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Audience**

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WEATHER READY?**



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Taste the Country

Keema's Pumpkin Farm Ends Season Soon



Mark and Kathleen Keema stand in front of a full-scale replica of a Wells Fargo stagecoach, located at Keema's Pumpkin Farm a few minutes south of Elk Grove.

**Story and photos
by Keith Burbank**

SACRAMENTO, CA (MPG) -“Come enjoy the country” is the tag line the Keema family uses when it talks about its pumpkin farm in unincorporated Sacramento County south of Elk Grove.

The pumpkin farm is more than it seems. Sure, visitors can pick pumpkins off the vine following a tractor ride to the patch. But there are more things to do.

“Everything is reflective of the

kinds of activities we did as kids,” said Megan Cantrell, daughter of Mark and Kathleen Keema. Cantrell was at the farm Oct. 17, which was expected to be a popular Saturday.

Visitors can pet farm animals like Penelope the new calf and the horse, which visitors can feed. The farm has a sheep and a goat, too.

A corn maze challenges visitors to find their way through the stalks. And vendors sell goods like soap, jewelry, cotton candy, coffee, barbecue and ice cream. Children can climb a haystack and go down a slide.

Plus, there are plenty of photo opportunities, like a full-scale replica of a Wells Fargo stagecoach, made by Mark Keema’s father Ed Keema.

Ed Keema built the stagecoach in Elk Grove City Hall. Keema’s Pumpkin Farm is in its 20th year.

“I was looking for a side hustle,” Mark Keema said when asked why he started the pumpkin farm where he and his wife live. “It just kind of took over.”

What started as a place to buy a

Continued on page 4

Affordable Housing Program Approved

*Homeless Shelter
Residents Qualify*

By John McCallum

ELK GROVE, CA (MPG) - The City Council has unanimously approved a program that will provide help for people here seeking affordable rental housing — including those living in the city’s homeless shelter.

Passed by resolution at the council’s Oct. 14 meeting, the Local Preference Program is designed to assist people living and/or working in Elk Grove obtain preferential access to city-supported affordable rental and owner-occupied housing. City-supported projects are those receiving special considerations such as gap funding.

By instituting local preference the city hopes to strengthen community stability by helping low-income residents maintain their community networks through schools and other social avenues that might be compromised by not living in the city. The program could also help stabilize the workforce environment through commute time reduction as more people who work in Elk Grove but can’t afford to live in the city receive access to affordable housing closer to work.

The Local Preference Program supplements the city’s current affordable housing lottery selection process by establishing two tiers for selection: the top tier being local preference followed by offering any remaining units to households without such preference.

“They can still apply and they would be considered ... after local preference has been exhausted,” Elk Grove management analyst Joshua Tovar told the council.

To qualify for local preference the applicant must have at least one household member as a principal resident within Elk Grove or at least one household member who works or is offered work at an Elk Grove business and averages 20 or more hours a week. Applicants need to provide documentation such as a utility bill if they are a resident and a pay stub if they are a worker.

Fair housing regulations would be part of the equation as well as giving equal weight to either a resident or worker in Elk Grove with no duration-based

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What’s Cooking in California Schools?

Farm to School Summit brings state leaders, local students and fresh ideas



Farmers, school nutrition workers and state leaders gathered at Soil Born Farms for the 2026 California Farm to School Summit. Photo courtesy of the California Farm to School Summit

By Ornella Rossi

SACRAMENTO REGION, CA (MPG) - California has spent five years making sure public school students can eat breakfast and lunch for free. Now, the question is what goes on their trays.

That was the focus Thursday, Oct. 15, as farmers, school nutrition workers and state leaders gathered at Soil Born Farms for the 2026 California Farm to School Summit. The summit celebrated free school meals and examined how districts can serve more fresh, locally grown food.

Local students helped bring that mission to life. Cordova Gardens Elementary School students opened the morning program with

a performance of “Dirt Made My Lunch.” At the farm’s animal barn, designed for regenerative farming and agricultural learning, Cordova High School FFA members demonstrated how milk fat affects ice cream texture and discussed wool quality, safe animal handling, poultry and fresh egg care, rabbit care and competition preparation, and animal branding and identification.

Cordova High’s FFA floral class also hosted “Big Smiles and Little Blooms,” showing visitors how to arrange flowers and discussing the benefits of floral design for mental well-being. Both schools are part of Folsom Cordova Unified School District, which partners with Soil Born Farms to provide hands-on

agricultural education.

The local involvement was one piece of a statewide effort. In 2021, California became the first state to adopt free breakfast and lunch for all public school students, regardless of family income. Schools have since served approximately 3.5 billion free meals, according to summit organizers.

California has also invested \$86 million in its Farm to School Incubator Grant Program, supporting 375 projects benefiting 4.2 million students. The grants help schools buy from local growers, improve menus and teach students where their food comes from.

“What we have achieved in school

Continued on page 3

Light Inspires Sacramento Audience

Story and photos by Keith Burbank

SACRAMENTO, CA (MPG) - Moving, changing colors of light filled downtown Sacramento’s Cathedral of the Blessed Sacrament Oct. 10, in a daring show called Luminiscence.

“It was amazing,” said Ed Dietz, a Folsom resident who saw the show. “Moving.”

Choreographed music, light and narration came together to create the experience. The show was scheduled to continue various nights through Nov. 14, but Executive Producer Clayton Ferguson said the show will be extended through Dec. 31. Luminiscence is playing in Philadelphia and at St. Patrick’s Cathedral in New York City.

“It was very heart-warming,” said Roseville resident Larry Nisetich.

Oct. 10 was the second day of Luminiscence



The ceiling, dome and walls of the Cathedral of the Blessed Sacrament in Sacramento are outlined in light in the show Luminiscence Oct. 10.

in Sacramento. The 7 p.m. show featured shades of blue and colors of the sun on the walls and ceiling of the church.

“Here a sanctuary rises,” the narrator said, referring

to the cathedral’s beginning. The first stone was set in 1887, the narrator later added. That voice – throughout the show – shared the story of the church.

Light rose, spread out and mixed inside the building. Images of clouds appeared and moved across the walls.

Light kept time with the orchestra and choir. Lines of light adorned columns of the church. Blocks of light formed and faded.

The cathedral “stands as a monument of light,” the narrator continued.

Rectangles of light descended the walls. The sound of wind whispered to the audience.

Light formed ornate floral designs that spread across the walls and changed with the music. Drums sounded as an image of lightning appeared on the wall.

Colors of reds, blues, orange and yellow appeared and faded. Up and down, left and right the light moved. Fragments of light gathered.

“We want to make it as immersive as

possible,” Vice President of Operations Ben Woodward said. Ferguson suggested the show is almost transportive.

Light like shards of glass spread on the walls in stained-glass colors. Voices joined the changing light. An organ played. Thunder sounded and lightning cracked. Aisles changed from dark to light in rapid succession.

Light fell like snow on the walls. Images of trees appeared in the windows. Light like pointillism filled the walls and ceiling of the church.

“Here devotion endures,” said the narrator.

Leaves floated up leading to floral designs of earlier centuries and patterns of blue and gold stars.

And a chorus member sang Ave Maria.

“The chorus was really good,” said Barbara Mills of Woodland. “The orchestra was fantastic.”

But it was a little hard to hear the narrator, Mills said.

Woodward addressed the difficulty hearing the narrator. He said spaces like the Cathedral of the Blessed Sacrament were not designed for audio projection.

More than 2 million people have seen the show in Europe, Ferguson said. The team behind Luminiscence brought it to the U.S. a year ago, he said.

Amanda Johnson of West Sacramento liked “the mixture of live music and beautiful light effects,” she said.

“It was special,” she added. “It was a beautiful experience.” ★



An archway in the Cathedral of the Blessed Sacrament in Sacramento becomes blue in the show Luminiscence Oct. 10.

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AMBASSADOR OF THE MONTH

Jason Crowson

Jason has been in the tech industry since the mid 90's. In 2020 Jason started his own small business Crowson Digital Technology, with emphasis on smart home technology, and home installation. Jason is originally from Oregon and moved to the Sacramento area in 2011 for work and then moved to Elk Grove in 2013 with his wife, Pattie. Jason has been active in the Elk Grove community when he joined the Elk Grove Chamber of Commerce in 2020 and became an ambassador in 2026. Jason joined the Elk Grove Rotary in 2020. He is a Board member, a member of the district event production team, and is currently the co-chair of the 2026 Beef and Reef Annual Fundraiser. Jason was also previously a board member of the Elk Grove Teen Center USA. Jason grew up in a small town in Oregon with a large family of farmers and business owners. It is a natural part of Jason's life to be involved in his community and enjoys helping others, whether friends or strangers. Jason has been married for over 11 years and they enjoy spending time with their beloved dogs. If you have ever had the pleasure of meeting Jason you will quickly find out that his true love is his beloved University of Oregon Ducks. Saturday's during college football season you will find him glued to the game. Go Ducks!

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What’s Cooking in California Schools?

Continued from page 1

meals and farm to school is something that many did not think was possible five years ago,” said Abby Halperin, senior policy and evaluation manager at the Center for Ecoliteracy, opening the first panel.

The discussion, “Farm to School in Policy: California as a Model for the Nation,” brought together farmer Anna Nakamura Knight of Old Grove Orange, Tahoe Truckee Unified School District nutrition director Kat Soltanmorad and Food Insight Group co-founder Beth Katz.

Soltanmorad said free school meals have helped remove the divide between students whose families could afford lunch and those who could not.

“There was no difference when you came through the line,” Soltanmorad said. Her district has also expanded scratch cooking and purchasing from regional farms.

For Knight, the partnerships make a difference at the other end of the food chain.

“For us, farm to school is what helps small farm families like mine keep farming forever,” she said.

Knight described how selling directly to school districts gives her family farm steadier income and opportunities to host student field trips.

But getting fresh food onto the lunch tray is not as simple as changing a menu.

A second morning panel, “Farm to School in the Kitchen: From Ultraprocessed to Fresh School Meals,” focused on staffing, equipment and the practical work behind healthier meals. Panelists included Ambrosia Allen, nutrition services director for Elk Grove Unified School District; Stella Ndahura of Azusa Unified; and Sunny Baker of the National Farm to School Network.

When asked about priorities Allen said districts need realistic



The summit included California Food for California Kids Leadership and Innovation Awards honoring 10 school nutrition leaders statewide. Photo courtesy of the California Farm to School Summit

timelines, equipment and training to buy and prepare more local food. Ndahura described a problem many smaller districts face: “Kitchens are old and dated. We need refrigeration space.”

The discussion comes as California prepares to implement Assembly Bill 1264, a 2025 law requiring certain ultraprocessed foods to be phased out of school meals. Allen said school nutrition staff need a clearer definition before they can plan menu changes.

“But first, tell me what ultraprocessed is. If I don’t know, I can’t move away from that,” Allen said.

Baker warned against replacing restricted products with newly formulated versions of the same foods. “We can’t have reformulation stand in for real food. Kids know the difference,” she said.

A California Department of Public Health representative told attendees the agency is working with the Department of Education to gather input from food service directors about what districts can realistically prepare and serve. A public survey on the new definitions is open through



The 2026 California Farm to School Summit took place at Soil Born Farms, a 55-acre Rancho Cordova urban farm and education center. Photo courtesy of the California Farm to School Summit

Nov. 15, and a separate survey for school nutrition directors is expected early next year.

The afternoon program examined how schools can create dependable markets for farmers in “Farm to School in the Field: Climate-Smart, California-Grown School Food,” with representatives from Esperanza Community Farms, the Yurok Tribe Food Sovereignty program and Los Angeles Unified School District. The session examined how hands-on learning about food production helps students

better understand the food system and encourages curiosity about trying new foods.

“Since coming to Cordova, I have gained more experience and knowledge of production, process, and the specific sciences behind plant and animal production through opportunities at Soil Born Farms,” Rubio Shared.

A later panel, “Farm to School in the Classroom: Hands-on Food Education” featured Cordova High student and FFA chapter president Victoria Rubio alongside educators from the

Agricultural Institute of Marin and Rio School District, discussing learning through gardens, farms and cafeterias.

The summit also included California Food for California Kids Leadership and Innovation Awards honoring 10 school nutrition leaders statewide. Elk Grove Unified’s Michelle Drake received the Food Access and Equity Award for expanding nutrition education, farm visits and hands-on learning opportunities.

“These leaders are proving that fresh and local school food is possible at scale,” said Center for Ecoliteracy Executive Director Alexa Norstad in a statement.

A full list of recipients is available at cafarmtoschoolsummit.com/awards.

At Soil Born Farms, a 55-acre Rancho Cordova urban farm and education center, those ideas came together. Founder and co-director Shawn Harrison encouraged visitors to see how gardens, kitchens and farm experiences work together.

“When you bring them together, magical stuff starts to happen,” Harrison told attendees. ★

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Taste the CountryA Ghost Story Adventure



The Easter family has made a visit to Keema's Pumpkin Farm a family tradition. This year was the fourth year for the family, who visited Oct. 17.

Continued from page 1
pumpkin, Cantrell said, "kept growing and growing," Mark Keema said.

Mark Keema's parents were in the dairy business, and he liked farming but not the animal husbandry part, he said.

A friend suggested he give pumpkin-growing a try, he said, and he mulled it over for about a year.

The farm is a lot of work, he said. The farm this year is open until Nov. 1. He'll start working on next year's crop Nov. 2, he said.

Pumpkin seeds are planted around June 15 and corn is planted around the start of July, Cantrell said.

"It's a cute little pumpkin patch," said South Sacramento resident Stephanie Chavez, who came with her sister and her sister's two children.

They were looking for a patch nearby, Chavez said. Keema's is about 20 minutes from South Sacramento, according to Google Maps.

Eight-year-old Olivia Chavez's favorite part was holding the kittens. The farm has a lot of fun stuff to do, she said.

"This is our family tradition," said, Montie Easter, who was there with his wife and children Hazel, 10, Sofia, 7, Uzziah, 6 and Ezekiel, 3. "We look forward to it."

When September comes around, the



Betsy, 3, goes down the slide Oct. 17 at Keema's Pumpkin Farm in unincorporated Sacramento County.

Easter family plans its October events, one of which is Keema's, Montie Easter said. The family likes picking a pumpkin and the children like getting their faces painted, he said.

Kathleen Keema urged, "Come visit the country." ★

By Keith Burbank

SACRAMENTO, CA (MPG) - Resident and author Amy Gorder has written an excellent follow-up to her first book in the Gold Rush Ghosts series.

Ghosts of Winter comes on the heels of Ghosts of Autumn, which received good reviews from Kirkus and The Children's Book Review. Ghosts of Winter is a children's books for middle-schoolers, while her first book targeted those in third, fourth, fifth and sixth grades.

Houdi is a spirited seventh grader and budding magician who is visited by a ghost as the book opens. On a field trip to The Elk Grove House and Stage Stop Museum, Houdi finds a pocket watch once owned by the book's Sheriff John Sutter.

Sutter in real life was a Swiss immigrant who became famous after his partner James Marshall found gold in 1848. Sutter established Sutter's Fort in Sacramento, a location in the book.

Two outlaws steal Sutter's pocket watch, and then their mother gets her hands on it. As the plot develops, the two outlaws – known for robbing prospectors – steal gold from Mexican outlaw Joaquin Murietta and attempt to steal more from "Big Bob" Thornton of Boston.

Thornton kills one of the outlaws but the second shoots and kills him. The shooter is hung after being caught following the murder. Their mother comes to the murder site following her sons' deaths and dies in a shooting with Murietta.

The two outlaws and their mother appear in the book as ghosts seeking the watch. Thank goodness for two kind ghosts, one of which is Thornton who helps the young adventurers hang on to the watch.

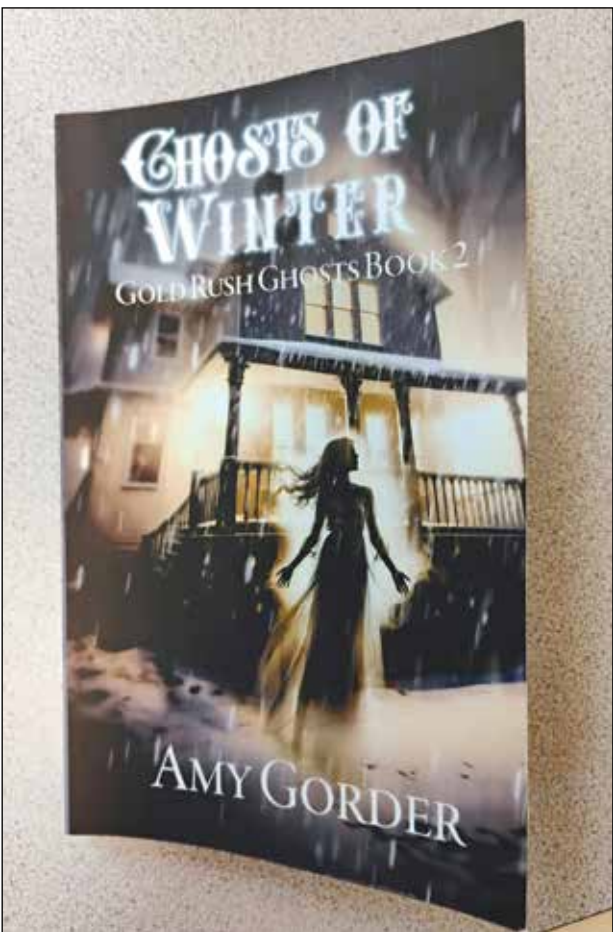
The adventure is both scary and fun.

Gorder is a former schoolteacher. The book is full of details, fictional or otherwise, that lend to the story.

Later in the tale, for example, Houdi's teacher Mr. Kelly takes the watch



Elk Grove resident Amy Gorder is the author of Ghosts of Winter, a children's ghost story. Photo courtesy of Chris Gorder



The cover of Ghosts of Winter, published by Emerald Books. Photo by Keith Burbank

to a horologist, which is a maker of clocks or watches. And then takes coins the children found to a numismatist or an authenticator of coins, Gorder says in the book. Details like these instruct readers.

Ghosts of Winter was

published in 2024 by Emerald Books, Bend, Oregon. Both of Gorder's books are available on Amazon and bookshop.org. Gorder's third book Ghosts of Spring is forthcoming and will be written for children in high school. ★

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Future Voters Cast Ballots in 2026 Statewide Mock Election

Sacramento County Office of Education News Release

SACRAMENTO, CA (MPG) - Democracy comes alive when youth transition from classroom instruction to hands-on civic participation. Middle and high school students at Leo A. Palmiter Jr./Sr. High School cast ballots in the California Student Mock Election, experiencing the democratic process firsthand and learning the power of informed voting ahead of the Nov. 3 General Election.

“Voting today made me realize how important every single vote is,” shared a Palmiter student voter. “It was exciting to see how the whole process works and know that our voices and ideas matter.”

The campus library transformed into an official polling station complete with voting booths, paper ballots and ballot boxes. Taking part in the hands-on simulation gave students a look at Election Day while instilling a deeper understanding of civic responsibility, electoral integrity and the value of an informed vote.

“Students had thoughtful questions about what ballot propositions mean, who gets to



Middle and high school students at Leo A. Palmiter Jr./Sr. High School cast ballots in the California Student Mock Election. Photo courtesy of Sacramento County Office of Education

participate and how votes are tallied,” said Palmiter Principal Brett Homesley. “The mock election gave them ways to explore those questions and see how civic duty works in real life.”

Participating in this event gave students valuable insight into the significance of civic engagement and public service. Coordinated by the California Secretary of State and the State Superintendent of Public Instruction, the statewide initiative helps youth discover the importance of elections and the power of their voices in the democratic process. Results are available now at: <https://www.sos.ca.gov/elections/studentmockelection/mock-election-results/2026-results>

Civic learning does not end at the ballot box. Educators, families and community partners looking to introduce fundamental civic concepts to youth can explore the PBS LearningMedia Election Collection for nonpartisan educational guides. Additional interactive tools designed to inspire a lifelong passion for civic learning are available through iCivics. ★

Society for the Blind Announces Blindness Awareness Month in October

Nonprofit Society for the Blind News Release

SACRAMENTO, CA (MPG) - Nonprofit Society for the Blind in Sacramento is encouraging local residents to honor Blindness Awareness Month throughout October by connecting people with vision loss to services so they can gain the skills they need to stay independent and thrive.

“Losing your sight can be a daunting, isolating experience, but it’s not the end of the road,” Shari Roeseler, executive director, Society for the Blind said. “With the right training, assistive tools and a community of support, a vibrant new way of living is completely within reach. During Blindness Awareness Month, we want to make sure everyone knows that people can live their best lives with vision loss or blindness. If you or someone you know is experiencing vision loss, please reach out to Society for the Blind today. We offer a support system and wide array of instructors who are blind or have low vision so you can build the skills you need, whether you are a child,



For more than 70 years, Sacramento-based Society for the Blind has continued to create innovative ways to empower individuals living with low vision or blindness to discover, develop and achieve their full potential. Photo courtesy of Nonprofit Society for the Blind

working-age adult or senior.”

For more than 70 years, Sacramento-based Society for the Blind has continued to create innovative ways to empower individuals living with low vision or blindness to discover, develop and achieve their full potential.

Since 1954, Society for the Blind has grown from a dedicated group of volunteers to a nationally recognized agency and the

only comprehensive rehabilitative teaching center that provides services for a 27-county region of Northern California. The nonprofit provides low-vision eye care, life and job skills training, mentorship and access to tools to maintain independence for more than 5,000 youth, working-age adults and seniors experiencing vision loss each year.

In addition to its onsite Low Vision Clinic and assistive technology store, Society for the Blind offers four core classes – orientation and mobility, independent living skills, assistive technology and braille – to ensure people with vision loss can stay active, employed and living life to the fullest. The nonprofit also provides a program for seniors that includes support groups and classes. For youth, Society for the Blind offers a support groups for caregivers and parents of children with vision loss. The nonprofit also provides a braille production program and hosts events open to the public.

To learn more or make a donation, visit www.SocietyfortheBlind.org. ★



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RELIGION NEWS

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.

Elk Grove Presbyterian Events
Rev. Carla Dietz welcomes members and visitors every Sunday at 10 am. Our church is located at 8153 Elk Grove Blvd, Suite 50, facing Big Horn Blvd. The church has

open Communion the first Sunday of the month.
Additionally, on that Sunday we bring non-perishable food for Elk Grove Food Services.
For more information, Rev. Dietz can be reached at (916) 683-1435 or Email: EGPCPastor@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.

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. More at FieldOfHopeUCC.org.
St. Maria Goretti Mass Schedule
St. Maria Goretti Catholic Church invites everyone to celebrations of Holy Mass at 8700 Bradshaw Road.
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BY JOSH F.W. COOK

★ CALIFORNIA ★
POLICY AND ETHICS

Beccera (And Us) Will Pay for Newsom’s Last Budget

By Josh Cook

California’s budget has grown faster than its revenue for years, and the gap is now structural. State spending has risen roughly \$100 billion since Newsom’s first full fiscal year, outpacing revenue growth by about 10 percent.
The nonpartisan Legislative Analyst’s Office projects an eighteen-billion-dollar budget problem for twenty twenty-six twenty-seven, with structural deficits climbing to around thirty-five billion dollars a year starting in twenty twenty-seven twenty-eight if nothing changes. And don’t expect the federal government, whose debt topped 40 trillion, to come in and somehow cover the shortfalls.
That growth in the income-to-spending ratio has been papered over with short-term fixes.
The state has already solved \$125 billion in budget problems over the last three years, mostly with one-time measures. Internal borrowing has climbed to \$21 billion, the rainy-day fund sits near \$14 billion, and California still owes nearly \$20 billion in pandemic-era unemployment

debt to the federal government.
The books look balanced on paper, but the underlying imbalance keeps widening. The Los Angeles Times reported in May that if Newsom does not fix the structural deficit, the problem lands squarely on the next governor. That successor would face drastic across-the-board cuts with limited reserves, especially if a recession hits. Former Controller Betty Yee said one-time solutions have only made the chronic problem worse.
Whoever takes office in January—likely Xavier Becerra—inherits a maxed-out, complicated credit card, and everyone who watches government sees it. The delayed Medi-Cal cuts and asset-test changes from this year’s budget only kick in after July twenty twenty-seven, so the new governor will be the one actually implementing the hard choices the outgoing administration pushed down the road.
A stock-market downturn or federal funding cuts would turn a difficult situation into a genuine crisis, with far fewer options than previous administrations had.
You can only do bad government fiscal policy for so long until it collapses.



Elk Grove Citizen

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Places of Worship

St. Peter’s Lutheran Church
8701 Elk Grove-Florin Rd.
Pastor Joe Dapelo
916-689-7300
Traditional Service 8:30am
Sunday School 9:45am
Contemporary 11:00am
5th Sunday of the Month: One in Worship
Website: <https://stpeterseg.org>
Facebook: <https://www.facebook.com/St.PetersLutheranChurchElkGrove>

St. Luke’s Lutheran Church (ELCA)
7595 Center Parkway
Sacramento, CA 95823
Pastor Rob Williamson
916-421-5039
Sunday Service 10:30 a.m.
Website: slelca.org
Facebook: <https://www.facebook.com/StLukesac>
Stream Online via YouTube: @st.lukeslutheranchurch7590
All are welcome in this place!

Majestic Ministries International Church
Prophetess Leticia Lewis
Monthly ecclesia (Greek for gathering/assembly)
Lion’s Gate Hotel
3410 Westover, Sacramento (at McClellan Park)
Fireside Room
Sunday, Oct. 25, 2 p.m.
Sunday, Nov. 15, 2 p.m.
Sunday, Dec. 13, 2 p.m.
Phone 916-440-2551
www.majesticmi.org





Shawn Langwell
You Wrote the Book, Now How Do You Sell It?
Shawn Langwell is an award-winning sales and marketing expert with 35 years of experience in media sales, a Gap Mindset Coach, Marketing Consultant, and the 2025 recipient of the prestigious Jack London Award.
Find him at shawnlangwell.com.



Anna J. Stewart
Writing Romance
Anna J. Stewart is a national and USA Today bestselling author of more than sixty emotionally layered romances. She writes for harlequin’s Heartwarming & Romantic suspense lines, and is the author of award-winning Circle of the Red Lily romantic thriller series from Tule Publishing.



Daniel Babka
Beginning a Memoir: Where Do I Start?
Daniel grew up where his novella, “Lightning Bugs And Aliens: A Small town coming-of-Age Story,” is set in 1960. The book is dedicated t the son of Mississippi sharecroppers with whom the author spent hundreds of hours on the back steps of his family’s tavern, a landmark gathering place of the town.

SAVE THE DATE
The Elk Grove Writers Guild
Presents
A HALF DAY SEMINAR
Saturday, Oct 24 2026 • 1:00PM to 5:00PM
Holiday Inn Express Hotel
9175 W. Stockton Blvd.,
Elk Grove

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Arts + Culture

DON’T JUST DREAM ABOUT BEING PUBLISHED. MAKE IT HAPPEN.

Kings Korner

By V.G. Harris

Gut Punch as Simmons Is Out

By V.G. Harris

Golden One Center will entertain a slightly different attitude as the Sacramento Kings are poised to begin the start of the 2026-27 NBA season.

Former three-time all-star and defensive standout Ben Simmons will not only be out for the start of the season, but it has also been reported that he will be out for the entirety of the 2026-27 campaign.

In practice Simmons sustained an Achilles tear to his right ankle which will take at least a year of rehabilitation.

For a team already spiraling after an abysmal 0-5 preseason, and the only team in the NBA to not win a single preseason game thus far, the Kings are staring at the Friday night opener in utter shock.

Sacramento is no stranger to adversity, but this disheartening news comes on the heels of a preseason that has not been kind to coach Doug Christie. Multiple articles have come out in recent days critical of this frenetic style of managing the preseason lineups and substitution patterns.

The current 0-5 record is not only the worst record in the NBA, it portends a myriad of issues as the Kings look to the opener with the Trailblazers on Friday night.

One article went so far as to rate Christie as the worst coach in the NBA. Amid the distraction of sordid shots aimed at the coach, notable former head coaches with a bevy of experience sit on the sidelines hoping for a call. At the top of the list is Mike Budenholzer, former coach of the Milwaukee Bucks and holder of an NBA title. Budenholzer spent 17 years learning his craft under legendary coach Gregg Popovich. Two-time coach of the year, Budenholzer compiled a 520-363 in 11 seasons as an NBA coach, and along with Tom Thibodeau ranks among two of the most employable candidates today.

Suffice it to say, if the noise gets any louder in Kings land, fans will be clamoring for better leadership, and who can blame them.

I still cannot believe the lineups coach Christie put on the hardwood during the pre-season, or the confounding reason he had for sitting 6-8 players at a time, while players

that have already been cut from the team not only played considerable minutes, but actually started games.

That being said, the Kings have a game to play, and going into that game with a positive spirit will be the order of the day.

Coming out of the preseason, Sacramento has every reason to believe that first round draft choice Darius Acuff Jr. is going to be the point guard of the future, and Emmanuel Sharpe has given fans every reason to be excited about the energy and defense he brings to the table.

The loss of Ben Simmons is a multiple gut punch, but throwing in the towel is not in the equation, and responding to adversity is how teams grow into something bigger.

I look for opening night to bring a sell-out crowd to Golden One Arena, and with them a chance for head coach Doug Christie to hit the reset button and silence some of his critics.

Everyone loves an underdog and look no further than coach Christie if you’re looking for someone to root for.

Both Domantas Sabonis and Zach Lavine have shown no signs of lingering injuries, and Wednesday night looms large as the last opportunity for Christie and his Kings to break a preseason losing streak and go into the regular season on a high note.

The Trailblazers have already bested Sacramento just last week, and it wasn’t a contest from the jump. That needs to change and players need to come to play.

I expect a much different season out of Zach Lavine. The same can be said of Keegan Murray, who thus far has been disappointing in preseason. That needs to change and no better time than Wednesday night.

On your feet Kings fans because the rest of the NBA has already counted you out and wouldn’t it be something special to prove them wrong.

Look for GM Scott Perry to make some type of move soon that will bring support to Darius Acuff Jr. at the point guard position.

Does Russell Westbrook shock the world and return for one last season. Anything is possible but stay tuned.

All the best Kings fans! ★

New California Laws Arise From Latest Legislative Skirmishes in Endless ‘Tort Wars’



By Dan Walters, CALMatters.org

The state Capitol is an arena where lobbyists for thousands of interest groups battle over issues that mostly involve money — very often big money. The Legislature and the governor can, and often do, write into law new provisions that financially benefit one interest or are costly for another.

One of the longest-running conflicts, dubbed “tort wars,” pits lawyers who file personal injury lawsuits and their allies against business interests and their insurers.

They fight over laws that specify which actions cause damages, known as “torts,” which can be the subject of liability lawsuits and what compensation can be collected if such cases prevail.

The stakes can be immense, involving many billions of dollars, so for tort warriors it’s a perpetual game of defining new, legally actionable acts; expanding or shrinking those already on the books, or devising tactics to thwart those employed by the other side.

The dynamics of tort politics were demonstrated one night in September 1987, as that year’s legislative session was nearing adjournment.

Veteran lobbyists for major tort war interests had been exploring a potential multi-point deal to resolve some long-simmering issues with key legislators behind closed

doors. The negotiators took a break for dinner and drinks at what was then Sacramento’s famous political watering hole, Frank Fat’s restaurant.

Spontaneously, as the liquor flowed and food was consumed, negotiations restarted right there, as Willie Brown, then the much-celebrated speaker of the state Assembly, bounced from table to table.

The result was the infamous “napkin deal” that gave everyone involved at least part of what they wanted. It was jotted down on a napkin, quickly drafted into legislation and passed with no public input.

One provision — which years later haunted Brown and other politicians — protected the tobacco industry from lawsuits by disease-stricken former smokers. (Footnote: I and the late Jay Michael, a lobbyist for medical interests who was one of the participants, co-wrote a book about lobbying that includes a detailed account of how the napkin deal came about.)

This brief history of tort wars sets the stage for what has been happening recently, including in the just-concluded 2026 legislative session.

Two years ago, the business side scored a significant victory with passage of two bills that narrowed the scope of the Private Attorneys General Act, which allows workers to sue their employers in the name of the state for alleged violations of workplace laws.

Employer groups had qualified a ballot measure to overhaul PAGA, as the law is known, which prodded lawyers and other rival interests to agree to a compromise in return for dropping the measure.

The 2026 session, as usual, featured a couple of other tort-related measures.

One, Assembly Bill 1776, is a significant expansion of the Cartwright Act, California’s long-standing law prohibiting monopolistic arrangements among businesses.

The state’s Law Revision Commission proposed extending it to actions by a single corporation that had monopolistic effects and allowing private parties to file suits under the revised law.

Business interests opposed the entire concept, saying it was unneeded, and they particularly disliked the private right of action. Before the bill received final approval that part was stricken, limiting enforcement to the attorney general or a local prosecutor.

The second measure, Senate Bill 690, arose out of an American Bar Association publication describing how some California attorneys were using, or misusing, California’s law against secret wiretaps to demand payment from corporations for using website tracking software to gather information.

Business groups depicted the practice as extortion, and SB 690 was drafted and enacted to make using the wiretap law this way much more difficult.

This year’s legislative session is over, but tort warriors already are gearing up for the next one.

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

Did I Understand you right - I won't get all my SS benefits immediately?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: I was a little confused with one of your past articles. This September I hit my full retirement age and for every month I continue to delay, my SS benefit goes up a little more. But reading your article sounds like the extra benefits are only added at the end of the year. For example, let’s say that at my full retirement age in September I get \$3,524, and in January 2027 I would get \$3,619. According to the Ask Rusty article I read, if I start my benefits in June of 2027, I will have earned \$3,735, but it sounds like I would only get \$3,619 up until the end of the year, and then they would adjust it. If this is the case, would I get retroactive money back for the 6 months I did not get the correct amount? **Signed: Seeking Clarification**

Dear Seeking: Thanks for your inquiry. Your understanding of the previous Ask Rusty article is correct. If you start your benefits in June 2027 (10 months after your full retirement age (or your “FRA,” in Sept. 2026), you will initially only get

the Delayed Retirement Credits (DRCs) you earned through the end of 2026. The DRCs you earned from January 2027 to June 2027 would not be credited until January 2028, and you would not get any retroactive benefits for the DRCs earned during the January – June 2027 timeframe.

SSA’s reasoning for this is somewhat confusing but has to do with your ability to claim retroactive benefits when you claim after reaching your full retirement age. When claiming after reaching your FRA you have the ability to claim benefits retroactively for up to six months. So, to avoid potentially overlapping benefit payments, SSA defers applying your current year’s DRCs until January of the following year. Thus, you essentially lose the extra 2027 DRC money for the remainder of 2027. And, FYI, the one exception to this rule is that when benefits are claimed mid-year at age 70, all DRCs are immediately paid. Please understand that I’m not endorsing this SSA rule; only trying to explain how it works and why. Like many SSA rules, there are nuances to how benefits are paid. And this is a classic example. And just remember, as attractive as taking 6 months of retroactive benefits may sound, it also means your monthly amount would be reduced by about 4% for the rest of your life.

As you contemplate

when you should claim your Social Security retirement benefits, you should always keep in mind your anticipated life expectancy when making that decision. If you expect to live at least to the “average” life expectancy for those in their mid-60s (about mid-80s for someone your current age), then waiting longer to claim is usually a better long term financial decision (even considering the DRC issue described above). But if your life expectancy is less than “average,” claiming sooner is usually a better choice.

If you have further questions about when to claim for Social Security, please contact us at SSAdvisor@amacfoundation.org or 1.888.750-2622. There is never a fee for our advisory service because we are a non-profit organization.

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Iran Exposes an Intolerable U.S. Vulnerability

targets. Camp Arifjan in Kuwait, where buildings and radar domes were hit, is just over 60 miles away.

A number of bases have been fully or partially evacuated, and the effects have been felt on U.S. operations. One reason that there was so much strain on the USS Abraham Lincoln during its lengthy deployment is that Bahrain was no longer available as a supply hub. We had to rely on facilities in Diego Garcia and Singapore, creating a supply chain thousands of miles long.

The Iranian missile and drone threat to our bases was foreseeable, and yet we didn’t do enough to protect them. One option now is a broad pullback of our presence in the region. But so long as hydrocarbons power the modern economy, this is a nonstarter. The Gulf states would have an incentive to look elsewhere for strategic partners, most worryingly to Russia or China, and might conclude that they should do more to accommodate an Iran that would have effectively chased us from the Persian Gulf.

The answer to the threat to the bases is the same thing that created the threat in the first place -- innovation. We’ve long had bases in the Gulf, including a naval command headquarters in Bahrain since 1948, but the purpose and the nature of the presence has changed over time. As Kristian Alexander writes in an analysis for the Stimson Center, during the Cold War we didn’t have a large

land presence at bases. After Saddam Hussein’s 1990 invasion of Kuwait, that changed.

Today, the question is how to reconfigure our presence again to make it more defensible and sustainable. “U.S. bases,” Alexander writes, “remain indispensable for intelligence collection, command and control, maritime security, air and missile defense, logistics and long-range power projection.”

One option is to locate more facilities in Israel. Elliott Abrams of the Council on Foreign Relations points out that the Jewish state is much further away -- more than 1,000 miles from Iran --and would impose fewer restrictions on our access and overflight rights.

But we still require bases in the Gulf. We’re going to need to disperse them, harden them (including with more underground elements) and build in more redundancy. The air defense needs to be more robust and layered, and less dependent on expensive missiles that are in short supply.

The war with Iran was supposed to represent a short, sharp defanging of the Iranian regime. Instead, it has dragged on and served as a lesson in key shortcomings of U.S. military power that must be addressed, lest they bite us again in a conflict with a much more powerful adversary.

Rich Lowry is editor of the National Review.

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Last-Second Ending

Top Teams Battle to End

Story and photos
by Nathan Felix Valencia

SACRAMENTO, CA (MPG) - Two top five teams faced off Friday, Oct. 25 in a game that was decided with one second on the clock.

Destiny Christian Academy came into the game undefeated at 6-0, while Grant Union High School won its last five and was 5-1. This year is a reversal of last season for Destiny Christian when they finished 5-6. They are now No. 4 in the San Joaquin Section and No. 2 in Division 3 behind Wood Creek High School.

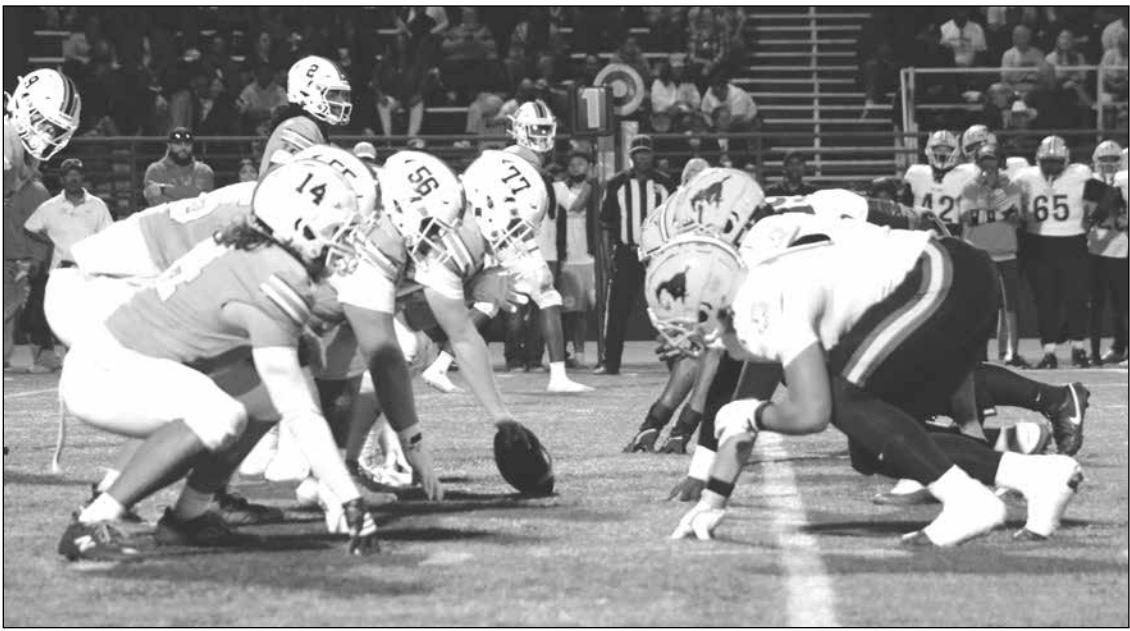
Grant, over the past couple of seasons, has rebuilt their program into the powerhouse they once were. They are ranked now No. 3 in both the San Joaquin Section and Division 1 behind

both Folsom and Oak Ridge. Fans packed the stadium for this highly-anticipated, heavy-weight battle between an up-and-coming Destiny Christian team and an experienced Grant one.

Destiny Christian struck first and fast. They scored on the second play of the game when quarterback Vincent Scott connected with Amir Laster downfield for an 80-yard touch-down pass.

Grant, however, took the ball back and methodically drove downfield to answer with a TD of their own. Quarterback Blake Nycum found Zyaire Brookins who scored.

Grant stopped Destiny Christian on their following drive and forced them to punt right



Destiny Christian Academy and Grant Union High School lined up to start the game.

before the end of the first quarter.

In the second quarter, Grant again put together a long drive that started from their own 15-yard line. A long TD pass from Nycum to Zo Edwards made the score 14-7.

Once Destiny Christian got the ball back, they marched right back downfield, where Scott once again found Laster in the endzone, scoring with just under 3 minutes left in the half.

With little time left, Grant was able to convert on a long pass play on their next possession that put them in scoring position. And with under a minute left, Tyson Griffin rushed in for a TD, making the score 21-14 at halftime.

Each team made adjustments at halftime, and afterward managed to slow down the other's offense.

Destiny Christian held Grant to a field goal shortly after halftime. But in their next possession Destiny Christian had to punt, giving the ball back to Grant, where they drove deep into Destiny Christian territory.

Destiny Christian's defense held strong, allowing only another field goal that gave Grant a 27-14 lead going into the fourth quarter.

The defensive game continued as both teams forced the other to punt. But with under 6 minutes left, Destiny Christian found their second wind. Scott completed a 50-yard TD pass



No. 1 Josiah Webb returning the opening kick-off.



Linebacker No. 6 Julian Bruno walking back on defense.

to Antonio Johnson making the score 27-21.

With roughly 3½ minutes left in the game, Grant was looking to run out the clock to win. But Destiny Christian's defense came up big and forced a punt to give their offense one more shot.

This time Destiny Christian methodically drove downfield, pushing Grant's defense deep into their own territory.

And on third-and-goal with 30 seconds left in the game, Scott found Josiah Webb for his fourth TD pass of the night, tying the game.

Destiny Christian took the lead 28-27 after the extra point attempt. But the game was not over.

Grant had possession of the

ball with 20 seconds left. And after a costly penalty by Destiny Christian, Grant had the ball in Destiny Christian territory. Grant sent out their kicking unit with one second left to attempt a 52-yard field goal to win the game.

With a good snap and a good hold, the kicker got the ball up, but it fell short, ending the game at 28-27.

Destiny Christian put together an incredible fourth-quarter-comeback to keep their undefeated season alive, while snapping Grant's five-game winning streak.

The impressive win kept Destiny Christian ranked No. 4 in the San Joaquin Section and dropped Grant to No. 5. ★



Running back No. 0 K'Aden Minor (left) with Quarterback No. 8 Vincent Scott.

New Boxing Gym Opens

Story and photos
by Nathan Felix Valencia

ELK GROVE, CA (MPG) - H.U.S.T.L.E Fitness and Boxing hosted the grand opening of its new gym here Oct. 17.

The owner of the gym, Darren Sosa, celebrated the opening with friends, family and others who have supported him throughout the process. It was not just a ribbon-cutting

ceremony but included a live DJ, food and beverages, a raffle and exhibition sparring matches.

H.U.S.T.L.E Fitness and Boxing celebrated its one-year anniversary in early August. In the beginning Sosa was running the entire operation out of a garage. But in under a year, he got approval from the city for a new commercial gym. He brought in a new boxing ring, more equipment and even new

commercial flooring, doing anything he could to improve the new gym.

"I wanted to do something for us and to see the support from everyone to make this come true is amazing," Sosa said at the ribbon-cutting ceremony.

He has created a program that is built on discipline and grit. As a military veteran, Sosa combines military training with boxing.

He and the other coaches provide either one-on-one or group sessions, which all fall in line with their three pillars: mindset, technique and conditioning. That helps improve anyone no matter their skill level or age.

Each session is organized by age, gender and skill level. H.U.S.T.L.E Fitness and Boxing takes pride in teaching the fundamentals like footwork, head movement and punch combinations. Coaches give advice and drills that each person can use when they train on their own, building confidence in each boxer and allowing them to find



Darren Sosa talks to a youth boxer between rounds.

flow in their movements.

Coaches also teach health and nutrition. And not just recovery and how to take care of the body, but also how to replenish the body.

They also provide guidance on losing or gaining weight, and how to do it properly without

harming the body or the mind. They even explain what foods are good for energy like fruits/vegetables, carbs, proteins and certain fats, allowing someone who is completely new to feel comfortable. That way they keep going and feel like their goals are attainable. ★



Owner Darren Sosa and his son cut the ribbon on the new gym.



A boxer warms up with a coach before a sparring exhibition.



The following arrests were reported by the Elk Grove Police Department. All individuals are presumed innocent unless proven guilty in a court of law.

Oct. 13
2:28 a.m., first block

of Sky River Parkway, Elk Grove police arrested Tanya Preciado, 45, on check fraud charges.

8:10 a.m., Laguna Glen Drive/ Laguna Park Drive, Elk Grove police arrested Anthony Burgos, 31, on warrant charges.

9:10 a.m., 8100 block of Sheldon Road, Elk Grove police arrested Leonard Dixon, 43, on warrant charges.

10:36 p.m., 8020 block of Orchard Loop Lane, Elk Grove police arrested Floyd Daniel, 50, on warrant charges.

Oct. 14
5:36 a.m., 100 block of Sky River Parkway, Elk Grove police arrested Gevorg Vardanyan, 23, on DUI charges.

10:18 a.m., Tittle Way/ Conzelman Way, Elk Grove police arrested Arlin Carroll, 49, on warrant charges.

4:39 p.m., 8800 block of Mohamed Circle, Elk Grove police arrested John Monteon, 31, on elder abuse charges.

8:15 p.m., 8100 block of Sheldon Road, Elk Grove police arrested Giovanni Jorlen, 21, Keshawn

Brown, 26, and a 17-year-old youth on robbery charges.

Oct. 15
1:41 a.m., Kammerer Road/Promenade Parkway, Elk Grove police arrested Sara Press, 34, on warrant charges.

8:25 a.m., Elk Grove Florin Road/Bond Road, Elk Grove police arrested Akua Armstrong, 32, on warrant charges.

11:27 p.m., Calvine Road/Elk Grove Florin Road, Elk Grove police arrested Thom Doan, 48, on warrant charges.

Oct. 16
1:59 a.m., 9500 block of Emerald Park Drive, Elk Grove police arrested Izack Alejandrez, 20, and Jose ParedesFlores, 21, on grand theft charges.

8:23 a.m., Willard Parkway/Blossom Ridge Drive, Elk Grove police arrested Ernisha Richo, 42, on warrant charges.

8:44 a.m., Kammerer Road/Promenade Parkway, Elk Grove police arrested Daniel Woods, 40, on warrant charges.

1 p.m., 7400 block of Laguna Boulevard, Elk Grove police

arrested Gersain AguileraMartinez, 31, and Jose GuzmanMagana, 27, on grand theft charges.

Oct. 17
12:31 a.m., state Highway 99/Sheldon Road, Elk Grove police arrested Damon Brown, 56, on DUI charges.

11:14 a.m., confidential, Elk Grove police arrested Said Hashimi, 23, on spousal abuse charges.

Oct. 18
10:34 a.m., Promenade Parkway/Kammerer Road, Elk Grove police arrested Martin Gonzalez, 55, on warrant charges. ★

POLICE LOG

ABOUT TOWN

Continuing through Nov. 1
Pumpkin Patch at Fog Willow Farms – Fog Willow is a friendly, safe, exciting “Edu-Tainment” farm where you can celebrate all that is agriculture, all that is family and all that is fun. Open daily through Sunday, Nov. 1. See their website at fogwillowfarms.com for information and schedule of activities. 11011 Cecatra Drive, Wilton.

Keema’s Pumpkin Farm – open Tuesday through Friday, 11 a.m. to 6 p.m., Saturday and Sunday, 10 a.m. to 6 p.m., closed Mondays. As a seasonal pumpkin farm, we are only open for the prime pumpkin season. Visit our website at keemaspumpkinfarm.com for information about pricing and to see what our farm has to offer. 6532 Point Pleasant Rd.

Continuing through Monday, Oct. 26
Zoppé Italian Family Circus – various times at Elk Grove Park. Bring the family and enjoy acrobatic feats, canine capers, equestrian showmanship, clowning, and plenty of audience participation. Tickets and more information at zoppe.net. 9950 Elk Grove-Florin Rd.

Friday, Oct. 23
The Dia de los Muertos Experience – 5 p.m. to 11 p.m. at District56. ARTners presents an immersive experience, honoring loved ones through art, culture, and community. Guests will enjoy beautiful ofrendas, a traditional Mexican blessing, live music, a vibrant fashion show, artisan vendors, and a silent art auction. This event is a fundraiser that supports ARTners’ mission to continue to provide free, inclusive arts and cultural programming for the Sacramento region. Tickets and more information at Eventbrite.com. 8230 Civic Center Dr.

Saturday, Oct. 24 and Sunday, Oct. 25
Strutz Farm Pomegranate Fest – opens at 9 a.m. each day. Come join us for a celebration of all things pomegranate! Enjoy fresh seasonal produce and meet local vendors. Free admission. We look forward to seeing you.13751 Indio Dr., Sloughhouse.

Saturday, Oct. 24
Bufferlands History Tour – two sessions to choose from: 9 a.m. to 10:30 a.m. or 11:30 a.m. to 1 p.m. Come hear a presentation about the history of the Bufferlands, from prehistoric times to the present. The presentation will take place in the small theater at the historic Nicolaus Dairy, located in the Bufferlands. Afterwards, we will take a short tour of the restored farmhouse and milk barns. Advance registration is required for this free event as space is limited. Contact Chris Conard at conardc@sacsewer.com to register – location details will be emailed to registered participants ahead of the event.

Magical Makers – 10 a.m. to 3 p.m. at Old Town Plaza. Explore a festive marketplace featuring local artists, makers, crafters, and food vendors offering unique handmade goods, seasonal treats, Halloween-inspired creations, and more. This family-friendly event brings together creativity, community, and seasonal fun for all ages. 9615 Railroad St.

Elk Grove Lions Carnitas Festival – social hour at 6 p.m., dinner at 7 p.m. at the Elk Grove Park Pavilion. \$45 per person or \$340 for table of 8. No-host bar, raffle, dessert auction, and Chicken Drop Bingo. Tickets available at elkgrovelionsfoundation.org. 9950 Elk Grove Florin Rd.

School of Rock Zombie Prom 26 – 6:30 p.m. to 9 p.m. School of Rock alum Dakota is hosting one of our favorite Halloween traditions. Our School of Rock House Bands will be rocking the night with spooky tunes while zombies, rockers, ghosts, and ghouls take over the dance floor. Come dressed to impress for our costume contest, grab some candy, dance, and celebrate Halloween School of Rock style. Free event, bring your friends. All are welcome. 9045 Elk Grove Blvd.

Sunday, Oct. 25
Dia de los Miles 5K, Fun Run and Mercado – 7 a.m. to 11 a.m. at District56. Celebrate Hispanic heritage by joining us for the 4th annual 5K and kids’ fun runs. The course runs through beautiful District 56 and is packed with fun for everyone. Strollers and well-behaved dogs are welcome to join in on the fun. On race morning, come for the run and stay for the mercado (market) and wander the stalls. Registration is required at diadelosmiles.com. 8230 Civic Center Dr.

Falling for Fall Sip & Shop – noon to 5 p.m. at South Slope Wines. Sip award-winning local wine, browse a thoughtfully curated artisan market, all while enjoying live music and good company. Whether you're decorating your home for autumn, shopping for unique gifts, or simply looking for a relaxing Sunday outing, there's something for everyone. 10529 Sheldon Rd.

Halloween Festival – 1 p.m. to 4 p.m. at Marketplace 99. Don’t miss the return

of this spooktacular annual tradition. Bring your little ghouls and goblins for an afternoon filled with music, activities, and Halloween cheer. It’s free, festive, and fun for the whole family. Pre-registration requested at Eventbrite.com. 9134 E. Stockton Blvd.

Camden’s Fall Festival and Craft Faire – 1 p.m. to 3 p.m. at Mix Park. Free admission for families and community members. Bounce slide, vendors, raffle, and more. Big thanks to Cosumnes Community Services District for their partnership. 8770 Goldy Glen Way.

Thursday, Oct. 29 through Sunday, November 1
Hallo-Wine Trail 2026 – It’s time to trade trick-or-treating for wine tasting this Halloween. The 3rd Annual event returns, presented by Explore Elk Grove. This self-guided trail brings you exclusive bottle discounts and spooky-themed specials at wineries across Elk Grove. Registration is completely free, with the option to add on a \$5 Hallo-Wine Trail bag as you collect bottles from participating wineries. Participants can visit the wineries of their choosing over the course of the week-end during normal winery business hours. Register at exploreelkgrove.com/events.

Friday, Oct. 30
Hallo-Palooza and Trunk-or-Treat – 5 p.m. to 8 p.m. at District56. Bring your family, friends, and furry companions for a night full of Halloween fun and community spirit. Enjoy a Trunk-or-Treat hosted by the Elk Grove Police Department, live DJ dance party and bubble zone, costume contests, and delicious food from local vendors. 8230 Civic Center Dr.

Free Fall Festival – 5:30 p.m. to 8 p.m. at Laguna Town Hall. Bring the whole family for an evening of fun, fellowship, and fall festivities. Enjoy carnival games, treats, music, prizes, and family-friendly activities in a safe and welcoming community atmosphere. This event is open to the community and offers a fun-filled evening for families of all ages. Hosted by Christ Community Fellows hip Church and sponsored by the City of Elk Grove. 3020 Renwick Ave.

Saturday, Oct. 31
Youth Commission Path to Positivity – 10 a.m. to 2 p.m. at District56. Young people ages 13 to 18 are invited to this event, a fun free way to learn about mental health and build resilience. In addition, the Commission is launching an anti-bullying campaign to encourage young people to speak up, support one another, and know they are never alone. Centered around the message "Let's Talk About It: You Are Not Alone," the campaign encourages youth to start conversations, seek help, and support friends who may be experiencing bullying. Registration is limited to 100 participants at elkgrove.gov/commissions-and-committees/youth-commission. 8230 Civic Center Dr.

Halloween Trunk-or-Treat – 10 a.m. to noon at Rescate Coffee. Costumed kids get full-sized candy bars. Enjoy games, pumpkin carving contest, and more. Kids get free hot chocolate. Adults get half-off brewed black coffee. 2475 Elk Grove Blvd.

Spooky Bunco at Laguna Town Hall – 10:30 a.m. to 2 p.m. Shake, rattle, and roll with Soroptimist Elk Grove – proceeds benefit SI Elk Grove’s “Dream It, Be It” program. Costumes are encouraged; there will be bewitching winners’ awards and raffle prizes too. Refreshments provided, \$40 per person. Purchase tickets at soroptimistelkgrove.org. 3020 Renwick Ave.

5th Annual Trunk-or-Treat – 1 p.m. to 4 p.m. at Warrior Martial Arts. Trunk-or-Treat is one of our favorite traditions of the year: a fun, safe, family-friendly Halloween celebration filled with costumes, candy, decorated trunks, games, activities, and plenty of community fun. This event is open to WMA families, friends, and members of our local community, so bring the whole family and join us. Please sign up at chamberorganizer.com/calendar. 2521 W. Taron Ct., Suite 100.

Trick or Treat – 5 p.m. to 9 p.m. at All Roots Allowed. Join us for a costume-friendly night, family fun, treats, and more. 12003 Walmort Rd., Wilton.

Sunday, Nov. 1
60th Annual Clarksburg County Run – various distances starting at 8 a.m. at Delta High School. Break away from the city and enjoy some small-town hospitality. This event offers a variety of race distances, and you can enjoy a complimentary meal after the race. To celebrate our 60th event, all finishers will receive a belt-buckle style medal that celebrates sixty years of the event and running through the agricultural lands of Clarksburg. Registration and more information at runsignup.com. 52810 Netherlands Rd., Clarksburg.

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

Monday, Nov. 2
Laguna Sunrise Rotary Golf Tournament – Registration begins at 7:30 a.m., shotgun start at 9 a.m. at Valley Hi Country Club. Through your support, the Laguna Sunrise Rotary Club Foundation will be able to continue to support youth programs in the Elk Grove community that desperately need our help. Register at lagunasureisrotary.com. 9595 Franklin Blvd.

Elk Grove Citizen of the Year Dinner – Join us for a dinner at the Elk Grove Pavilion honoring Lynden King, Elk Grove’s 2026 Citizen of the Year. Cocktails at 6 p.m., dinner begins at 7 p.m. \$85 per person by reservation only at elkgrove.ca.com. RSVP by Oct. 25. 9950 Elk Grove Florin Rd.

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, Nov. 21. 8986 Elk Grove Blvd.

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

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

Widowed Persons Social Club – Oct. 23, 10 a.m.: Mixed variety game day at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Gerri at 916-698-1940.

Oct. 28, 1 p.m.: Book club at Elk Grove United Methodist Church, 8986 Elk Grove Blvd. A small donation to the church is expected. Contact Merrylyn at 916-549-4264.

Oct. 28, 5 p.m.: Interlude Kitchen & Bar, 8285 Laguna Blvd, Elk Grove. Contact Addie at 916-682-3609.

Oct. 30, Noon: Bingo party at the Oaks Mobile Home Park Clubhouse, 116 Calle Entrada, Elk Grove. Contact DeAnna at 916-760-7474.

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, Nov. 7 in the Wilton Community Center. Doors open at 5 p.m. with food available for sale and Bingo starts at 6 p.m. All proceeds go to two nonprofits: the local Park Council and the Wilton History Group. 9717 Colony Road at Dillard Road, Wilton.

Library Events
Sacramento County Libraries have the following upcoming events: (EG) Elk Grove, 8900 Elk Grove Blvd.; (F)

Franklin, 10055 Franklin High Road; (NW) Nonie Wetzel Library, 170 Primasing Ave., Courtland; (VH) Valley Hi/North Laguna, 7400 Imagination Parkway, Sacramento:

Friday, Oct. 23: Explore and learn play group, 10 a.m. to 11 a.m. (F) Adult space, 10:30 a.m. to noon. (EG) Adult book group, 1:30 p.m. to 2:30 p.m. This month we’re reading “The Color of Bee Larkham’s Murder” by Sarah J. Harris. (NW)

Saturday, Oct. 24: Family story time, 10 a.m. to 11 a.m. (F) STEAM for kids, 3 p.m. to 4 p.m. (VH)

Tuesday, Oct. 27: Homework zone, 3:45 p.m. to 5 p.m. Students in kindergarten through eighth grade can work with teen volunteer homework coaches to get help on their homework assignments. No registration is required, drop-ins welcome. (F)

Wednesday, Oct. 28: Explore and learn play group, 10:30 a.m. to 11:30 a.m. (VH) Teen space, 3 p.m. to 5 p.m. (EG) Homework zone, 3:45 p.m. to 5 p.m. Students in kindergarten through eighth grade can work with teen volunteer homework coaches to get help on their homework assignments. No registration is required, drop-ins welcome. (F)

Thursday, Oct. 29: Family story time, 10:30 a.m. to 11:30 a.m. (EG) Adult space, 3 p.m. to 4 p.m. (VH) Homework zone, 3:45 p.m. to 5 p.m. Students in kindergarten through eighth grade can work with teen volunteer homework coaches to get help on their homework assignments. No registration is required, drop-ins welcome. (F)

Friday, Oct. 30: Spooky adult space 10:30 a.m. to noon. This week we’ll create a spooky mini bookshelf with miniature decorations. All supplies will be provided. (EG)

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

Veterans Meetings
American Legion Post 55, Veterans and Auxiliary Units – fourth Wednesday each month. Dinner 6 p.m., meeting 7 p.m. Veterans Hall, 8230 Civic Center Drive. Breakfast: second Saturday, 8-10 a.m., 8830 Sharkey Ave.

American Legion Post 233 and Auxiliary Unit 233 – general meetings the fourth Thursday each month at 7 p.m. at the Elks Lodge, 9240 Survey Road. Dinner at 6 p.m.

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

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

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

VFW Post 2073 – second Thursdays of the month. Dinner 6 p.m., meeting 7 p.m., District56 Veterans Hall, 8230 Civic Center Drive. For more information, call 916-684-3849. ★



WE SUPPORT FIRST RESPONDERS



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Come see why The Commons at Elk Grove Independent Living, Assisted Living and Memory Care Community is the best place for you!

Call today to schedule a complimentary lunch and tour!

916-683-6833

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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 FBNF2026-07220
Reach More Locals Inc, 4495
Valverde Way Suite 105,
Sacramento, CA 95823 is do-
ing business under the Fictitious
Business Name(s) "RML Choice"
4495 Valverde Way Suite 105,
Sacramento, CA 95823. Filed
with the Clerk of Sacramento
County September 16, 2026
Publish: October 2, 9, 16 and 23, 2026
RML 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07365
Sunny Visuals LLC, 10420 Cello
Way, Elk Grove, CA 95757 is do-
ing business under the Fictitious
Business Name(s) "Sunny Air
Systems" 10420 Cello Way, Elk
Grove, CA 95757. Filed with the
Clerk of Sacramento County
September 23, 2026
Publish: October 2, 9, 16 and 23, 2026
SUNNY 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06962
Snakbite Vending LLC, 8204
Zenia Lane, Elk Grove, CA
95758 is doing business un-
der the Fictitious Business
Name(s) "Snakbite Vending"
8204 Zenia Lane, Elk Grove, CA
95758. Filed with the Clerk of
Sacramento County September
8, 2026
Publish: October 2, 9, 16 and 23, 2026
SNAKBITE 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-05340
Isabella Celest Tovar Quenga
and Joaquin Santiago Quenga
III, 5917 Tom Way, Elk Grove,
CA 95757 are doing business
under the Fictitious Business
Name(s) "Sunday's Flour"
5917 Tom Way, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County July 9, 2026
Publish: October 2, 9, 16 and 23, 2026
SUNDAYS 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07159
Alexis S. Peters, 9106 Buckskin
Court, Elk Grove, CA 95624
is doing business under the
Fictitious Business Name(s)
"Wrapped for Success" 9106
Buckskin Court, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County September
15, 2026
Publish: October 2, 9, 16 and 23, 2026
WRAPPED 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-06983
Hartleb Prasad Corp, 8920
Emerald Park Drive Suite J,
Elk Grove, CA 95624 is doing
business under the Fictitious
Business Name(s) "Pacific Star
Realty/Sierra Pacific Mortgage
Corp/American Motel Hotel
Broker/Pacific Star Commercial"
8920 Emerald Park Drive Suite
J, Elk Grove, CA 95624. Filed
with the Clerk of Sacramento
County September 9, 2026
Publish: October 2, 9, 16 and 23, 2026
PACIFIC 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07253
Western States Underground
Services, 1401 21st Street Suite
R, Sacramento, CA 95811 is do-
ing business under the Fictitious
Business Name(s) "Western
States Underground Services"
9457 White Horse Way, Elk
Grove, CA 95624. Filed with the
Clerk of Sacramento County
September 17, 2026
Publish: October 2, 9, 16 and 23, 2026
WESTERN 10-23-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07604
Dg Frozen Yogurt LLC, 7440
Laguna Boulevard #120, Elk
Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "Menchie's"
7440 Laguna Boulevard #120,
Elk Grove, CA 95758. Filed with
the Clerk of Sacramento County
September 30, 2026
Publish: October 9, 16, 23, 30, 2026
MENCHIES 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07478
Anthony Juan Rudy Rios, 9366
Mendoza Lane, Elk Grove,
CA 95624 is doing business
under the Fictitious Business
Name(s) "Nikos Details" 9366
Mendoza Lane, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County August 28,
2026
Publish: October 9, 16, 23, 30, 2026
NIKOS 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07357
Lorena King and Isaiah King,
5801 Laguna Breeze Way,
Elk Grove, CA 95758 is doing
business under the Fictitious
Business Name(s) "The King's
Kitchen" 5801 Laguna Breeze
Way, Elk Grove, CA 95758. Filed
with the Clerk of Sacramento
County September 23, 2026
Publish: October 9, 16, 23, 30, 2026
KINGS 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07555
Solid Roots Collectives, P.O.
Box 170, Wilton, CA 95693 is do-
ing business under the Fictitious
Business Name(s) "Roots &
Shoots Farm" 13015 Montoma
Lane, Wilton, CA 95693. Filed
with the Clerk of Sacramento
County September 29, 2026
Publish: October 9, 16, 23, 30, 2026
ROOTS 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07569
Olivia Naomi Jimenez, 6123
Center Mall Way, Sacramento,
CA 95823 is doing business
under the Fictitious Business
Name(s) "Goosie's Fun Face
Painting" 6123 Center Mall Way,
Sacramento, CA 95823. Filed
with the Clerk of Sacramento

County September 29, 2026
Publish: October 9, 16, 23, 30, 2026
GOOSIES 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07482
Diego Salazar, 7017 Verdure
Way, Elk Grove, CA 95758 is do-
ing business under the Fictitious
Business Name(s) "Call to
Doody" 7017 Verdure Way, Elk
Grove, CA 95758. Filed with the
Clerk of Sacramento County
September 28, 2026
Publish: October 9, 16, 23, 30, 2026
CALL 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07677
Exequiel A. Fernando, 8865
Hafflinger Way, Elk Grove, CA
95757 is doing business under
the Fictitious Business Name(s)
"Skittle's Games and Sports"
8865 Hafflinger Way, Elk Grove,
CA 95757. Filed with the Clerk
of Sacramento County October
2, 2026
Publish: October 9, 16, 23, 30, 2026
SKITTLES 10-30-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07585
Ride EZ LLC, 9295 Rising Creek
Way, Elk Grove, CA 95624 is do-
ing business under the Fictitious
Business Name(s) "Ride EZ
Consulting" 9295 Rising Creek
Way, Elk Grove, CA 95624. Filed
with the Clerk of Sacramento
County September 29, 2026
Publish: Oct 16, 23, 30, Nov 6, 2026
RIDE 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07689
Joshua Mathius Grosjean,
10137 Saintsbury Court, Elk
Grove, CA 95624 is doing
business under the Fictitious
Business Name(s) "Pharos
Pods" 10137 Saintsbury Court,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
October 2, 2026
Publish: Oct 16, 23, 30, Nov 6, 2026
PHAROS 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07727
Guardians Security Services
Inc., 926 Ksanka Foothills Road,
Eureka, MT 59917 is doing
business under the Fictitious
Business Name(s) "Roundtable
Security Services" 9425 S Wales
Way, Elk Grove, CA 95758. Filed
with the Clerk of Sacramento
County October 5, 2026
Publish: Oct 16, 23, 30, Nov 6, 2026
ROUNDTABLE 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07255
Susan Dawn Pope, 8801
Cadura Circle, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Breeze Works/Signature
Solutions" 9055 Locust Street
Suite B-13, Elk Grove, CA
95624. Filed with the Clerk of
Sacramento County September
17, 2026
Publish: Oct 16, 23, 30, Nov 6, 2026
BREEZE 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07254
Susan Dawn Pope, 8801
Cadura Circle, Elk Grove, CA
95624 is doing business under
the Fictitious Business Name(s)
"Wilder & Wilder Refurbishing"
9055 Locust Street Suite C-12,
Elk Grove, CA 95624. Filed with
the Clerk of Sacramento County
September 17, 2026
Publish: Oct 16, 23, 30, Nov 6, 2026
WILDER 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07658
Taylor's Auto Sales LLC, 2609
Duck Call Court, Elk Grove, CA
95757 is doing business under
the Fictitious Business Name(s)
"Taylor's Auto Sales" 2609
Duck Call Court, Elk Grove, CA
95757. Filed with the Clerk of
Sacramento County October 1,
2026
Publish: Oct 16, 23, 30, Nov 6, 2026
TAYLORS 11-6-26

FICTITIOUS BUSINESS NAME
STATEMENT FBNF2026-07404
Miguel A. Zarate Ortiz, 9247
Delair Way, Elk Grove, CA
95758 is doing business under
the Fictitious Business Name(s)
"AiFaQtor" 9247 Delair Way, Elk
Grove, CA 95758. Filed with the
Clerk of Sacramento County
September 24, 2026
Publish: Oct 23, 30, Nov 6, 13, 2026
AIFAQTOR 11-13-26

ORDER TO SHOW FOR
CHANGE OF NAME

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV022481

Tania Mercedes Cortez
Hernandez and Noe Osmin
Hernandez Hernandez have
filed a petition with this court for
a decree changing the name(s) of
Noe Abraham Hernandez to Noe
Abraham Hernandez Cortez.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on December 1, 2026,
at 9:00 a.m. in Department
16C, 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: September 24, 2026
Christopher E. Krueger, Judge of
the Superior Court
Publish: October 2, 9, 16 and 23, 2026
HERNANDEZ 10-23-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV022429
Huyen Hoang Thu Vo has filed
a petition with this court for a

decree changing the name(s) of
Huyen Hoang Thu Vo to Bella H
Vo.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on May 17, 2027, at 1:30
p.m. in Department 8C, 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: September 18, 2026
Richard C. Miadich, Judge of the
Superior Court
Publish: October 2, 9, 16 and 23, 2026
VO 10-23-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV021174

Jon Darren Eisma Delizo has
filed a petition with this court for
a decree changing the name(s) of
Reilyn Joseline Delizo to Reilyn
Joseline Saechao Delizo.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on April 20, 2027, at 1:30
p.m. in Department 16D, 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: September 1, 2026
Richard K. Sueyoshi, Judge of
the Superior Court
Publish: October 9, 16, 23, 30, 2026
DELIZO 10-23-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV022963

Spartakoos Valverдини has filed
a petition with this court for a
decree changing the name(s) of
Spartakoos Valverдини to Carlos
Luis Valverde.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on May 24, 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: September 29, 2026
Julie G. Yap, Judge of the
Superior Court
Publish: October 9, 16, 23, 30, 2026
VALVERDINI 10-30-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV023932

Nirmpal Nirmpal has filed a pe-
tition with this court for a decree
changing the name(s) of Nirmpal
Nirmpal to Nirmpal Singh Gujjar.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on June 16, 2027, at 1:30
p.m. in Department 53, located
at 500 G Street, Sacramento, CA
95826, and show cause, if any,
why the petition for Change of
Name should not be granted.
Dated: October 8, 2026
Richard C. Miadich, Judge of the
Superior Court
Publish: Oct 16, 23, 30, Nov 6, 2026
NIRMPAL 11-6-26

SUPERIOR COURT OF
CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#26CV010919

Andreea Anica Toplean on be-
half of Emmanuel Ranga, a mi-
nor has filed a petition with this
court for a decree changing the
name(s) of Emmanuel Ranga to
Emanuel Joshua Toplean.

IT IS ORDERED that all per-
sons interested in the above-en-
titled matter appear before this
court on November 16, 2026,
at 1:30 p.m. in Department
8D, 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: October 9, 2026
Julie G. Yap, Judge of the
Superior Court
Publish: Oct 23, 30, Nov 6, 13, 2026
TOPLEAN 11-13-26

SUMMONS

SUMMONS (CITACION JUDICIAL)
CASE NUMBER: 30-2024-
01383612-CU-NP-CJC
NOTICE TO DEFENDANT:
Robert D. McClure dba McClure
Appraisal Service
YOU ARE BEING SUED BY
PLAINTIFF: Thayer Properties,
Inc., dba Residential First
Capital.

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

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

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

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

Hay otros requisitos legales.
Es recomendable que llame a
un abogado inmediatamente. Si
no conoce a un abogado, puede
llamar a un servicio de remision
a abogados. Si no puede pagar
a un abogado, es posible que
cumpla con los requisitos para
obtener servicios legales gra-
tuitos de un programa de ser-
vicios legales sin fines de lucro.
Puede encontrar estos grupos
sin fines de lucro en el sitio web
de California Legal Services,
(www.lawhelpcalifornia.org), en
el Centro de Ayuda de las Cortes
de California, (www.sucorte.ca.gov) o poniendose en con-
tacto con la corte o el colegio de
abogados locales. AVISO: Por
ley, la corte tiene derecho a re-
clamar las cuotas y los costos ex-
tensos por imponer un gravamen
sobre cualquier recuperacion de
\$10,000 o mas de valor recibida
mediante un acuerdo o una con-
cesion de arbitraje en un caso de
derecho civil. Tiene que pagar el
gravamen de la corte antes de
que la corte pueda desechar el
caso.

The name and address of the
court is: (El nombre y direccion
de la corte es): Orange County
Superior Court, 700 Civic Center
Drive, Santa Ana, CA 92701
The name, address and tele-
phone number of plaintiff's at-
torney is: (El nombre, la di-
reccion y el numero de telefono
del abogado del demandante,
o del demandante que no tiene
abogado, es): Patrick J. D'Arcy
APLC, 1 Park Plaza, Suite 380,
Irvine, CA 92614, 949-988-7640
Date: (Fecha) June 12, 2025
Clerk (Secretario) David H
Yamasaki Clerk of the Court A.
Burton, Deputy (Adjunto)
Publish: Oct 23, 30, Nov 6, 13, 2026
THAYER 11-13-26

TRUSTEE SALE

T.S. No.: 2026-01170-CA
A.P.N.:132-2440-040-0000
Property Address: 8536
RIA FORMOSA WAY, ELK
GROVE, CA 95757 NOTICE OF
TRUSTEE'S SALE PURSUANT
TO CIVIL CODE § 2923.3(a)
and (d), THE SUMMARY OF
INFORMATION REFERRED
TO BELOW IS NOT ATTACHED
TO THE RECORDED COPY OF
THIS DOCUMENT BUT ONLY
TO THE COPIES PROVIDED
TO THE TRUSTOR.
IMPORTANT NOTICE TO
PROPERTY OWNER: YOU
ARE IN DEFAULT UNDER
A DEED OF TRUST DATED
09/26/2016. UNLESS YOU
TAKE ACTION TO PROTECT
YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION
OF THE NATURE OF THE
PROCEEDING AGAINST YOU,
YOU SHOULD CONTACT A
LAWYER. Trustor: TIMOTHY
DANIEL MUNN AND CANDICE
LEE MUNN, HUSBAND AND
WIFE, AS COMMUNITY
PROPERTY WITH RIGHT
OF SURVIVORSHIP. Duty
Appointed Trustee: Western
Progressive, LLC Deed of
Trust Recorded 10/07/2016
as Instrument No. --- in book
20161007, page 0376 and fur-
ther modified by that certain
Loan Modification Agreement
recorded 05/27/2025, as
Instrument No. 202505270373
of Official Records in the office
of the Recorder of Sacramento
County, California, Date of
Sale: 11/03/2026 at 09:30 AM
Place of Sale: OUTSIDE THE
SOUTH-FACING EXIT OF
SACRAMENTO CITY HALL, IN
THE COURTYARD AT 916 H
STREET, SACRAMENTO, CA

95814 Estimated amount of
unpaid balance, reasonably
estimated costs and oth-
er charges: \$ 410,489.34
THE TRUSTEE WILL SELL
AT PUBLIC AUCTION TO
HIGHEST BIDDER FOR CASH,
CASHIER'S CHECK DRAWN
ON A STATE OR NATIONAL
BANK, A CHECK DRAWN BY A
STATE OR FEDERAL CREDIT
UNION, OR A CHECK DRAWN
BY A STATE OR FEDERAL
SAVINGS AND LOAN
ASSOCIATION, A SAVINGS
ASSOCIATION OR SAVINGS
BANK SPECIFIED IN SECTION
5102 OF THE FINANCIAL
CODE AND AUTHORIZED
TO DO BUSINESS IN THIS
STATE: All right, title, and
interest conveyed to and now
held by the trustee in the here-
inafter described property under
and pursuant to a Deed of Trust
described as: More fully de-
scribed in said Deed of Trust.
Street Address or other com-
mon designation of real prop-
erty: 8536 RIA FORMOSA WAY,
ELK GROVE, CA 95757 A.P.N.:
132-2440-040-0000 The un-
designated Trustee disclaims any
liability for any incorrectness of
the street address or other com-
mon designation, if any, shown
above. The sale will be made,
but without covenant or warranty,
expressed 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 there-
on, 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 prop-
erty to be sold and reasonable
estimated costs, expenses and
advances at the time of the initial
publication of the Notice of Sale
is: \$410,489.34. Note: Because
the Beneficiary reserves the right
to bid less than the total debt
owed, it is possible that at the
time of the sale the opening bid
may be less than the total debt.
If the Trustee is unable to convey
title for any reason, the success-
ful bidder's sole and exclusive
remedy shall be the return of
monies paid to the Trustee, and
the successful bidder shall have
no further recourse. The benefi-
ciary of the Deed of Trust has
executed and delivered to the
undersigned a written request to
commence foreclosure, and the
undersigned caused a Notice of
Default and Election to Sell to be
recorded in the county where the
real property is located. NOTICE
TO POTENTIAL BIDDERS: If
you are considering bidding on
this property lien, you should
understand that there are risks
involved in bidding at a trustee
auction. You will be bidding on
a lien, not on the property itself.
Placing the highest bid at a trustee
auction does not automatic-
ally 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 be-
ing auctioned off, before you can
receive 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 this
property. Please be advised that
the trustee may require entity
or trust bidders at this trustee's
sale to provide information, doc-
umentation and/or certification
of the vesting instructions and
the data required to be reported
pursuant to FinCEN regulations
effective for transfers of resi-
dential 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 infor-
mation 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 sale postponements be
made available to you and to the
public, as a courtesy to those
not present at the sale. If you
wish to learn whether your sale
date has been postponed, and,
if applicable, the rescheduled
time and date for the sale of this
property, you may call (866)-960-
8299 or visit this Internet Web
site <https://www.altisource.com/loginpage.aspx> using the file
number assigned to this case
2026-01170-CA. Information
about postponements that are
very short in duration or that oc-
cur close in time to the scheduled
sale may not immediately be re-
flected in the telephone infor-
mation or on the Internet Web site.
The best way to verify postpone-
ment information is to attend the

scheduled sale. NOTICE TO
TENANT: You may have a right
to purchase this property after
the trustee auction, if conduct-
ed after January 1, 2021, pur-
suant to Section 2924m of the
California Civil Code. If you are
an "eligible tenant buyer," you
can purchase the property if you
match the last and highest bid
placed at the trustee auction. If
you are an "eligible bidder," you
may be able to purchase the
property if you exceed the last
and highest bid placed at the
trustee auction. There are three
steps to exercising this right of
purchase. First, 48 hours after
the date of the trustee sale, you
can call (855)-882-1314, or vis-
it this internet website <https://www.hubzu.com/>, using the file
number assigned to this case
2026-01170-CA to find the date
on which the trustee's sale was
held, the amount of the last and
highest bid, and the address of
the trustee. Second, you must
send a written notice of intent to
place a bid so that the trustee
receives it no more than 15 days
after the trustee's sale. Third, you
must submit a bid, by remitting
the funds and affidavit described
in Section 2924m(c) of the Civil
Code, so that the trustee receives
it no more than 45 days after the
trustee's sale. If you think you
may qualify as an "eligible tenant
buyer" or "eligible bidder," you
should consider contacting an at-
torney or appropriate real estate
professional immediately for ad-
vice regarding this potential right
to purchase. Date: September
22, 2026 Western Progressive,
LLC, as Trustee for beneficiary
C/o 1300 Eastman Avenue Suite
221, Ventura, CA 93003 Sale
Information Line: (866) 960-8299
<https://www.altisource.com/loginpage.aspx> ***This address must
be used for the required delivery
by certified or overnight mail of
postponement requests as spec-
ified pursuant to Civil Code sec-
tion 2924f(e).

Published 10/09/2026, 10/16/2026,
10/23/2026
ELK GROVE CITIZEN 10-23-26

APN: 251-1110-022-0000 TS
No.: 121-10700CA TSG Order
No.: 101-10788581 NOTICE
OF TRUSTEE SALE UNDER
DEED OF TRUST YOU ARE
IN DEFAULT UNDER A DEED
OF TRUST DATED JULY 17,
2020. UNLESS YOU TAKE
ACTION TO PROTECT YOUR
PROPERTY, IT MAY BE SOLD
AT A PUBLIC SALE. IF YOU
NEED AN EXPLANATION
OF THE NATURE OF THE
PROCEEDING AGAINST YOU,
YOU SHOULD CONTACT
A LAWYER. Affinia Default
Services, LLC, as the duly ap-
pointed Trustee, under and
pursuant to the power of sale
contained in that certain Deed of
Trust Recorded July 27, 2020 as
Document No.: 202007270871
of Official Records in the office
of the Recorder of Sacramento
County, California, executed by:
Darius D. Crowther and Renisha
Crowther, husband and wife and
Garland H Parker, Jr. an unmar-
ried man, all as joint tenants, as
Trustor, will be sold AT PUBLIC
AUCTION TO THE HIGHEST
BIDDER for cash (payable in
full at time of sale by cash, a ca-
shier's check drawn by a state or
national bank, a check drawn by
a state or federal credit union, or
a check drawn by a state or
federal savings and loan associa-
tion, savings association, or
savings bank specified in sec-
tion 5102 of the Financial Code
and authorized to do business
in this state). All right, title and
interest conveyed to and now
held by it under said deed of
trust in the property situated in
said county and state, and as
more fully described in the above
referenced deed of trust. Sale
Date: December 8, 2026 Sale
Time: 11:30 AM Sale Location:
Sacramento City Hall - 915 I St,
Sacramento CA 95818 2 File
No.:25-10700CA The street
address and other common
designation, if any, of the real
property described above is
purported to be: 9062 Keilana
Way, Elk Grove, CA 95624. The
undersigned Trustee disclaims
any liability for any incorrectness
of the street address and other
common designation, if any,
shown herein. Said sale will be
made in an "AS IS" condition, but
without covenant or warranty,
expressed or implied, regarding
title, possession, or encumbranc-
es, to pay the remaining principal
sum of the note(s) secured by
said Deed of Trust, with interest
thereon, as provided in said
note(s), advances, if any, under
the terms of the Deed of Trust,
estimated fees, charges and
expenses of the Trustee and of
the trusts created by said Deed

Legal Advertising
916-483-0946

LEGAL ADVERTISING

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

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

TRUSTEE SALE

property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-10700CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 25-10700CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:25-10700CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.auction.com or Call: (800) 280-2832. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: September 24, 2026 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0495027 To: CITIZEN (ELK GROVE) 10/16/2026, 10/23/2026, 10/30/2026
ELK GROVE CITIZEN 10-30-26

T.S. No.: 2026-00934-CA-SPS A.P.N.:127-0540-012-0000 Property Address: 9520 STONE SPRINGS DR, ELK GROVE, CA 95624 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/22/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: BLESSING IYASERE AND WILLIAM IYASERE, WIFE AND HUSBAND Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/30/2005 as Instrument No. --- in book 20050630, page 0685 and further modified by that certain Loan Modification Agreement recorded 06/16/2016, as book 20160616 page 1250 of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 11/24/2026 at 09:30 AM Place of Sale OUTSIDE THE SOUTH-FACING EXIT OF SACRAMENTO CITY HALL, IN THE COURTYARD AT 916 H STREET, SACRAMENTO, CA 95814 Estimated amount of unpaid balance, reasonably esti-

mated costs and other charges: \$ 742,131.34 THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 9520 STONE SPRINGS DR, ELK GROVE, CA 95624 A.P.N.: 127-0540-012-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 742,131.34. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/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 sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.al-tisource.com/loginpage.aspx> using the file number assigned to this case 2026-00934-CA-SPS. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled

sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-882-1314, or visit this internet website <https://www.hubzu.com/>, using the file number assigned to this case 2026-00934-CA-SPS to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: October 5, 2026 Western Progressive, LLC, as Trustee for beneficiary C/o 1300 Eastman Avenue Suite 221, Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.al-tisource.com/loginpage.aspx> **This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e). Published 10/16/2026, 10/23/2026, 10/30/2026
Elk Grove Citizen 10-30-26

T.S. No. 25-72855 APN: 134-1100-004-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/13/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **MY TRAN AND VIEN HOANG** Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/22/2022, as Instrument No. 202209220132, of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: **11/10/2026** at 9:30 AM Place of Sale: Outside the south-facing exit of Sacramento City Hall, in the courtyard at 916 H Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: **\$124,511.66** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **10037 LORAE WAY ELK GROVE, CALIFORNIA 95624** Described as follows: As more fully described on said Deed of Trust. A.P.N #: **134-1100-004-0000** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should 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. IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e) (1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n) (10)-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-72855. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE 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) 266-7512, or visit this internet website www.elitepostandpub.com, using the 25-72855 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 10/9/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 49639 Pub Dates 10/16, 10/23, 10/30/2026
ELK GROVE CITIZEN 10-30-26

APN: 117-1440-033-0000 TS No: CA05000217-26-1 TO NO: 2816133CAD NOTICE OF TRUSTEE'S SALE The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2). YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 13, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 24, 2026 at 11:30 AM, Courtyard, Sacramento City Hall - 915 I St, Sacramento CA 95818, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 18, 2021 as Instrument No. 202111181136, of official records in the Office of the Recorder of Sacramento County, California, executed by SERENE NGUYEN TRAN AND ANTHONY ANH HOANG TRAN, WIFE AND HUSBAND, COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7633 SPLENDID WAY, ELK GROVE, CA 95758-9543 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$473,770.08 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.Auction.com or call www.Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case,

CA05000217-26-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000217-26-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: October 9, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA05000217-26-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: www.Auction.com at 800.280.2832 Order Number 129041, Pub Dates: 10/16, 10/23, 10/30/2026
ELK GROVE CITIZEN 10-30-26

NOTICE OF TRUSTEE'S SALE T.S.No. 26-02053-SM-CA Title No. 260339000-CA-VOI A.P.N. 119-0780-081-0000 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/19/2021. 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(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Mario Morando, an unmarried man Duly Appointed Trustee: National Default Servicing Corporation Recorded 11/23/2021 as Instrument No. 202111231312 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: 11/24/2026 at 11:30 AM Place of Sale: Sacramento City Hall - 915 I St, Sacramento CA 95818 Estimated amount of unpaid balance and other charges: \$737,237.30 Street Address or other common designation of real property: 5112 Laguna Woods Dr, Elk Grove, CA 95758- 4142 A.P.N.: 119-0780-081-0000 The undersigned

Affordable Housing Program Approved

Continued from page 1

requirements. Additionally the preference program would not override any income, tenant or project funding requirements.

The preference program applies to “new deed-restricted rental and ownership units supported by the city” along with existing units through a “case-by-case basis.” It also applies to the initial lease on the unit and would carry over even if the unit is sold or re-rented.

“That just ensures that future residents and workers continue to benefit from the city’s investments,” Tovar said.

Under the program the city is responsible for implementation guidance as well as compliance monitoring, evaluating program

effectiveness, providing information about the program as required by state law and administering the local preference home buyer/ownership programs. The project owner or manager is responsible for administering tenant selection and leasing and incorporating “preference into tenant selection plan.”

The need for affordable housing has become more evident in Elk Grove and other communities as rising housing costs put more of a financial burden on low-income residents. Many low-income households are “cost burdened” when it comes to housing, meaning they are spending 30% or more of their income on housing and have less to spend on other items



such as transportation, food and healthcare.

According to the city’s staff report which referenced recent U.S. Census data, annual household income for people renting in Elk Grove averages \$78,700 compared to \$141,500 for owner-occupied households. Dedication 30% of that income to housing means renters are

spending \$23,610 annually.

“Low-income owners are also impacted by affordability pressures,” staff note in the report. “Over half of owner-occupied households earning less than \$75,000 per year are cost burdened.”

Councilman Kevin Spease asked if the definition of resident included someone living in a shelter. Housing and Public Services Manager Sarah Bontrager said a shelter is not a residence but provided a caveat.

“However for the Elk Grove shelter we are very specific about doing the vetting to make sure people at the shelter have the connections to Elk Grove,” she said. “Right now, all (living at the shelter) would qualify (for

Local Preference), and I anticipate that to continue to be the case.”

“Good, that’s a good thing,” Spease said, adding part of the shelter’s focus is providing residents opportunities to eventually transition into more permanent housing, including rentals.

“That is kind of the goal of all this, right?” Spease asked.

Bontrager said that was correct. Shelter residents are given preference “above and beyond” what’s listed as they are typically at the top of housing wait lists.

“If you are a person experiencing homelessness in Elk Grove we can give you a sort of direct referral when units become vacant in these projects,” she added. ★

Legal Advertising
916-483-0946

LEGAL ADVERTISING

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

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

TRUSTEE SALE

Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance compa-

ny, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 26-02053-SM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if

you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 26-02053-SM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1,2021, through December 31,2025, unless later extended. Date: 10/13/2026 National

Default Servicing Corporation
c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010

Sales Line 800-280-2832;
Sales Website: www.ndscorp.com
Connie Hernandez,
Trustee Sales Representative
A-4890368

Published 10/23/2026, 10/30/2026, 11/06/2026
ELK GROVE CITIZEN 11-6-26



City of Elk Grove INVITATION TO BID

NOTICE IS HEREBY GIVEN that electronic bids will be received at the City of Elk Grove Vendor Portal through PlanetBids prior to 10:00 a.m. local time (09:59:29 – according to the PlanetBids official Bid clock) on **Tuesday, November 17, 2026**, for furnishing all labor, materials, tax, transportation, equipment and services necessary for the:

THE LAGUNA CREEK TRAIL AND BRUCEVILLE ROAD SIDEWALK IMPROVEMENTS PROJECT (WTL019) (FEDERAL PROJECT NO. CML-5479(053))

Bids submitted after the time specified will not be accepted.

Description of Work:
The proposed work shall be performed in accordance with the plans, specifications and other contract documents and shall consist of construction of new trail and multi-use path facilities including; grading, paved paths, Americans with Disabilities Act (ADA) ramps, concrete and sidewalk, drainage, traffic signal modifications, landscaping, traffic signs and striping, utility adjustments (water), irrigation modifications, and related improvements (Work).

The Opinion of Probable Cost (OPC) for the work is \$2,981,000.

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

Construction License:
Bidder must possess a current valid Class “A” General Engineering Contractor’s Licenses issued by the State of California.

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

For Pre-Bid Information and Information Pertaining to the Construction Plans and Specifications, Contact:
Jeffrey R. Werner, Public Works Director, City of Elk Grove
Electronically at the City of Elk Grove Vendor Portal through PlanetBids

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

Plans, specifications and other bid documents may be examined and/or obtained at the City of Elk Grove City Hall, Public Works Department, located on the second floor of 8401 Laguna Palms Way, Elk Grove, CA 95758. A copy of the bid documents may be obtained at the City Hall upon request and payment of \$90.00 or may be mailed upon request and payment of \$100.00. The amount of the payment is non-refundable. Bidders may also view and download the plans, specifications, and other bid documents at the City of Elk Grove Vendor Portal through PlanetBids. Any Addendum shall only be issued electronically at the City of Elk Grove Vendor Portal through PlanetBids.

By: _____ Date: _____

Jeffrey R. Werner
Public Works Director

Elk Grove Citizen 10-16, 10-23-2026

CITY OF ELK GROVE - ORDINANCE NO. 09-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AMENDING ELK GROVE MUNICIPAL CODE CHAPTER 16.88 (AFFORDABLE HOUSING FEE FOR NEW RESIDENTIAL DEVELOPMENT) AND CHAPTER 16.89 (AFFORDABLE HOUSING FEE FOR NEW NONRESIDENTIAL DEVELOPMENT). The purpose of this Ordinance is to amend Elk Grove Municipal Code Chapter 16.88 (Affordable Housing Fee for New Residential Development) and Chapter 16.89 (Affordable Housing Fee for New Nonresidential Development) to update fee structures to align with requirements of new state legislation including AB 602 and provide a more consistent basis for calculating fees across different residential and nonresidential development types. The changes also reflect the City Council’s desire to extend the Affordable Housing Fee Program to include household incomes ranging from very low-income (less than 30% of Area Median Income) to moderate-income (less than 120% of the Area Median Income) households in order to address an expanded need for affordable housing caused by both new residential and nonresidential development in the City. Introduced September 23, 2026; Adopted October 14, 2026; Effective November 13, 2026. **AYES: SINGH-ALLEN, SUEN, BREWER, ROBLES, SPEASE; NOES: NONE; ABSENT: NONE.**

Jason Lindgren, City Clerk, City of Elk Grove, October 23, 2026
A certified copy of this ordinance is available by request; email cityclerk@elkgrove.gov

Elk Grove Citizen 10-23-2026

PUBLIC NOTICE

ELK GROVE UNIFIED SCHOOL DISTRICT PRE-QUALIFICATION PROCEDURES

Notice is hereby given that all contractors required to pre-qualify for Elk Grove Unified School District (“District”) projects must adhere to the following procedures, submit the following documentation and information at least annually, with quarterly certifications or updates, and must be found by the District on a quarterly basis to pre-qualify, as a condition of bidding the District project during any quarterly period. The District is required to have a pre-qualification process pursuant to applicable California law (in particular Public Contracts Code sections 20111.5 and 20111.6) for any projects projected to cost \$1,000,000 or more. Any General Contractors (GCs) and Mechanical, Electrical and Plumbing (MEP) Subcontractors bidding on projects projected to cost \$1,000,000 or more are required to participate in the District's pre-qualification process. MEP is defined as subcontractors holding the following license classifications: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43 and/or C-46. Pre-qualification application packages are available on our website at www.egusd.net/Departments/Facilities-and-Planning/, www.egusdplans.com, or by email request to: jjedlick@egusd.net or facilitiesbids@egusd.net

It is mandatory that all GCs and MEP Subs who intend to submit bids fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by the District. No bid will be accepted from a GC that has failed to comply with these requirements, or submits a bid that lists MEP Subs that have failed to comply with these requirements. If two or more business entities submit a bid on a project as a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid.

Pursuant to Labor Code section 1725.5, no contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations.

The pre-qualification packet includes, in part, a questionnaire and financial statement, to be verified under oath. The District will use the information and documentation required herein, as the basis for rating contractors in respect to the size and scope of contracts upon which each contractor is qualified to bid. The District reserves the right to check other sources available. The District's decision will be based, in part, on its uniform rating system, including, among other things, objective evaluation criteria and references.

While it is the intent of the pre-qualification questionnaire and documents required therewith to assist the District in determining bidder responsibility prior to the submission of bids and to aid the District in selecting the lowest responsible bidder, neither the fact of pre-qualification, nor any

pre-qualification rating, will preclude the District from a post-bid consideration and determination on a specific project of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness. Contractors are encouraged to submit pre-qualification packages as soon as possible, so that they may be notified of pre-qualification status well in advance of the bid process.

If the bidder, within the last calendar year, has submitted to the District a completed Pre-Qualification Application and the District has determined that the bidder is prequalified, the bidder must submit a **Quarterly Update in each calendar quarter** after the calendar quarter in which the initial Pre-Qualification Application was filed, certifying that nothing has changed in the interim period to make the Pre-Qualification Application materially untrue, inaccurate or misleading. If the bidder has been deemed prequalified by the District within the last calendar year but has failed to submit a Quarterly Update to maintain pre-qualification, the bidder will be automatically disqualified and must submit a full Pre-Qualification Application to be considered for pre-qualification.

The pre-qualification packages should be sealed, marked “CONFIDENTIAL PRE-QUALIFICATION”, and delivered to: Facilities and Planning Department, Elk Grove Unified School District, 9510 Elk Grove-Florin Road, Room 206, Elk Grove, CA 95624, Attention: Pre-Qualification or delivered via email to jjedlick@egusd.net by **December 31, 2026**.

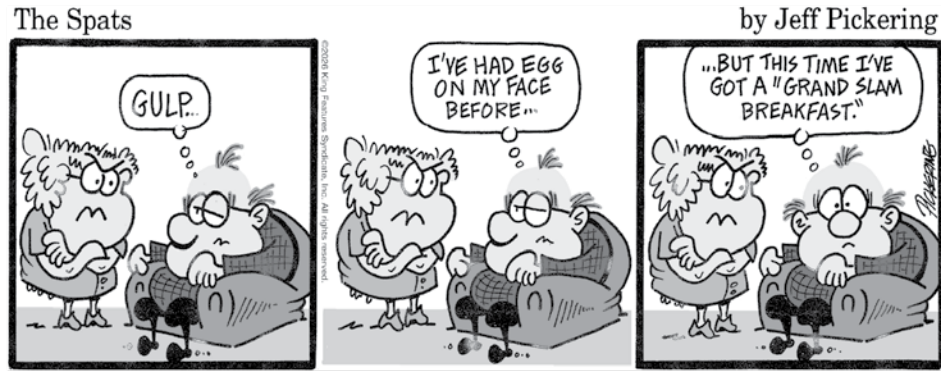
The questionnaire answers and financial statements included in the pre-qualification packages submitted by contractors are not public records and are not open to public inspection. All such information provided will be kept confidential to the extent permitted by law, although the contents may be disclosed to third parties for the purpose of verification, investigation of substantial allegations, and in the process of any applicable appeal. State law requires that the names of contractors applying for pre-qualification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the contractor on whose behalf that person is signing. If any information provided by a contractor becomes inaccurate, the contractor must immediately notify the District and provide updated accurate information in writing, under penalty of perjury.

Elk Grove Citizen 10-16, 10-23-2026

COMICS & PUZZLES

The Spats



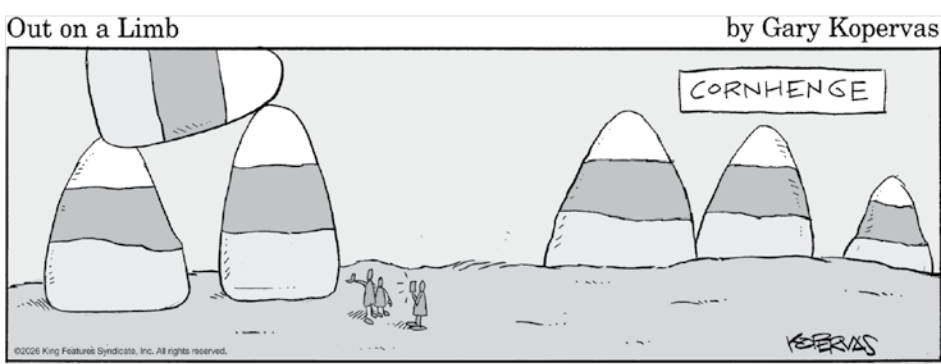
by Jeff Pickering

Amber Waves



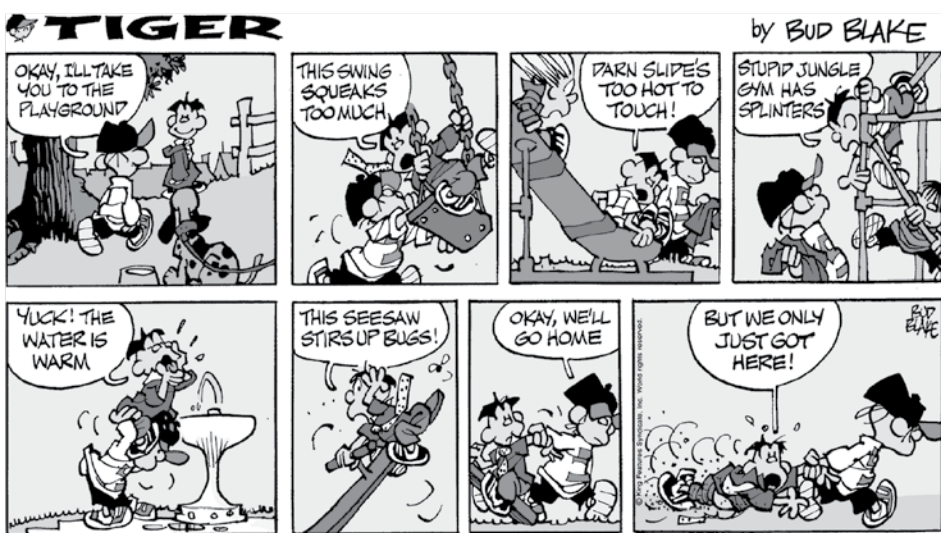
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Out on a Limb



by Gary Kopervas

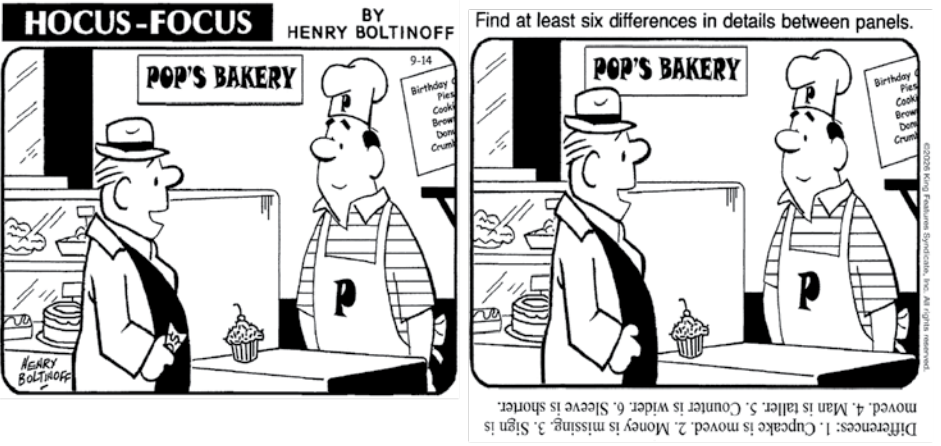
TIGER



by Bud Blake



by Randy Milbrandt



BY HENRY BOLTINOFF

Find at least six differences in details between panels.

Differences: 1. Cupcake is moved. 2. Money is missing. 3. Sign is moved. 4. Man is taller. 5. Counter is wider. 6. Sleeve is shorter.



by Wagner

Just Like Cats & Dogs

by Dave T. Phippe



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TOAT ELSE ARETE
THRILLER JEEZ
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GANNET JEHOVAH
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METRO ACME CREE
BATON TOAD KIEV
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CLUES

ACROSS
1. *Count Dracula's creator
5. Zeppelin lead-in
8. Dry riverbed
12. Stew bean
13. Workbench holding device
14. Thing of the past
15. Just right (3 words)
16. "If all ____ fails..."
17. Thin mountain ridge
18. *Michael Jackson's Halloween party song
20. Exclamation, with Louise
21. Like days long gone
22. Lion's "hand"
23. Large seabird
26. YHWH
30. 50 states, acr.
31. Gone (2 words)
34. Drawn in the sand?
35. Long stories
37. Over there
38. Subsequently
39. Doris Day's "Que ____"
40. One million ohms
42. Vatican vestment
43. Causes of PTSD
45. Theater passages
47. Local Area Network
48. Like autumn air
50. '60s British teen-agers
52. *Jason's last name
55. Subway in Paris
56. Pinnacle
57. First Nation nation
59. Cheerleader's prop
60. * ____'s "swelter'd venom" in #36 Down
61. Capital of Ukraine
62. Any day now
63. Francisco lead-in
64. Dried-up

DOWN
1. Club alternative
2. '80s band "Quiet ____"
3. Wet nurse
4. Maid, after getting married
5. City in Northern France
6. Ruhr's industrial center
7. Hunted ruminant
8. *Full moon shapeshifter
9. Sheltered, nautically speaking
10. Flighty one
11. Skater's turf
13. South African grass-lands
14. Indian prince
19. Intestinal obstruction
22. Liveliness in one's step
23. *Ghost at a Halloween party
24. According to
25. Nigerian money
26. Jupiter's sister and wife
27. Essential to life
28. Anoint
29. *Witches' hemlock and belladonna, e.g.
32. *Pennywise's are mismatched
33. *Wool of bat, and tongue of ____
36. * ____toil and trouble; fire burn and ____ bubble"
38. Anabaptist group
40. Gingerbread shape
41. *Red-____, like Winifred Sanderson of "Hocus Pocus"
44. Wide-mouth jar inventor
46. Small spots
48. "Cuckoo for ____ Puffs"
49. Kieran Culkin as ____ Roy
50. Not nice
51. Von Bismarck or Hahn, e.g.
52. Giant kettles
53. Great Lake
54. Tiresias in "Oedipus Rex," e.g.
55. Business degree, acr.
58. *All Hallow's ____

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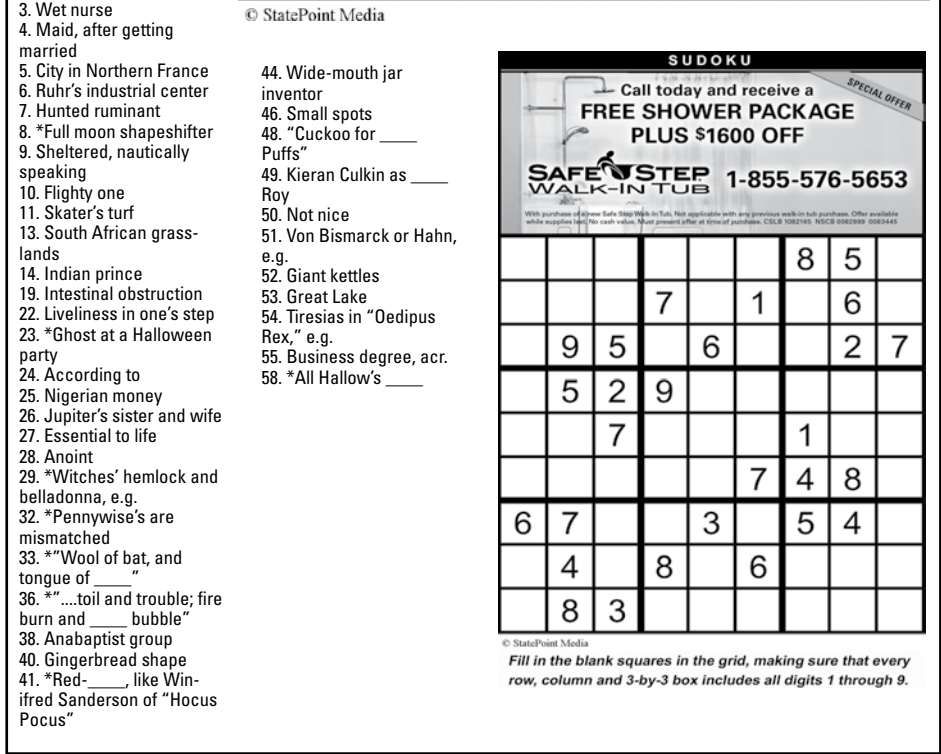
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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9.

Are You Winter Weather Ready?

Sacramento County News Release

SACRAMENTO COUNTY, CA (MPG) - As we enjoy the cooler weather that comes with fall, it's a great time to start preparing for what the next season will bring. This year, Sacramento County's partners at the National Weather Services are expecting a strong El Nino year, which means the

potential for heavy rain, flooding and the issues that come with the weather.

Seasonal forecasts cannot predict exactly when or where the most significant storms will occur, which is why it's important for everyone in the County to be ready for this winter. The best approach is to prepare now and stay informed as local conditions can quickly change.

Here is a list of what you can do now:

Sign up for emergency alerts. Emergency alerts provide emergency information, including severe weather, flooding and evacuation notifications. Residents can add phone numbers, email addresses and addresses to receive alerts relevant to their area.

Review your emergency plan and supplies. Make sure your household has an emergency kit with food, water, flashlights, batteries, first-aid supplies and other essentials. Consider your family's needs, including medications, medical devices, pets and other items that may require special planning.

Check your property before the rain arrives. Clear leaves and debris from gutters, drainage areas and storm drains around your home. If you see a plugged storm drain or other drainage problem, call 311.

Consider flood insurance. New flood insurance policies typically have a 30-day waiting period before coverage begins, so don't wait until a storm is approaching to purchase a policy.

Know your flood risk. Even properties outside mapped high-risk flood areas can experience



Review your emergency plan and supplies, including clearing leaves and debris from gutters, drainage areas and storm drains around your home.
Photo by 123switch via Pixabay



Review your property's flood risk and know where you would go if you needed to move to higher ground. Photo by diego_torres via Pixabay

flooding. Review your property's flood risk and know where you would go if you needed to move to higher ground.

What we are doing ahead of the winter to keep all of us safe:

Sacramento County's Office of Emergency Services (OES) works year-round to prepare for emergencies, including winter storms and flooding. This winter, OES is strengthening emergency operations through training and exercises, improving alert and warning systems, and preparing resources and staffing for potential shelter operations. The County also continues to

coordinate with local jurisdictions and emergency response partners, update emergency plans and provide preparedness information to the public. We also regularly meet with and receive updates from NWS.

When we stay prepared, we can all remain calm and take needed steps during an emergency – weather it's flooding, power outages or other disasters.

To check out additional resources visit <https://sacramentoready.sacounty.gov/us/en/emergency-alerts-notification-system.html>. ★

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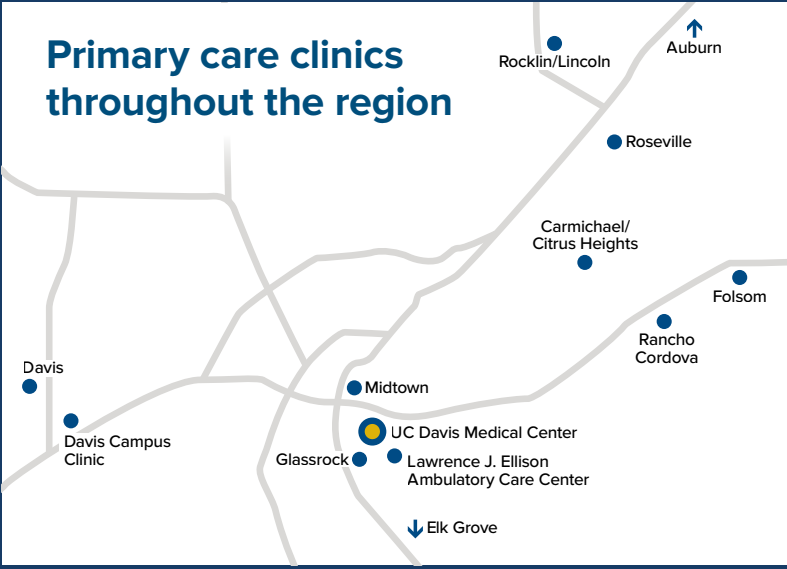
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