENT WOULD BE MAKING HER DO HER JOB.

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16. Marvin, Majors and Greenwood
17. O. Henry's specialty
18. *Marilyn Monroe: "Happy Birthday, Mr.
20. Sporting sword
21. Blue pencil marks
22. Knight's title
23. *One for every year
26. Custodian
30. Be in debt
31. Stay clear of
34. Accompanies relief
35. #1 Down, pl.
37. Owned
38. Subway in Paris
39. Shore extension
40. Per ____
42. Even, poetic
43. City in Netherlands
45. Like voice during laryngitis
47. Barents or Laptev, e.g.
48. Noah's passengers
50. Type of code
52. *Astrological sign for those born on New Year's Eve
56. Black one and white one, for Tchaikovsky
57. Crematorium jays
58. "The Odyssey," e.g.
59. Make this, not waste
60. Let it stand, to proofreader
61. Governmental space agency, acr.
62. The windows to the soul
63. Money in Myanmar
64. Theodora or Dorothea

DOWN
1. Bark or yelp
40. Cuban dance syllable
41. *Quench it with punch
44. Precedes desist
46. Antonym of descent
48. *Traditional birthday celebration
49. Sleeper's woe
50. Up, up and there
51. Level a building
52. Crescent point
53. Colorful fish
54. Greet the judge, e.g.
55. March Madness org.
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Elk Grove Surf Hosts Sunstroke Cup

Story and photo by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - The long-running Sunstroke Cup made its way back to Elk Grove, as the first of three events that the Elk Grove Surf Soccer Club will host during the 2026-27 school year.

The 100 teams competing in this event spanned from the age groups U8 all the way to U19. They played at three different locations (Laguna Creek High School, Pleasant Grove High School and Strong Park) so that each team is able to play without any delays between games.

Each team had a minimum of three guaranteed games before going into a

bracket format depending on how many teams were in each age group.

Most of the teams that compete in the Sunstroke Cup are primarily from the Northern California region. The other two events are going to have teams that are more from the entire Northwest region.

The other two events are the 2026 Elk Grove Surf Fall Cup held on Sept. 26-27 and the 2027 Elk Grove Surf Cup held on April 24-25, 2027.

And even though school is starting up for the athletes, they are still going to compete in games throughout the course of the school year.

They will continue to grow their soccer skills and to provide an outlet for the

players to train and to compete to improve their game.

The Elk Grove Surf Soccer Club takes pride in taking care of its players, making sure that each boy and girl is provided with a high level experience of soccer. This allows them to grow and strengthen not just their soccer skills, but their social and mental skills as well.

Each coach is not just taking pride in knowing the game of soccer, but also knowing how to coach kids who may have never played before. The kids they coach grow as players, and it allows the coaches to grow themselves in how to teach the sport they love.

The team sets them on the right path for when



The Elk Grove Surf U12 team poses for a photo.

they get older and the competition starts to become tougher. It provides programs that will help the athletes grow depending on where they start.

Elk Grove Surf provides

programs that help teach soccer to beginners that are as young as U4, all the way to competing against the best soccer players and teams on the West Coast. It even has a Surf

Goalkeeping Academy, specializing in helping one of the most pivotal positions on the pitch.

It's all about teaching the fundamental skills, no matter the age.

Softball Western Nationals Host 130 Teams



A pitcher gets ready to release.

Story and photo by
Nathan Felix Valencia

ELK GROVE, CA (MPG) - Senior Softball USA (SSUSA) made its way back to Elk Grove for the Western National Championships from Tuesday, July 28 through Sunday, Aug. 2.

There were 130 teams competing in this tournament, in Lincoln, Roseville, Sacramento and Elk Grove. Where in Elk Grove it was at Hal Bartholomew Sports Complex.

With this being one of the largest tournaments of the year, teams are

traveling from Arizona, Hawaii, Idaho, Nevada, Oregon, Texas and Washington.

This tournament had both a men's and women's division. The men's age groups were 40 years old through 80 years old, while the women's division started at 40 years old but only goes through 60.

Each division started out with a five-game round robin, then a double elimination or a three-game bracket. Then the winners are able to qualify for the Tournament of Champions in late January 2027 in Polk County, Florida.

Although there is a

competitive aspect, playing softball in a league like this allows people who are getting older to continue to stay active and play a sport they love with friends and family.

They also share camaraderie with the teams that have traveled out of state to play in this tournament. Being at the ballpark all day allowed each team to sit and talk with each other in between games, to connect with people that are not from the area or even the state.

And the camaraderie even leaves the ballpark, as the teams that needed to stay in hotels are going

to stay in the same hotel or area as the other teams.

This allows for that to grow outside of the sport as well. And with people traveling from outside of Elk Grove and Sacramento, it brings a boost to the local economy.

This was one of the last tournaments that SSUSA will be hosting in this area to qualify for the Tournament of Champions. The last tournament in the area will be Aug.15-16 (STPA Last Chance Qualifier) where it will qualify the team for the World Championships in Las Vegas, Nevada.

The teams that win that tournament are going to be some of the last teams that qualify for the Tournament of Champions.

ABOUT TOWN

Friday, Aug. 7
Summer Concert in the Park – 6 p.m. to 9 p.m. at Town Square Park. Join Cosumnes CSD for this concert featuring INFM, a three-piece, edgy pop punk band from San Jose. Bring your blanket or low-back lawn chairs and settle in for a fun family evening. *3020 Renwick Ave.*

Saturday, Aug. 8
Elk Grove Lions' 2nd Saturday Pancake Breakfast – 8 a.m. to 10 a.m. at Gil Albiani Recreation Center. The Lions will serve all-you-can-eat pancakes along with a side of scrambled eggs, bacon or sausage and fruit. \$10 for adults and \$5 for kids 12 and under. *8830 Sharkey Ave.*

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.*

Thursday, Aug. 13
Talk Nerdy & Birdy Trivia – 6:30 p.m. to 8 p.m. at A Seat at the Table Books. Gather your nerdiest nature friends, brush up on your bird IDs and join us for Talk Nerdy & Birdy, a nature-themed trivia night to benefit the Friends of the Stone Lakes National Wildlife Refuge. Hosted by naturalist Gabrielle and bird enthusiast Aaron, this evening will celebrate all things nature. Come test your knowledge, learn something new and support the conservation of one of our region's key wetland habitats. Tickets available at Eventbrite.com. *9257 Laguna Springs Drive #130.*

Saturday, Aug. 15 and Sunday, Aug. 16
Dog Days at SBV – 11 a.m. to 4:30 p.m. at Scribner's Bend Vineyards. Mark your calendar, grab the leash and bring your pup. Enjoy great wine, meet local pet vendors and make unforgettable memories together. Free

admission. Dog adoptions available, too: Maybe you'll meet your new best friend! *9051 River Road, Sacramento.*

Friday, Aug. 14
Sammy's Star Search and Summer Concert – 6 p.m. to 9 p.m. at Town Square Park. Warm nights and great tunes are back this Summer with a twist. Cosumnes CSD is searching for amateur performers of Elk Grove. If you've got talent, come show it off at Sammy's Star Search. Apply online at cosumnescsd.gov, then bring your family and friends out to enjoy the free outdoor concert ... maybe featuring you! *3020 Renwick Ave.*

Saturday, Aug. 15
Sammy's Fun Pop-Up – 10 a.m. to 1 p.m. at Derr-Okamoto Park. Sammy the Duck is hosting free fun pop-ups at a park near you. Join us for fun activities, exciting games and music for the whole family, featuring our Mobile Recreation Unit: Rec Force One. *9550 Mainline Drive.*

Vines & Steins – 4 p.m. to 7 p.m. at Preston Castle. Experience the historic Preston Castle at your own pace during this evening of local wine, craft beer and live music. Sample pours from regional wineries and breweries, enjoying complimentary fruit and cheese trays, and listening to live music. It's the perfect way to spend a relaxing evening with friends while supporting local businesses and helping restore the iconic Preston Castle. Tickets and more information at prestoncastle.org. *900 Palm Drive, Ione.*

Friday, Aug. 21
"Raise the Barn" Historical Society Banquet – 6 p.m. to 10 p.m. at District56. The Elk Grove Historical Society will host an evening of great food, music, and community at its third annual banquet to support its Barn Project.

This fundraising project is dedicated to building a historic replica barn, which will serve as a venue for events and local history displays including carriages and memorabilia. Tickets and more information at

egbarnproject.org. *8230 Civic Center Drive.*

Dive-In Movie: "High School Musical" – 6 p.m. to 9 p.m. at the Elk Grove Aquatics Center. Make a splash this summer where the pool becomes the ultimate movie theater. Float in the water or relax poolside while watching the movie on the big screen in a fun and refreshing setting. The pool opens at 4 p.m., and the movie begins at sunset. Admission is \$8 for ages 5 and up, \$5 for ages 2 to 4, and free for children under 2. *9701 Big Horn Blvd.*

Fridays in the Grove: Silent Disco – 6 p.m. to 8:30 p.m. at District56. Come dance to your own beat. With three channels and genres to choose from, your own set of headphones will transport you to your own music world. Two live DJs will be mixing up the jams. *8230 Civic Center Drive.*

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 – Aug. 7, 10 a.m.: Pinochle at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Jim at 916-768-1923.

Aug. 12, Noon: No-host lunch followed by beginners' Pinochle at Original Mike's, 9139 E. Stockton Blvd. Contact Jim at 916-768-1923.

Aug. 14, 10 a.m.: Hand and Foot card game at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Gerri at 916-698-1940.

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

Wilton Bingo – First Saturday each month. The next bingo will be on Saturday, Sept. 5 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 Wetzal Library, 170 Primasing Ave., Courtland; (VH) Valley Hi/ North Laguna, 7400 Imagination Parkway, Sacramento:

Friday, Aug. 7: 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. 8: Explore and learn playgroup, 10 a.m. to 11

a.m. (F) Crafternoon for all ages, 3 p.m. to 4 p.m. (F)

Tuesday, Aug. 11: Baby story time, 10:30 a.m. to 11:30 a.m. (F)

Wednesday, Aug. 12: Explore and learn play group, 10 a.m. to 11 a.m. (VH) STEAM for kids, 3 p.m. to 4 p.m. (NW)

Thursday, Aug. 13: Outdoor family story time, 10 a.m. to 10:30 a.m. at Elk Grove Regional Park, 9950 Elk Grove Florin Road. (EG) Adult space, 3 p.m. to 4:30 p.m. (VH)

Friday, Aug. 14: Outdoor family story time, 10 a.m. to 11 a.m. Join us at Morse Community Park, 5540 Bellaterra Drive. (F)

Saturday, Aug. 15: Explore and learn play group, 10 a.m. to 11 a.m. (F)

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.

VEW 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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