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Edward Smith - STAFF WRITER



PHOTO BY EDWARD SMITH | ONKAR SANDHU OF DEVELOPMENT FIRM HERNDON FIR PARTNERS PURCHASED THE LUMBER FOR HIS MEDICAL OFFICE PROJECT BACK IN JANUARY, BEFORE THE MAJOR LUMBER PRICE RUN-UPS THAT HAVE HAMPERED NEW OFFICE DEVELOPMENT.

CITIES RIDE WAVE OF POPULATION GROWTH

the LIST

Frank Lopez - STAFF WRITER

While the Golden State's population may have dipped in 2020, there are some cities in the Central Valley that have seen significant growth since the last U.S. Census was taken.

According to California's Department of Finance, the state's population dipped by 182,083 residents in 2020. This negative growth rate of -0.46% is the first 12-month decline since state population estimates have been recorded. As Covid-19 related deaths decline, and with changes to federal policies, the state is expected to see a positive annual growth when 2021 population estimates are released in May 2022.

However, the report states counties in the Sacramento Valley, Inland Empire and Central Valley saw strong growth.

Cities | Page 3



ADOBE STOCK IMAGE | THE FRESNO CITY COUNCIL RECENTLY VOTED TO START THE FORMATION OF AN EVICTION PROTECTION PROGRAM FOR RENTERS FACING POSSIBLE EVICTION. IT WOULD INCLUDE MEDIATION SERVICES AND FUNDING FOR INDEPENDENT ATTORNEY PROTECTION

FRESNO EXPLORING PROTECTIONS FOR TENANTS FACING EVICTION

Here's what they might do

Ravyn Cullor - STAFF WRITER

The City of Fresno has begun dipping its toe into eviction mediation and legal representation for tenants, but the legal professionals who would carry out those protections have varying views on their effectiveness and appropriateness.

On May 13, the Fresno City Council unanimously passed a resolution to create the Eviction Protection Program. Councilmember Garry

Bredfeldt recused himself from the vote because he leases a number of apartments in the area.

The resolution came after two separate proposals — one for a mediation program for tenants and another for a right to counsel for tenants — were brought to council earlier this year and in late 2020, respectively.

These proposals aim to curb the effects of an eviction wave

as moratoriums put in place during the pandemic expire. The resolution passed will allow the City to issue a Request for Proposals to bring in outside legal counsel to represent tenants in Fresno facing unlawful evictions. It also would create an in-house mediation program through the City Attorney office for landlords and tenants.

Evictions | Page 2

PERIODICAL:
TIME
SENSITIVE
PRIORITY
HANDLING

Evictions | From 1



IMAGE VIA CCLS | CENTRAL CALIFORNIA LEGAL SERVICES OFFERS LEGAL SERVICES FOR TENANTS FACING EVICTION. BRANDI SNOW WITH THE ORGANIZATION SAID MEDIATION RARELY RESULTS IN A TENANT'S FAVOR IN THE CASES WHERE THE LANDLORD IS IN THE WRONG.

During the May 13 council meeting, both council members and advocates urged further legislation to address eviction in Fresno. Representatives from Faith in the Valley asked that the provisions in their Right to Counsel proposal be integrated to better protect tenants.

Both mediation and right to counsel work differently for those involved and have different legal implications.

Mediation

Mediation programs for eviction vary from place to place, but usually involve settling disputes between tenants and landlords before going before a judge.

Sometimes that means the tenant maintaining residency and committing to a payment plan. Other times it can mean a more lenient period of time for them to move out, said Tessa Husemann, operational manager for Santa Clara-based Project Sentinel, which runs mediation programs across the state.

A number of cities in California already

have mediation programs, particularly around San Francisco and Los Angeles. Husemann said the programs have helped drive down evictions because they're able to intervene in a conflict before an eviction case is filed.

"It's great for a city because there are few eviction cases filed and both parties are usually happier with the outcome," Husemann said.

In mediation, Husemann said the relationship between tenant and landlord can't always be repaired, but an additional one to six months before being required to leave a rental property also allows tenants to be financially and functionally prepared to move.

However, mediation can fall short when the landlord is in the wrong, said Brandi Snow, housing team supervising attorney at Central California Legal Services in Fresno.

In mediation, the legal representative has no obligation to the outcome for either party — they just want to resolve the case

before it goes to court, she said.

"The big difference (from having legal representation) is the tenant can never really win with a mediation," Snow said. "They're going to give something up whether or not their rights have been respected by the landlord."

Mediation also doesn't help tenants who have already had an eviction case filed against them, said John Pollock, coordinator of National Coalition for a Civil Right to Counsel. He said mediation alone can't fix disparities in housing stabilities and eviction.

Husemann said mediation does, though, mitigate homelessness for a number of tenants because it allows more flexibility when disputes come up.

Right to Counsel

While the resolution passed by the Fresno City Council did not include a provision for a right to counsel, or representation for tenants provided by the government, housing advocates at the meeting asked that it be added.

A right to counsel proposal was submitted to the council in December 2020 by The Fresno Right to Counsel Coalition, which asked, among other things, the City provide legal counsel to tenants like in Los Angeles and San Francisco.

"At the heart of the idea is, like in a criminal case, if you're charged with a felony you have a right to counsel," Snow said. "The same would be true in an unlawful detainer or an eviction — that you have a right to counsel to represent you."

Snow said legal counsel could ease the large disparity of representation between landlords and tenants. According to the proposal, in Fresno 76% of landlords have legal representation while less than 1% of tenants do.

The eviction process is also a very fast-paced process, and it often takes tenants more time to find an attorney who will take their case than they have to respond to an eviction filing, Snow said.

Pollock said that difference creates an imbalance of power where tenants aren't able to seek justice in courts, but are merely processed through them.

Question of resources

Both Snow and Pollock said many cities don't have enough attorneys to take on pro-bono eviction cases. While CCLS tries to take on as many tenants facing eviction in Fresno as possible, Snow said they know they're seeing fewer than 5% of total cases.

Fresno-based attorney Bob Abrams said while representation for tenants is lacking, he feels it's inappropriate for the city to pay for legal counsel for one side in a civil case. He also said a Right to Counsel measure would demonize landlords, who Abrams said the measure perceives as wealthy entities but are often mom-and-pop operations.

Abbrams said it would be more legally appropriate to provide representation for tenants through a non-profit or low-cost, for-profit organization. By his own calculations it would take a few attorneys and three full-time staff members to meet Fresno's case load.

With the eviction moratoriums coming to an end this summer and Fresno already facing a homelessness crisis, Pollock said there is no time to waste in implementing a right to counsel program.

"Data shows that intervention is effective at preserving housing stability for tenants and saving cities money," Pollock said. "Right to counsel has to be passed and needs to be implemented if a crisis is going to be avoided. It has to happen now."

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IMAGE VIA CITY OF CLOVIS | AN ARTIST'S RENDERING SHOWS WHAT CLOVIS' BUTTERFLY GARDENS AFFORDABLE HOUSING PROJECT AT WILLOW AND ASHLAN AVENUES WILL LOOK LIKE WHEN IT OPENS IN OCTOBER 2022. CLOVIS HAS THE LARGEST FIVE-YEAR RATE OF POPULATION GROWTH OF ANY CENTRAL VALLEY CITY.



Cities | From 1

Fresno remains fifth among the state's largest cities, with a population change of 0.6% since 2020 and a population of 546,770, according to the Department of Finance.

Clovis is on the list of 10 Fastest Growing Cities with Populations over 30,000 at No. 6 with a 2.6% change year-over-year.

For the counties of Fresno, Madera, Tulare and Kings, Clovis saw the highest growth rate, according to The Business Journal's Fastest Growing Municipalities List (page 11), which compared growth in the last five years. The City of Fowler had a growth percentage of 10.36%, the City of Tulare saw a 9.82% growth percentage and Visalia saw a growth percentage of 5.25%.

Clovis on top

With a 13.12% growth percentage from 2015 to 2020, Clovis' 2021 population stands at 121,884.

Andy Haussler, community and economic development director for the City of Clovis, said that he and other city leaders were not surprised to see the growth, and that Clovis is usually in the top tiers for growing cities in the state.

"We've been planning for this, both with land use and infrastructure wise, for some time, and we are in a position to accommodate it. It's encouraging to see people picking Clovis," Haussler said.

Haussler said ongoing home and apartment construction — along with attractive price points, quality schools and a strong small business community — makes Clovis an attractive option for many people.

With the increase in population, there is a changing demographic. The city shares that data with property owners, brokers and business owners so they can try and attract new retailers as well as gauge labor supply.

Though the pandemic did dampen in-store shopping nationally for some time, there is new retail popping up in the growth areas of Clovis.

"A growing community is a sign of health," Haussler said. "It's an attractive place to be and that is good for local revenues and for local businesses. It's critical that we see those revenues continue to grow to help take care of these things and provide the amenities that everyone expects."

Steady growth in Visalia

From 2015 to 2020, Visalia saw its population increase from 132,364 to 139,254. Randy Groom, Visalia city manager, said he and other city leaders expected a higher rate of growth based upon the number of building permits for both residential and commercial issued.

In the last few years, Groom said the city has seen about 600 single-family home building permits, and Visalia is on track to meet that number again in 2021.

Groom said that the commercial and industrial sector of the city has been flourishing lately, especially with an Amazon distribution center slated to open soon, UPS's shipping expansion hub and three new industrial facilities.

The Amazon warehouse may launch with around 600 jobs and potentially grow to more than 1,000 jobs.

"What this means is jobs," Groom said.

"With jobs comes people who want to live here, but homes are selling so fast, and new home developers are working as fast they can to bring new ones online. All of that is encouraging and telling us that we have healthy growth."

Though there is less growth in the industrial sector for Visalia, online sales and shipping spurred by the pandemic have left shipping and distribution centers poised for growth.

Groom said that in analyses and maps prepared by the shipping and distribution centers, they get a farther reach up and down the state from Visalia than they would from either Fresno or Bakersfield.

Visalia is seeing growth with fast food drive-thrus and restaurants with outdoor seating, as business owners are taking the lessons learned during the pandemic, Groom said.

"Visalia still may have a small town feel, but a city of 140,000 is not a small town," Groom said. "We have big city opportunities with big city challenges, but we still behave like a small town. I think people feel that when they run into people they know in the store. Those things are attractive to people."

Mad about Madera

In 2021, Madera's population stood at 66,172, up from 63,407 in 2015.

Arnoldo Rodriguez, city manager, said that city hall is trying to create a business friendly environment in the city, with a concerted effort to work with the planning, engineering and parks departments.

"As developers are coming in, we welcome them with open arms," Rodriguez said. "We try to provide them with clear and concise guidelines and policies, and at the same time, in terms of public services, we try to make sure we have firm infrastructure in place to provide for the needs our community expects."

It's easy to grow, Rodriguez said, but city leaders have to realize that a community's service delivery model has to adapt to a growing population.

A proactive example that Rodriguez noted was the construction of a brand new state-of-the-art fire station.

Homebuilding has been active in the Madera market for the last few years, and the city has hired three local private planning companies to help with the processing of permitting applications.

On the industrial side, a number of companies have already transplanted to Madera, or are in the process of establishing Madera as their new home.

Trampac, a new company in Madera, located its headquarters in a 64,000 square-foot industrial building, and Full-Throttle Suspension is in the process of building a 100,000 square-foot facility.

Rodriguez said that local governments will have to recalibrate how they will serve the community, but he has a positive outlook for Madera.

"One of the key roles of local government is try to and get business to open up so our local community has better places to work and to shop and to call home," Rodriguez said.

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First-time homebuyers navigate market landmines



PHOTO BY TIERRA MALLORCA VIA UNSPLASH.COM | GETTING THE KEYS TO THAT FIRST HOME IS PROVING EVEN MORE DIFFICULT FOR FIRST-TIME BUYERS THESE DAYS AS PRICES CONTINUALLY SHIFT UPWARDS — EVEN AFTER A DEAL IS STRUCK.

Edward Smith — STAFF WRITER

Three years ago, real estate agent Annette De Dios would have laughed at the idea of a homebuyer having to come up with the cash to make up the difference between what a buyer agreed to pay for a house and what an appraiser said it was worth.

Now, it's become a reality — and one first-time homebuyers are having trouble overcoming.

The real estate market has buyer pitted against buyer for a severely limited inventory of homes in almost all price ranges. In particular, first-time homebuyers are fighting an uphill battle competing against other more established buyers who can meet terms of appraisals that can't keep up with the dynamic market.

The result: A marketplace with a number of unprecedented circumstances for everyone from Realtors to appraisers to new homebuilders.

The hot seller's market has been fueled by low inventories and easy access to cash through low interest rates, said De Dios with Brown and Brown Real Estate in Fresno.

For many first-time homebuyers, low interest rates have allowed them to qualify for a loan, said De Dios. But they're facing off against established buyers.

The challenge for first-time homebuyers is coming up with cash, De Dios said.

The money buyers have saved goes toward down payments,

closing costs, loan fees and insurance taxes.

In other times, buyers could have scrounged up \$5,000, but in this market, potential buyers are naming prices \$15,000 to \$20,000 over what the house is being appraised at. Normally, a low appraisal leaves three options, says Chris Mathys, manager of the loan department at Oro Financial, a residential and commercial lender in Fresno.

The seller can cancel escrow, bring their asking price down or the buyer can agree to pay the difference that the lender won't cover. More often than not, with the amount of offers on a house, the choice is the latter.

The low inventories are creating a situation where the appraised value of the home isn't reflective of what people are willing to pay, leaving first-time homebuyers stuck covering the gap. Established buyers can use the equity they've built in their current home and don't have to worry about the appraisal, said Mathys.

These anomalies are happening with all home types. De Dios had a buyer looking in the \$700,000 range. He lost the offer because he was only willing to go over the asking price by \$10,000.

Even the new home market has become competitive.

De Dios was researching options for one client, looking into a new development at Shaw Avenue and Highway 99 in Fresno — a Lennar subdivision.

but he has heard of it happening in recent times.

"I don't feel like we'd be doing our job if we don't know how to set a sale price," De Young said.

But even despite the overheated market, De Young doesn't see momentum going backwards. Unlike during the Great Recession, the underlying economic principles are healthy, said DeYoung.

The threat of inflation has put the case of low interest rates at top of mind for some. If the Federal Reserve tries to slow down the economy by increasing the Federal Funds Rate, home lending rates tend to follow, said Mathys.

An increase in rates will increase the threshold prospective homebuyers need to qualify for loans.

The decreased purchasing power might mean some buyers will have to wait and some people not might qualify at all, said De Dios.

But it will take a lot more than losing a few qualified buyers to slow down the market, De Dios said.

The next big change they're waiting on is to see whether forbearance extensions by banks to homeowners affected by the pandemic will increase the number of short sales in the market.

But that's an increase in inventory no one wants to see, De Dios said.

De Dios was told that their new policy was to have people submit an offer on lots and they would say whether their offer was accepted or not.

"They're going over the asking price just like they would in the resale market," said De Dios. "It is kind of discouraging."

Representatives from Lennar could not comment on the matter.

Homebuilders have had problems of their own. Lumber prices have tripled since April 2020, causing the average price of a new single-family home to increase by more than \$35,000, according to the National Association of Home Builders.

And builders are trying to fill contracts six months out as material prices increase daily.

Even before the pandemic and soaring material costs, homebuilders have not been able to keep up with demand, said Ryan De Young, president of De Young Properties, a Fresno-based homebuilder.

Ever since the Great Recession, homebuilding has slowed.

The United States needs about 1.2 million homes built yearly to keep at equilibrium, said De Young. Now, even the most productive homebuilders are maxing out at 66% of what they used to do.

Getting homes built on time has taken coordinating with trade partners such as carpenters and electricians.

De Young said it is not normal to have new homes put out to bid,

“

I DON'T FEEL LIKE WE'D BE DOING OUR JOB IF WE DON'T KNOW HOW TO SET A SALE PRICE”

”

Edward Smith | Writer can be reached at: 490-3448 or e-mail edward@thebusinessjournal.com



PHOTO BY DAN BURTON VIA UNSPLASH.COM | RESTAURANTS AND RETAIL STORES WERE AMONG THE HARDEST HIT BUSINESSES IN THE PANDEMIC, AND THE ONES MOST LIKELY TO FACE A LACK OF RESOURCES WITH MARKETING AND OTHER EXPENSES AS THEY REOPEN.

With PPP in the rear view, lenders offer a post-mortem

Breanna Hardy — STAFF WRITER

After Paycheck Protection Program funds dried up in early May, the conversation is shifting toward how to help businesses stabilize upon reopening.

This round of emergency lending launched in January and was set to end May 31, but the \$284 billion fund ran out early. The program gave first and second timers a chance at small business relief through the Economic Aid Act, passed in December 2020.

The first week was aimed at protecting minority-owned businesses through Community Development Financial Institutions.

Tate Hill, executive director of Access Plus Capital in Fresno, has assisted several business owners throughout the past year as they've navigated the pandemic.

Access Plus Capital, a Fresno-based Community Development Financial Institution, partnered with a third party lender. It also offered clients counseling and expertise as they applied for funds.

"We were leveraging a national lender that has far greater loan processing capacity to actually get the lending support to businesses," Hill said.

Hill said Access Plus Capital has also been busy this year doing regular lending. It services 14 counties.

"It was our second highest year in our history," Hill said.

He anticipates steady regular lending for the remainder of 2021.

Steve Jones, Suncrest Bank in Visalia's chief operating officer, said its success hinged on the digital technology to process the applications. Clients submitted their applications through Suncrest's self-service portal. Using a customer-driven digital

process, combined with a team of three to four employees, proved much more efficient than the last round. The team processed nearly 300 applications for approximately \$50 million — an average of around \$165,000 per loan.

In the first round, Suncrest processed 419 loans with about 60 staff members, totaling \$135 million. The average loan size in the first round was \$320,000 per loan.

This partnership with the financial technology group allowed for market-facing staff to support business needs. Because of this, Suncrest was able to grow its non-PPP loans in Q1.

"The biggest challenges were the changing program guidelines, particularly for the self-employed schedule C filers," Jones said. "But even though this was a challenge, it was fantastic to put much needed PPP funds into the hands of the smallest of business customers."

Unlike other Valley banks that saw a decrease in demand toward the end, Suncrest Bank had clients whose businesses had greater complexity, like Schedule C filers who tend to be self-employed taxpayers who are just starting businesses. The complexity limited the time to process the applications before funding ran out.

Schedule C filers had a limited amount of time to apply for the PPP loans. They were only allowed to submit applications after Small Business Administration rules had changed. This created the surge in demand about a month before funds were exhausted, Jones said. Even then, Suncrest had the most demand in the first 30 days.

While a successful lending period for both Access Plus Capital and

Suncrest Bank, it's been a challenge for small businesses to access a professional well-versed in legal business implications. Some business owners are in better positions to access accountants or attorneys.

"For a lot of your small businesses, it's usually the owner, spouse or family member managing the financial pieces. Gathering the documents is challenging," Hill said.

Some businesses are so small and under resourced that they don't have the quarterly financials that more established businesses have. To apply for the PPP loans, the quarterly financial reports were necessary to show the loss between 2019 and 2020.

"If they didn't have a current business license in some cases, they couldn't go after the local grant dollars," Hill said.

In addition to the PPP, Hill said Access Plus Capital was chosen to deploy the California Rebuilding Loan. Although unforgivable, it was meant to support businesses by making it easier to qualify and apply. Access Plus issued nearly \$800,000 in these loans, and individual loans were anywhere from \$5,000 to \$100,000 for the business.

United Security Bank also participated in the second round of PPP lending in January. CEO Dennis Woods noticed a decline in both the speed of applications and dollar volume.

"It was two-thirds of applications of the first round, but half the money," Woods said.

He said it seemed like the majority of the pain continued to be felt in restaurants and retail stores, but businesses allowed to stay open for the past year did not suffer as much.

"Even though they cut it off just recently, the applications had really just dried up," Woods said.

He believes it's because the economy is on the upswing, and that the stimulus checks and unemployment benefits have provided a cushion for

many people.

"We know that we did save many businesses and many individuals so, for that, I'm very happy," Woods said.

Though the demand for PPP loans tapered off for some banks, businesses have a new need — marketing to clients. Hill said that as most businesses are given the green light to open up all at once, it will be hard to bring consumers back.

"For them to be able to attract customers to their business has probably been the biggest hurdle," Hill said.

In some cases, if they had the foot traffic, they might not need as much cash to stabilize their business.

Some businesses are anxious to fully open up due to the lack of marketing and capital support, combined with inflation and other increased costs. Businesses need capital to reopen, rehire, reorder supplies and find a viable workforce again, Hill said.

"A lot of those things were lost," he said. "It's almost like those businesses are starting over."

Some businesses won't make it back, Woods said. Some employees don't want to stay in their same industries, compounding the problems some businesses are up against.

"There's no question there's going to be winners and losers," Woods said.

Hill said that getting capital to survive is the most important aspect of business right now. For the retail businesses, sales are a big concern. Some retailers have thrived and are readily able to go to an ecommerce base, but others have not been as successful at pivoting. In rural communities, it's harder to get restaurants set up with DoorDash.

"I think there's still a lot of work to be done," Hill said.

Breanna Hardy | Writer can be reached at: 490-3493 or e-mail breanna@thebusinessjournal.com

Fresno State announces familiar president

Fresno State announced Wednesday the university's interim president will be stepping up to president, effective immediately.

Saúl Jiménez-Sandoval will serve as the ninth president of Fresno State after serving as interim president since late 2020 after the former president became chancellor of the CSU system.

Jiménez-Sandoval first joined the Fresno State faculty in 2000 and served in a number of positions including coordinator of the chair of the Department of Modern and Classical Languages and Literatures, interim associate dean of the College of Arts and Humanities, dean of the College of Arts and Humanities and provost.

He holds a Ph.D. in Spanish and Portuguese literature from University of California, Irvine, as well as various certificates from Cornell University and universities in Madrid, Spain and Lisbon, Portugal.

Originally from Mexico, Jiménez-Sandoval moved to Fowler at a young age where his family ran a family farm. He has two sons, Arion and Leo, with his wife Mariana Anagnostopoulos, who is a member of the Fresno State philosophy department.

Craig School hires first woman dean

Dr. Julie Olson-Buchanan, a veteran Fresno State faculty member and administrator, has been named dean of the Craig School of Business and Sid Craig Dean's Chair following a nationwide search.

Interim Fresno State Provost Xuanning Fu, who announced the appointment, praised Olson-Buchanan's work as interim dean since January 2020.

"Her caring and innovative leadership earned the trust of the faculty, staff and students in the school, and I am confident that under her leadership the Craig School of Business will continue to excel in offering a transformational business and economic education and in empowering future business professionals," Fu said.

Previously, she served as interim associate dean for the Kremen School of Education and Human Development and then for the Craig School of Business, providing stability and continuity during a rapid succession of change in leadership in both schools, Fu said.

She is the first female dean in the Craig School, which dates back to its formation in 1927 as the Department of Commerce.

Clovis to appeal court ruling

The Clovis City Council voted unanimously Monday to appeal a court decision that found its Housing Element out of compliance with state law.

Clovis contends that the state approved its Housing Element, which allows for high density housing on multiple sites throughout the city, according to a news release.

Central California Legal Services is the petitioner in the case. CCLS participated in the state review, but the court chose to reject the state's decision



PHOTO CONTRIBUTED | SAÚL JIMÉNEZ-SANDOVAL IMAGE BY FRESNO STATE

approving the Housing Element because selected sites could also be developed with other, lower density housing, according to the release.

"In the ruling, the court acknowledges that it is not the city's responsibility to develop low income housing, only to have sites available," according to the City of Clovis release.

City officials pointed to the groundbreaking last week of Butterfly Gardens, an affordable housing project in Clovis that will house up to 73 individuals. It is being built at a location zoned for high-density housing.

CCLS maintains the city discriminates against low-income households in the execution of its Housing Element. Clovis officials believe it doesn't.

Farmer buys 58K acre ranch

A 58,000-acre cattle ranch with a history tied to a California pioneer was recently purchased by a local farmer.

Primarily located in Benito County but extending into Fresno County, Ashurst Ranch also included 5,000 head of cattle, an extensive water system and nine oil wells, according to a press release from real estate brokerage Cushman & Wakefield, representing the seller, Rancho Mountain Properties.

Scott Raven, president of Scott Raven Farming Co. based out of Selma, was the buyer. Matt Davis and Terry Jackson were the agents with Cushman & Wakefield. Todd Renfrew of California Outdoor Properties handled the sale transaction.

The purchase price was not disclosed. Ashurst Ranch was the single largest land property on offer in California when it was listed in July 2019 with an asking price of \$17.5 million.

"Ashurst Ranch has had a long history starting with John Ashurst, a pioneering California cattleman, while in the early 1900s the ranch played an integral role in the local community," said Davis in the press release. "Most recently, the ranch provided fertile winter grazing for about 5,000 head

of cattle and under the stewardship of Mr. Raven, Ashurst Ranch is sure to be an integral part of California's cattle industry for generations to come."

The buyer intends to improve on the fencing and water systems, the release stated, as well as bring nine existing oil wells back into production. The property also includes two houses, two mobile homes, two sets of corrals, loading pens and a dirt airstrip.

The property is in the unincorporated community of Paicines, approximately 60 miles south of Hollister. The 58,134-acre property consists of 27,944 acres across 118 parcels with 30,210 acres of Bureau of Land Management grazing leases.

"Productive farm and ranch land has historically been an excellent hedge against inflation and with the price increases that have occurred in the global commodities markets, we are seeing growing interest in investment quality agricultural assets," Davis said.

Resnicks pledge \$1M for graduate volunteers

Lynda and Stewart Resnick of The Wonderful Company have unveiled a new \$1 million initiative that will pay Fresno State graduates to complete service with nonprofit organizations in their communities.

Called the "Wonderful Butterfly Project," the fund provides up to \$500 for each of the first 2,000 graduates from the Fresno State classes of 2020 and 2021 who complete two days of service. The fund is expected to generate 32,000 hours of volunteer work for Central Valley organizations.

Graduates can visit wonderfulbutterflyproject.com to match with local nonprofits and apply for funding once they've completed their community service hours.

The name of the fund is inspired by the butterfly effect, a phenomenon that was first discovered as part of chaos theory by Edward Lorenz, a mathematician who revealed through a computer model that the tiny flap of a butterfly's wings in Brazil might start a ripple effect that ultimately caused a tornado in Texas, according to a Fresno State news release.

The announcement comes as Lynda Resnick prepares to deliver a commencement address to the 2020 and 2021 graduating classes at Fresno State this weekend.

"Never underestimate the powerful impact you can have in your own backyard. When you serve in the same place that you live, you build momentum, movements, and relationships that make an indelible mark on your community," Lynda Resnick states in her commencement address. "We hope that this million-dollar gift to your classes will inspire you. Flap your wings, kick up dust, and bring a tornado of change down on anyone who tells you that it's impossible to fix the world. You are the ones who will take to the air and inspire us all to fly higher once again!"

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FRESNO CHAMBER OF COMMERCE

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THE WEATHER IS PERFECT AND THE
TIME IS ALWAYS RIGHT FOR A GREAT
GAME OF GOLF!**



vast 
NETWORKS

JUNE 7, 2021

SUNNYSIDE COUNTRY CLUB

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For more information, please call **(559) 495-4800**
or email **info@fresnochamber.com**

Reservation cancellations must be submitted via email by
May 28th in order to receive a refund. Payment will be required in
the event that timely cancellation is not received.



As electric vehicles prepare to shine, schools taking note with education

Ravyn Cullor - STAFF WRITER



PHOTO BY MICHAEL FOUSERT VIA UNSPLASH.COM | ELECTRIC VEHICLES REPRESENT A NEW CHALLENGE FOR LOCAL TRADE SCHOOLS TO TRAIN THE MECHANICS OF TOMORROW TO WORK ON AUTOMOBILES WITH TEN TIMES AS MUCH VOLTAGE AS GAS CARS.

As the auto industry pushes toward more electric vehicles, educators are working to train technicians on the high-voltage automobiles.

The federal government and the State of California have recently announced plans to push more consumers to buy electric vehicles, or EVs, with mandates for new vehicle sales and plans to increase charging infrastructure.

Automakers around the world have responded in kind, with luxury and consumer brands announcing new EV models to come onto the market within the next decade. With the push towards EV, educational institutions are seeing more demand for EV technician training.

Marty Kamimoto, instructor and coordinator for automotive diesel advanced technology at Fresno City College, said the most important area of EV training is safety.

"Students still need to learn the basics of a traditional engine," Kamimoto said. "But as EVs expand and grow, they need to be aware of electric vehicles because of the dangerously high voltage."

While a combustion engine car's battery will put out between 14-16 volts, an EV battery puts out 180-300 volts, and a heavy duty EV could have a battery as large as 400-600 volts, Kamimoto said. Motors in EVs can also either put out AC or DC current, all of which pose a risk of serious or fatal electrocution.

Being aware of this danger is important for technicians even if they aren't working on the battery because most systems which would be run by a belt in a combustion engine vehicle, like the air conditioner, are run by a motor in an EV, meaning it's directly connected to the battery.

While electric vehicles are gaining steam, training for technicians isn't widely available and most mechanics who are educated in EV safety are at dealerships, Kamimoto said. But, he's been working to integrate EV education into FCC and Duncan Polytechnical High School.

Cara Jurado, college and career readiness coordinator at Duncan, said while students in the automotive program have done a unit on EVs for several years, Kamimoto encouraged the school to do more hands-on training.

"We always stay up-to-date as technology changes, like hybrids and electric vehicles becoming more popular, because our students need that experience," Jurado said. "We try to stay connected with industry partners so we can meet local demand."

Before the onset of the pandemic, Jurado said Duncan applied to a program where the school would receive a kit with all the parts to build an EV from the ground up. They were selected, but the students have yet to be able to touch the kit because of school closures and limited capacity.

When students are able to work on the EV, Jurado said they have found ways to include other programs like welding in assembling the car. The school also purchased glasses with a small camera so everyone can see what one student is doing with the vehicle.

Duncan also works with Affinity Truck Center of Fresno, often for units on heavy duty vehicles and diesel. Jurado said Affinity has also encouraged the school to pursue EV training as heavy duty vehicles like semi trucks and busses turn to electricity as well.

Kim Mesfin of Affinity Truck

Center said while most test sites for EV trucks are in the Los Angeles basin, her company has meetings on EVs multiple times a week with Valley companies. Mesfin said the Fresno area will see its first electric semis by November.

Mesfin said EV heavy-duty trucks are often less complicated than diesel vehicles and with available training all heavy-duty mechanics will have knowledge in electrical systems.

Across consumer and heavy-duty, most EV technicians are currently at dealerships or the original equipment manufacturer, but Kamimoto said some manufacturers are developing programs to train other technicians, both in person and online.

Outside of training, Mesfin and Kamimoto said the infrastructure for EVs needs to be greatly expanded for consumers and industry. While some places have a more built out charging infrastructure, Kamimoto said there are a lot of charging options for the Valley.

As the Valley moves towards EVs, Kamimoto said technicians and businesses need to be proactive about getting training and updating their own infrastructure. While the county already has a shortage of mechanics, he said EVs means the end of most at-home car repairs.

"As an industry we need to be proactive and more aware of EVs," Kamimoto said. "Personnel need to be sent to training and we need to have facilities prepared for incoming electric vehicles. This stuff doesn't just fit on a napkin."

“
Personnel need to be sent to training and we need to have facilities prepared for incoming electric vehicles. This stuff doesn't just fit on a napkin

Ravyn Cullor | Writer can be reached at: 490-3461 or e-mail ravyn@thebusinessjournal.com



GUEST VIEW

By Nicolas Allen, CFP®
Special to The Business Journal

Should you pay off your home mortgage early?

Many people who carry a home mortgage dream of the day when they will no longer face the burden of a monthly house bill. They want the financial freedom – and the satisfaction – of owning their home outright. Does that mean you should make paying off your mortgage early a priority? The answer depends on your circumstances and goals. One question you should ask yourself is, “Would the money you spend on your home loan be better spent on or invested in another financial opportunity?”

Getting a different perspective on debt

Reducing debt as early as possible could help you avoid costly interest rate charges. You may have experience with this principle if you’ve eliminated credit card debt or a car loan. While your home mortgage is a type of debt, the same concept may not apply. In certain instances, staying true to your repayment terms may be best for your financial situation for these reasons:

The interest rates on mortgages tend to be more reasonable than other types

of credit, and the terms often provide more certainty (30-year fixed rate mortgage).

The interest you pay can potentially be deducted from your taxes. This deduction makes a mortgage much more cost-efficient on an after-tax basis than most other forms of debt. If mortgage interest is part of your tax strategy, consider if you’ll be able to itemize deductions once you own your home outright.

On the other hand, the earlier you pay off your loan, the longer you could have the opportunity to invest the money each month. This additional investment could help you achieve a more secure financial future. To see if investing may make sense, compare your interest rate to what you could reasonably expect to earn in market returns.

Factoring in time

As you evaluate your situation, you should consider the time you expect to stay in your home and how close you are to retirement. Those who are approaching retirement or are already

retired may prefer to be done with the monthly expense of a mortgage. Since this is also a stage in life when your investment approach may be more conservative, the tradeoff of reducing your balance rather than investing may not be as significant. Those who are in this position may want to consider if accelerating payments today would help reduce housing expenses in retirement.

The same is true for those who plan to stay in their homes for a long time. Reducing your loan may be appealing if it results in years of living without a house bill. Younger homeowners should explore methods of accelerating their mortgage pay down. Among the strategies to consider are contributing more money each month, refinancing your mortgage over a shorter term (i.e., a 15-year mortgage instead of a 30-year one) or occasionally making a larger, lump sum payment to reduce the balance.

Considering the emotional side

Deciding if you should carry a home mortgage is not only a rational

decision, but an emotional one as well. Your home is where you raise your family, create memories and return to each day. How important is it for you to know that you will own your home free and clear?

As you think about your decision, be sure you’re in a position to not jeopardize your financial security today by putting additional funds toward your home. Adjusting your monthly bill will impact your cash flow, and you’ll want to have flexibility in your budget to cover unexpected expenses. Review your financial circumstances carefully before you decide what’s right for you.

Nicolas Allen, CFP® is a Private Wealth Advisor with Ameriprise Financial Services, Inc. in Fresno, CA. He specializes in fee-based financial planning and asset management strategies and has been in practice for 12 years. To contact him, consider <http://www.ameripriseadvisors.com/nicolas.j.allen>, (559) 490-7030 option 2, or 7433 N. First Street, Suite 102 Fresno, CA 93720.

the LEADS

The Leads information found in this issue of The Business Journal is a sampling from the Business Leads Download Center. The Business Leads Download Center is available free with your paid subscription to The Business Journal. For questions about the content listed in this section or how to obtain a subscription to The Business Journal, contact Ashley Webster at 559.490.3481 or e-mail ashley@thebusinessjournal.com.

HOW IT WORKS

The Business Journal’s Leads listings are designed to help you find the latest legal transactions to grow your business. Find out who’s new in town, who’s going out of business and what neighborhoods are becoming a hotspot for new business. We’ve pulled information from the county clerks’ and recorders’ offices in Fresno, Kings, Madera and Tulare counties to bring you the latest in business news. No matter what business you are in, you can gain a competitive advantage from these Leads each week.

REAL ESTATE

Retail California is reporting the following transactions:

1,407 square feet of retail space at 635 Herndon Ave., Ste. 150 in Clovis to Nothing Bundt Cakes from Clovis Commons, LLC. Michael Arfsten of Retail California was

the agent in cooperation with Doug Cords of Commercial Retail Associates.

1,725 square feet of retail space at 3039 E. Ashlan Ave. in Fresno to Gisri Alawdi from J. Oberti Inc. Nick Frechou of Retail California was the agent.

2,494 square feet of retail space at 6425 N. Blackstone Ave., Ste. 102 in Fresno to Herbal Life from SVP Partners, LLC. Michael Arfsten of Retail California was the agent.

Sale of a 12,000± square foot retail space at 1450 S. Mercey Springs Road in Los Banos to Clair Investment Group, Inc. from Kevin and Denise Tweed. Nick Frechou of Retail California was the agent in cooperation with Mike Priolo of NAI Commercial.

Sale of a 152,354± square foot retail building at 4951-4995 E. Kings Canyon Road to KINGS WP5, LLC from KM Fresno Investors, LLC. Nick Frechou of Retail California was the agent.

Newmark Pearson Commercial is reporting the following transactions:

2,700 square feet of industrial space at 972 Barstow Ave., Unit C in Fresno leased to Kincaid Construction, Inc. from Mario A. Crosina. Daniel Simon of Newmark Pearson Commercial was the agent.

69,355 square foot industrial building at 1810 Academy

Ave. in Sanger leased to Zero Grocery, Inc. from Bel’s Poultry, LLC. Nick Audino, SIOR and Kyle Riddering of Newmark Pearson Commercial were the agents in cooperation with John Fondale of Jones-Lang-La Salle.

Sale of 4,051 square foot office building at 2170 N. Winery Ave. in Fresno to Zeni Estates, LLC from an undisclosed seller. Luke Tessman and Phil Souza of Newmark Pearson Commercial were the agents in cooperation with Shane Richardson of Colliers International.

Sale of 5.87 acres of light industrial land located on Dan Ronquillo Drive and S. West Avenue in Fresno, CA to MM Properties 2106, LLC from Marge Hartunian Trustee. Jeff Wolpert, ALC and Lou Ginise, SIOR of Newmark Pearson Commercial were the agents in cooperation with Lisa Mochizuki of Mochizuki Real Estate.

Fortune Associates is reporting the following transactions:

6,615 square foot office/warehouse building at 5320 N. Barcus Ave. in Fresno to West Coast USA Properties, LLC from William F. Cornell, IV. The agents were Bill Daly and James Bitter.

4,964 square foot Industrial building at 3685 N. Clovis Ave. in Fresno to Cook Family Limited Partnership from

3685 N Clovis Real Estate, LLC. Brandon Lamonica and James Bitter were the agents in cooperation with Kevin Land of KW Commercial.

6,961 square foot office space at 7405 N. First St. in Fresno to North Fork Rancheria of Mono Indians from Jeff and Velvet Jue. Brandon Lamonica and Jim Graham were the agents in cooperation with Kevin Land of KW Commercial.

Stumpf and Co. is reporting the following transactions:

27,400 sq. ft. industrial land in Dry Creek Business Park in Clovis from Margaret Sayah, Trustee of The Nick and Margaret Sayah Family Trust, dated March 29, 2012 sold to JVR Holdings, LLC. Ron Stumpf and Alexandra Stumpf were the brokers in cooperation with Ron Stoltenberg and Ethan Smith of Newmark Pearson Commercial.

Pearson Realty is reporting the following transactions:

39.72 acres of pistachios located on Road 252, south of Avenue 12 in Terra Bella, Tulare County. Roy Pennebaker was the agent.

37.01 acres of almonds located on Kamm Avenue in Kingsburg, Fresno County. Stanley Kjar, Jr. represented the seller.

20 acre vineyard located on Brawley Avenue in Fresno, Fresno County. Sullivan Grosz

and Cole Montgomery were the agents.

40 acre vineyard located on Huntsman Avenue in Selma, Fresno County. Robert Nielsen and Martin Hovsepian were the agents.

40 acres of grazing land located close to Hildreth in Madera County. Sullivan Grosz was the agent.

16.72 acres of citrus located on the northwest corner of Road 404 and Avenue 408, southeast of Orosi in Tulare County. Roy Pennebaker, Matt McEwen and Jonathan Motl represented the seller.

39.01 acres of pistachios located on Avenue 21, east of Rd. 26 in Madera County. Dan Kevorkian and Cole Montgomery were the agents.

Commercial Retail Associates, Inc. is reporting the following transactions:

1,540 square feet at 5677 E. Kings Canyon Rd, Ste. 101 in Fresno leased to Spacetel, LLC from Save Mart Supermarkets. Doug Cords and Shane Anderson were agents.

43,560 square feet at 1055 Shaw Ave. in Clovis leased to Raising Cane’s from Clovis I, LLC. Shane Anderson and Doug Cords were agents.

2,800 square feet at 2040 S. Mooney Blvd, Ste. 7 in Visalia leased to Children’s Choice

Dental Care from Walnut-Mooney Center, LLC. Shane Anderson and Doug Cords were agents in cooperation with Matt Alemania of Avison Young.

45,667 square feet at Laspina Street and Prosperity Avenue in Tulare leased to Raising Cane’s from GGH I, LLC. Shane Anderson and Doug Cords were agents.

1,801 square feet at 3801 Pelandale, Suite 5-A in Modesto leased to Crumbl Cookies from CFT NorthPoint, LLC. Shane Anderson was agent.

2,012 square feet at 2370 Maggio Circle, Suite 14 in Lodi leased to Crumbl Cookies from Trust Agreement of Tony LaSalvia. Shane Anderson was agent.

ABC REPORTS

The following status changes for the California Alcoholic Beverage Control took place for the week ending 05/14:

A Type 41 license was issued to DBA: The Local at 401 Clovis Ave., Ste. 102 in Clovis held by Salsas Inc. A Type 41 license allows a restaurant to serve beer or wine.

A Type 47 license was issued to DBA: Corby’s at 221 E. Main St., Ste. B in Visalia held by Brandon Wayne Morse. A Type 47 license allows a restaurant or bar to serve beer, wine or liquor.

A Type 30 license was issued to DBA: W&Z Market Inc. at 426 E. Seventh St. in Hanford, held by W&Z Market, Inc. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

NEW BUSINESSES FRESNO

MJR Real Estate
Wash N Dry
Gill Insurance Agency
Andy B Landscaping/ Gardening Services
Boba House Express
Sneaker Club
Z Blinds Company
JP Marketing
Auto Glass of Fresno
Ty Flooring
RS Trucking
Two-Five Baseball
E-Z Auto Sales
Baldwin Daycare
Pawfection Mobile Dog & Cat Grooming
Taqueria Hermanos Aleman
Planting To Processing Magazine
Lalli Trucking Kerman
B's Handyman Service
E Z Laundry
Maan Trucking
N&E Transportation Services Inc.
Salinas Trucking
Enzo's Table Bakery
Community Spine & Neurosurgery
M2 Oncology, A Member of
Community Health Partners
Community Special Surgery Associates
Community Gynecologic Oncology Specialists
Community Pediatric Specialists
The Little Big Project
Community Neurosciences Institute
Community Perinatology
Seis Hermanos
Great Properties Managements Inc
Medina Signing Services
JL Pereira Trucking
Zebra Products
Sadity Babe Boutique
Luna's Closet
J&R Household
Glossy Nails & Spa
Storm Enterprise
Belmont Printing
CW Sisters
JTR Media Group
Grooming By Michelle
Rice On Wheels LLC
Maiko Construction
Parks Party Rentals
Valley Sneaker Vault

4 Queens Boutique
Grandma Sugar's Lavender & Bee Farm
Ag Multilingual Document Services
Marisco's Zihuatanejo
Heavenly Body
Encore Audio Archives
Love Lit Fashion
Executive RV And Boat Storage
SGK Transport
Central Valley Real Estate
U.S. Trucking
Morenita's Tacos Y Mas
Functional Movement Training
The Hive
Showroom Dr Z
Gagan Farms
3R Concrete
Green Lot
IHarleySleep
Fuqua
A Plus Pest Control
Comforcare Homecare Fresno-West
EER Enterprise Tax & Immigration Services
Halaly Tacos
Terence Cason Enterprise
Ernco Electric
Precision Entities
Valley Healthcare Solutions
BNTG Produzioz
Gentile Real Estate, Inc.
Frank O Pasillas
Eli's Adult Care Services
Eramos Media
Ayanna Hill
Taco's Boys
Doy Grill
A1 Auto Glass Academy
Cut Rite Tree Service
E & J's Barbershop
Cs Produce
Coast To Coast Electronics
Pacific Properties
Best For Less Auto Glass
I & J Trucking
Ekrate
Valley Metal Finishing, Inc
Grace Home Kare
Stites Consulting
JE & Associates Consulting
Aish Signs & Graphics
Mercy Me 2, Inc
PDR Fresno Projects Done Right
Classic Limousine
Trass2Treasures
Furniture Kingdom, Inc
Fowardfocus Counseling And Training Services
MC Love Inc
Hatchers Horses
Xander Captial Corp.
Maria's Consulting
Heritage Homes
All Good

K Williams Personal Training
Karla Granite Inc
Theresa Diane
Sana Xpress
Kingdom Cars
MPG Trucking
MG Central Transport
BSG Trucking
Deli Delicious 48
Rivera Trucking
Food For Thought

TULARE

Pro-Tech Bacflow Services
Green Mountain High
Kaweah Health Guild
Steele's Quality Living
Double J's Roofing
Kaweah Health Foundation
Smileland Dental Of Visalia Practice of Saekyu OH DMD Dental Corp
Laura's Alterations
Donut Factory
Uviedo Boots
CRE Appraisals
Sierra West Orchards
Moreno Trucking Inc
Bike Lane Garage & Towing
L&W Beekeeping
Sierra Gardens Apartments
Dollar General Store #16052
Maquillaje Permanente Siempre Bonita
Groovy Gorilla
Perfect Buzz
Transwest Capital Inc
K Squared Incorporated
El Callejon Services
Topo Ag
Nevadam Beauty Bar
Femme Beauty Studio And Brow Bar
Green Bucket Farms Inc
Belle Fille Bodysculpting
All-The Electric Service
Devyn B Photo
Laguna Nursery
Visalia Family Practice Medical Group
Yanez Slip & Slide
Local Brand Rep
Spearpoint Performance Hooks
Budget Auto Wrecking
559 Electric
JJ Blooms
Martin Crane Services
Valley Financial Group
Kaotic Metalworks
Exeter RV Storage
Bella Rae
Derrel's Mini Storage

KINGS

Paeteria Y Neveria La Placita
Finest Detailing

California Concrete
Jose Alvarez Trucking
Gold Top Ranch
CA Energy Solutions
Blue Butterfly The Label
California Hustle
The Itchy Pooch LLC
Five Star Window Tint
Turnstyle Gaming
Yosemite Drum Company
Love My Life Co

MADERA

Go Green
J&J Nails
Mini Pancakes And Desserts
Beauty Bar
F. G. Spreader Service
Castech Pest Services
Samra Trans Group
K Nail Spa
Medina Trucking
47th Place Carpet One Floor & Home
J & J Nail Spa
Madera Pallet
Sierra Thrift Store
Vallarta Supermarket #52

PERMITS

SELECTED CONSTRUCTION PERMITS
VIA CONSTRUCTION MONITOR,
constructionmonitor.com.
Electric Vehicle Chargers
Valuation: \$30,000
7965 N Blackstone Ave
Fresno CA 93720-4310
pmt#:B20-04286
04/26/2021
Contractor
Manco Abbott Inc
Harold Benjamin Kissler Jr
1398 W Herndon Ave Ste 105
Fresno CA 93792-9440
559-435-1756
Fax:559-449-0770
lic:512613
Developer
Villagio Shopping Center LLC
7973 N Blackstone Ave
Fresno CA 93720-4310

Remodel Commercial
Valuation: \$120,000
5110 N Blackstone Ave Ste 108
Fresno CA 93710-6708
pmt#:B20-15103
04/28/2021
Contractor
Beam & Company Inc
Alain Robert Jeschien
9840 N Cedar Ave
Fresno CA 93720-1385
559-217-6281
lic:843664

Owner
Dana Butcher Associates
6475 N Palm Ave Ste 101
Fresno CA 93704-1083
http://www.danabutcher.com
559-446-2001
Fax:559-446-2091

Dutch Bros Coffee
Valuation: \$117,000
2066 E Prosperity Ave
Tulare CA 93274
pmt#:BLD-21-19641
950 sf
05/11/2021
Tenant
Dutch Bros Corporate Office
300 N Valley Dr
Grants Pass OR 97526-8533
https://www.dutchbros.com
541-955-4700
Owner-Contractor
F&C Farming Lp
222 N Garden St Ste 200
Visalia CA 93291-6328
559-735-9700

Smoke Shelters/Bike Shelter
Valuation: \$188,000
3315 N Kelsey St
Visalia CA 93291-1882
pmt#:B211310
2,530 sf
05/06/2021
Contractor
Gray Construction Inc
Carl Clifford Howard Gray
PO Box 8330
Lexington KY 40533-8330
859-281-5000
lic:709383
Owner
Caprock Partners
1300 Dove St Ste 200
Newport Beach CA 92660-2426
949-342-8000

Fastest Growing Municipalities

2021 2020	Name of City Street Address	Telephone	Growth percentage 2016-2021	City Manager Website	2021 Population 2016 Population	Year incorporated
1 (1)	City of Clovis Clovis, Calif. 93612	324-2060	13.12%	Luke Serpa cityofclovis.com	121,884.00 107,701.00	1912
2 (4)	City of Fowler Fowler, Calif. 93625	834-3113	10.36%	Wilma Quan fowlercity.org	6,601.00 5,981.00	1908
3 (5)	City of Tulare Tulare, Calif. 93274	684-4200	9.82%	Rob Hunt ci.tulare.ca.us	69,246.00 63,052.00	1888
4 (2)	City of Mendota Mendota, Calif. 93640	655-4298	9.66%	Cristian Gonzalez ci.mendota.ca.us	12,448.00 11,351.00	1942
5 (7)	City of Kerman Kerman, Calif. 93630	846-9384	9.49%	John Jansons cityofkerman.net	16,118.00 14,721.00	1946
6 (8)	City of Dinuba Dinuba, Calif. 93618	591-5900	8.23%	Luis Patlan dinuba.org	26,517.00 24,500.00	1906
7 (10)	City of Hanford Hanford, Calif. 93230	585-2515	6.74%	Mario Cifuentes ci.hanford.ca.us	59,981.00 56,182.00	1891
8 (NR)	City of Avenal Avenal, Calif. 93204	386-5766	6.64%	Antony Lopez cityofavenal.com	12,992.00 12,183.00	1979
9 (6)	City of Sanger Sanger, Calif. 93657	876-6300	6.00%	Tim Chapa ci.sanger.ca.us	27,353.00 25,803.00	1911
10 (12)	City of Huron Huron, Calif. 93234	945-2241	5.77%	Jack Castro cityofhuron.com	7,404.00 7,000.00	1951
11 (11)	City of Visalia Visalia, Calif. 93291	713-4300	5.25%	Randy Groom visalia.city	139,254.00 132,364.00	1874
12 (20)	City of Woodlake Woodlake, Calif. 93286	564-3325	5.02%	Ramon Lara cityofwoodlake.com	8,054.00 7,650.00	1941
13 (18)	City of Madera Madera, Calif. 93657	661-5400	4.36%	Arnoldo Rodriguez cityofmadera.org	66,172.00 63,407.00	1907
14 (NR)	City of Firebaugh Firebaugh, Calif. 93622	659-2043	3.99%	Ben Gallegos www.ci.firebaugh.ca.us	8,126.00 7,814.00	1914
15 (16)	City of Fresno Fresno, Calif. 93721	621-2489	3.90%	Thomas Esqueda fresno.gov	546,770.00 526,220.00	1885
16 (13)	City of Parlier Parlier, Calif. 93648	646-3545	3.26%	Sonia Hall parlier.ca.us	15,828.00 15,329.00	1921
17 (14)	City of Lemoore Lemoore, Calif. 93245	924-6700	3.01%	Nathan Olson lemoore.com	26,809.00 25,602.00	1900
18 (17)	City of Lindsay Lindsay, Calif. 93247	562-7102	2.67%	Joe Tanner lindsay.ca.us	13,090.00 12,749.00	1910
19 (NR)	City of Reedley Reedley, Calif. 93654	637-4200	2.21%	Nicole Zieba reedley.com	26,087.00 25,510.00	1913
20 (19)	City of Farmersville Farmersville, CA 93223	747-0458	1.71%	Jennifer Gomez cityoffarmersville-ca.gov	11,327.00 11,136.00	1960

Key: WND-Would Not Disclose. NR-Not Ranked. All data has been provided by Business Journal research; Population data as of Jan. 1 from California Department of Finance.

Research: Edward Smith

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2021

E-mail:
edward@thebusinessjournal.com

Local business owners still signing office leases despite hesitation



PHOTO BY EDWARD SMITH | PICKETT AND SONS CONSTRUCTION IS THE MAIN CONTRACTOR ON ONKAR SANDHU'S MEDICAL OFFICE PROJECT — FOUR BUILDINGS TOTALING 37,000 SQUARE FEET — NEAR HERNDON AND CHESTNUT AVENUES IN FRESNO.

Edward Smith - STAFF WRITER

The pandemic forced professional services across the U.S. economy to rethink how to do business. Insurance agencies, accounting firms, law firms and even medical offices had to accommodate working from home.

The profile of Central Valley office space differs from that of Bay Area high-rise buildings where employers toy with the idea of permanent remote work.

Now as the world nears a return from Covid lockdowns, real estate experts say property owners as well as tenants are in a wait-and-see approach.

Despite being an industry in transition, practicality is keeping professionals in their offices. The trend with many business owners has been to own their own spaces, but a lack of available space is keeping leases as well as property values elevated.

Brandon Lamonica, vice president at Fortune Associates in Fresno, senses hesitancy as tenants sign leases and plan to return to work.

Most tenants whose rental terms are expiring are opting for short-term leases — two to three years — rather than long-term leases.

“It’s a disadvantage always for a landlord to have to be working on short-term renewals because it doesn’t give a lot of security, but at the same time, companies are trying to do what’s in their best interest,” Lamonica said.

It’s very expensive for small business owners to keep employ-

ees at home, especially while maintaining a lease, Lamonica said. California is among a handful of states requiring business owners to reimburse employees for energy costs, telephone bills and other expenses to do daily tasks related to work. Business owners also recognize the benefits of collaboration in the office environment. Insurance agents still have to meet with clients, as do attorneys. And while telehealth has broadened the ability of doctors to meet with patients, many treatments or exams need to be done in person.

But with schools still not open in many cases, office workers still have to worry about childcare.

The biggest issue facing the office sector has been the rising cost of building materials for new construction or tenant improvements, says Lamonica.

While vacancy rates have increased slightly to around 13.5%, up from 12.5% last year, the issue has been new buildings coming online. Many low-rise offices use lumber for framing, says Mike Prandini, president of the Building Industry Association of Fresno and Madera Counties. Supply bottlenecks and trade disputes have sent lumber prices soaring. Despite lumber futures falling on Monday by 20%, the price per thousand-board-foot is still up more than 85% year-to-date, according to “Business Insider.”

Rick Ginder of Ginder Development has been relying on lumber he purchased 18 months ago for

the projects he has under development. For the rest, he has focused on grading and foundational work until lumber prices go down.

Despite the increased construction costs, demand for new buildings has justified price increases.

“We are seeing buildings sold,” said Lamonica. “There’s enough buyers in the marketplace.”

The trend for professional business owners has been toward owner-occupied space. But the only properties left to buy tend to be larger than what they need. Lamonica said this is how building owners end up becoming landlords themselves — something many were trying to avoid.

Onkar Sandhu of development firm Herndon Fir Partners has four buildings totaling 37,000 square feet of medical office buildings near Herndon and Chestnut avenues in Fresno.

Vacancy is near zero in the area anchored by Kaiser Permanente and Saint Agnes Medical Center, according to Sandhu. His project is forecast to be finished in the fall, with some buildings coming online in July. He has received a lot of interest, but most of it is from doctors wanting to buy the space for themselves. His development group is trying to lease the spaces.

Sandhu will be a second-year medical student in the fall at California Northstate University College of Medicine in Elk Grove. He believes medical facilities are

“pandemic-proof” despite the rise of telehealth. The exception may be in mental health, where telepsychiatry could make professional rethink their office needs.

Sandhu said construction on the complex went smoothly for the most part through the pandemic. He contracted with Pickett and Sons Construction for the project.

Their lumber was purchased in mid-January, somewhat inoculating them from price shocks. The biggest impact has been getting permits approved by the City of Fresno, said Sandhu.

Lease rates have largely been determined by location, said Lamonica. Leases in the Palm Bluffs region of north Fresno are in high demand. Rates in Central Fresno and West Shaw have lagged a bit due to drops in activity, said Lamonica.

Property owners for the most part have avoided having to give forbearance to tenants because so many were considered essential, said Lamonica.

“Business owners we’ve talked to don’t feel like we’ve come out of this scenario yet and seen the bottom of it,” Lamonica said. “And that may not happen because things are thriving and are very, very good.”

Edward Smith | Writer can be reached at: 490-3448 or e-mail: edward@thebusinessjournal.com

ISAAC CARLOS



DIRECTOR OF BUSINESS DEVELOPMENT | EXCLUSIVE WIRELESS

EDUCATION: BACHELOR OF SCIENCE IN BUSINESS MANAGEMENT | **AGE:** 30 | **FAMILY:** MARRIED TO WIFE ELISHA CARLOS. WE HAVE THREE CHILDREN MYA (10), LAYLA (7), AND CAMILLA (4).

What I do:

I cover 115 locations across California, Nevada, Oregon, Washington, and Idaho. These locations are divided by 13 markets led by market managers. My average day consists of assisting the vice president of sales in performance and people management. I do this by taking the lead in analytical and strategic initiatives centering on the increase of performance, organizational growth, development, etc.

Tell us a little about your career:

I held all leadership positions from assistant manager to district manager and regional director. In my leadership roles, I developed dozens of individuals that were given numerous promotional opportunities. Currently, eight active market managers were directly developed under my leadership. In 2017, I was put in charge of a total of over 20 store openings. This consisted of hiring staff (including managers), developing and training the staff, marketing and setting up the location's merchandising to pass corporate's approval to open. Additionally, I have played large roles in the acquisitions we have completed. This consisted of development, training, and strategies for improving performance within these newly acquired markets. As I have seen the company grow from 15 locations to 115, I have played pivotal roles in designing and developing processes and procedures across the organization amongst multiple departments. These experiences gave me the opportunity to develop many leadership, innovative and strategic skills which assisted my success. This gave me the qualifications to take on additional challenges within further promotions.

What attracted you to work in the communications industry?

I have always had a passion for technology and supporting individuals through their needs for staying connected with their loved ones.

How did the Covid-19 pandemic affect your industry and how did you and your teams adapt?

There is no doubt that the pandemic affected the economy and created financial hardships for customers. However after the shutdown was lifted, customers flocked to our stores as usual as the need to stay connected continued. Our teams adapted to the current climate as we found ways to help our customers remain connected while taking their financial limits into consideration.

Now that we are well into 2021, and the economy is bouncing back, are you expecting a boom in the industry?

Yes, the stimulus checks created additional customer traffic into our stores, which demonstrated customer's communication, needs remain and will only increase as technology furthers.

How does the Fresno market compare to other markets that you've worked in?

The Fresno market is unique in its customer base as it consists of many small business owners. Many of these business owners have yet to explore all opportunities to make it easier for them to run their business through their current success. This includes marketing and their communication needs.

What are your ties to the Central Valley?

I was born and raised in the Central Valley. I was born in Modesto, and I have lived in Merced, Porterville and now Fresno. This has given me the opportunity to see the needs of the people, and a continued driven passion to support their communication needs.

What do you like to do on your free time?

I am a family man. I love spending time with my family doing outdoor activities such as swimming, hiking, bike rides, and camping at our family ranch. I am also a musician. I love playing music and directing the music department in my local church.

What was your very first job and what was the most important thing you learned from it?

I grew up working for my father's landscaping business. When my friends were playing video games and sports on weekends and afternoons after school, I was working alongside my father. This provided me an excellent example of work ethic and drive. I learned the value of working and striving for perfection in whichever professional capacity I was in.

I have always had a passion for technology and supporting individuals through their needs for staying connected with their loved ones.

the PEOPLE ON THE MOVE



Jakobs



Baumheckel



Valencia



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MEDIA

Jim Jakobs has joined the staff of KMPH as news director effective May 3. Jakobs was born and raised in Grass Valley, California. He graduated from Nevada Union High School. Upon graduation he immediately sought and found a broadcast news intern opportunity. While continuing his education at California State University, Sacramento, he continuously worked his way up from being an intern at KOVR to transitioning to a part-time traffic producer position at NBC station KCRA in Sacramento. His work eventually took him to Oklahoma City as an assistant news director. Unfortunately, he received a call that his wife Karyn had been diagnosed with cancer and so he made the decision to move back to California. He interviewed with ABC30 and immediately fell in love with the staff and accepted the position of the nightside executive news producer. In October of 2016, he lost his wife to cancer. Since then he's made it a mission to ensure that his five children: Benjamin, 18, Zackery, 17, Eva, 15, Sam, 13, and Olivia, 11, live out the legacy their mother instilled and set forth in them. After having spent several years with ABC30 Action News as their assistant news director, he moved outside his comfort zone again to become a multimedia journalist with GVWire.com. Over the course of a year, he wrote over 700 stories pertaining to COVID-19, transportation, water, the environment and local politics.

HEALTH CARE

This week **Ron Baumheckel**, an 8th grade math teacher at Edison Computech 7-8 in Fresno, found out that he will be receiving a free smile makeover that will improve his oral health and help make his smile brighter. Drs. Greg and Nicole Nalchajian and their team at Nalchajian Orthodontics surprised Baumheckel with the news. In his application, Ron wrote that he has always been self-conscious about his smile. He stated that "my parents didn't feel they had the resources to help, and once I reached the point as an adult where I could afford it, I felt selfish spending the money to correct it."

SMALL BUSINESS

The Greater Reedley Chamber of Commerce (GRCC) Board of Directors is pleased to announce the promotion of **Erik W. Valencia** to president and CEO. Valencia, a Reedley native, came to the GRCC from the Kings Canyon Unified School District and brought with him energy, enthusiasm and innovation that he has continued to use while leading the Reedley business community to accomplish the mission and vision of the Chamber. He has been with the Reedley Chamber for four years, during which time he held the position of executive director, proving himself to be a committed community and business advocate. Since joining the Chamber Erik has drastically increased the Chamber's offerings and the organization's visibility inside and outside of the community. Most recently under his leadership, the GRCC established the Junior Board, a program which works to develop the community's next generation of leaders.

EDUCATION

West Hills College Lemoore announced that **James Preston** will serve as interim president at the Lemoore College, effective

July 1, following current President Kristin Clark's selection as West Hills Community College District Chancellor. Since joining the district in 2000, Preston's roles include West Hills College Lemoore vice president of educational services, dean of education, and education/English Instructor. "James has a proven track record of innovative leadership, and I'm thrilled that he is stepping in to replace me. He is committed to the District's Relentless Pursuit of Student Success and the College's North Star—Student Learning and Achievement," said Kristin Clark, President at West Hills College Lemoore. "I'm pleased we'll continue working together to advance the District's goals for student success, diversity, equity, and inclusion."

Dr. Honora Chapman, an accomplished professor and administrator, has been named dean of the College of Arts and Humanities, the largest academic unit at Fresno State. Chapman has been leading the college as interim dean since July 2019. She previously served as associate dean for over three years. Chapman received her bachelor's degree and Ph.D. in classics at Stanford University and started her teaching career there as a lecturer in classics from 1998 to 1999. She was a lecturer at Santa Clara University in history, English, religious studies and classics from 1999 to 2002. She joined the Fresno State faculty in 2002 as an assistant professor of classics and humanities, and soon became the coordinator of classics in the Department of Modern and Classical Languages and Literatures. She also served as the director of the Smittcamp Family Honors College for five years.

NONPROFITS

The Carlos Vieira Foundation has announced its ten recipients of their Race to End the Stigma Scholarship. The Race to End the Stigma Scholarship was created by the Carlos Vieira Foundation in efforts to begin the conversation about mental health. This year the scholarship amount increased to \$2,000.00. The scholarship is granted annually to graduating high school seniors who have expressed interest in raising mental health awareness or who have shared their story about mental health. Recipients are selected on the basis of academics, extra-curricular activities and their essay on one of three topics about mental health.

This year, the organization opened the scholarship program to all 21 counties they serve. They selected ten students that stood out in exemplifying their commitment and dedication to mental health awareness.

The students that have been awarded include Andres Stidger (Sacramento County), Anna Jian (Kern County), Annie Roe (Stanislaus County), Breanna Smith (Butte County), Chloe Mendoza (Fresno County), Emma Carney (Yolo County), Isabella Porras (Fresno County), Jordan Rasmussen (Kern County), Mia Watanabe-Knight (Tulare County), Yaneli Guerra-Hernandez (Yuba County).

In recognition of May being Mental Health Awareness Month, the Carlos Vieira Foundation will be sharing the winning scholarship essays on its website and social media platforms throughout the month. For more information on the organization or scholarship, follow the Carlos Vieira Foundation on Facebook (@CVFoundation) and Instagram (@carlosvieirafoundation) or visit their website at carlosvieirafoundation.org

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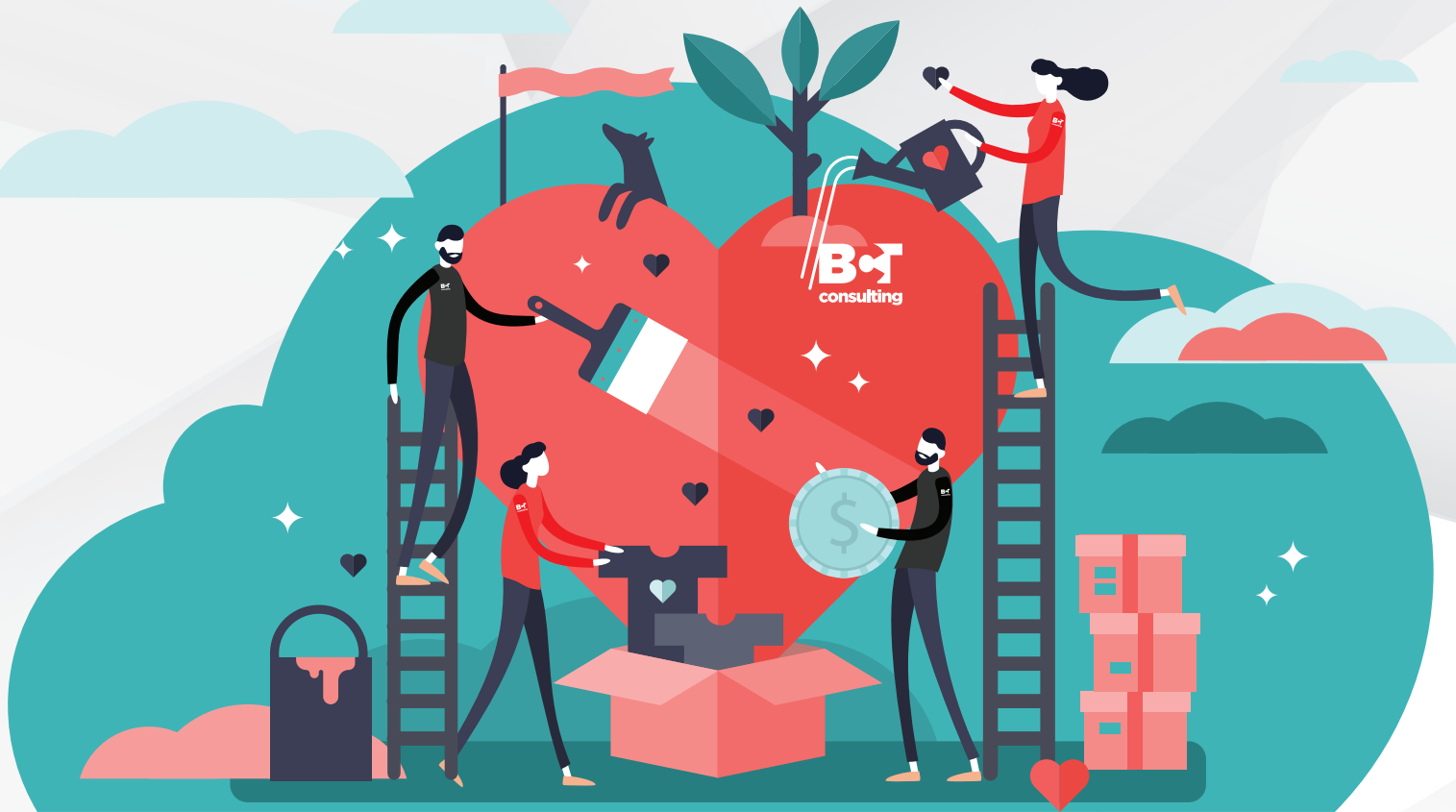
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New report: Drought to hit rural Latino communities hardest

Rachel Becker - CALMATTERS.ORG

Rural, low-income Latino communities across California were hardest hit by the last drought and could see drinking water shortages again this year as extreme drought spreads across the state, according to a report released last week by non-partisan advisors to California's lawmakers.

The report from the Legislative Analyst's Office warns state officials to prepare by ramping up monitoring of wells in vulnerable communities and lining up emergency drinking water supplies to send there.

"The communities most impacted by drinking water challenges during the last drought were small and rural; many were farmworker communities located in California's Central Valley. Moreover, many of the communities that lost — or remain vulnerable to losing — access to safe drinking water contain high proportions of both lower-income and Latino residents," the report says.

The last drought — a record-breaking 2012-2016 event — spanned the driest four consecutive years since record-keeping began in California. The dry weather collided with hot temperatures to suck water from soils, parch plants and create warm, shallow rivers where 95% of the young winter-run Chinook salmon were killed in 2014 and 2015.

Now most of the state is again experiencing extreme drought conditions or worse. Earlier this week, California Gov. Gavin Newsom declared a drought emergency in 39 counties, including most of the parched Central Valley and Klamath River area, bringing the total counties under drought emergencies to 41. Declarations already were announced last month for Mendocino and Sonoma counties due to severe conditions in the Russian River watershed.

The most recent drought didn't hit Californians evenly, according to the report. Farmers and ranchers fallowed some land and pumped groundwater to make up for dwindling water deliveries from state and federal aqueducts. But residential communities were a different story.

"Some rural residential communities — mainly in the Central Valley — struggled to identify alternative water sources upon which to draw when their domestic wells went dry," the

report said.

Many of these towns were farmworker communities, home to lower-income and Latino residents, who also suffered financially from the drought's effects on agriculture. Now, in the midst of another drought, the COVID-19 pandemic has piled on them as well.

The legislative analyst advised lawmakers to consider focusing spending and assistance on these vulnerable communities.

"The LAO's report clearly identifies the challenges faced by rural, vulnerable communities — mostly people of color, located in the Central Valley. These communities are still reeling from the last drought and the Coronavirus," said State Sen. Anna Caballero, a Democrat from Salinas. "The LAO is absolutely correct in saying that rural communities continue to be hit the hardest, and we need to focus spending and assistance on mitigating the impacts of the drought."

State officials should proposition emergency bottled water and tanks in these communities, and also create a clear protocol for people so they know whom to call when their wells go dry, Susana De Anda, executive director of the Community Water Center, told California lawmakers last week.

"We were not ready for the last drought. As a result, we scrambled. The local and state response was uncoordinated. Families didn't know who to call. And too many went without water for too long," De Anda said in a statement.

The state isn't certain how many wells went dry during the last drought: A report from the California Natural Resources Agency tallied 2,600 reports of dry wells received through January 2019, mostly in 2014 and 2015. This is certainly an undercount, however, the report said.

"Residents seldom report dry private well issues to counties," the Natural Resources report said. "Although a tracking mechanism was successfully established, its limited utilization demonstrates the difficulties of obtaining household water shortage data."

De Anda also called for lining up funding for emergency water supplies now.

Last time, California spent \$3.3 billion to respond to the drought, including \$734 million in emergency response. The biggest chunk of the emergency response



PHOTO BY CHIEKO HARA, THE PORTERVILLE RECORDER VIA AP | RURAL LATINO COMMUNITIES WERE HIT HARD IN CALIFORNIA'S LAST DROUGHT. HERE "AQUA MAN" SEBASTIAN MEJIA DELIVERS WATER TO HOUSES IN THE EAST PORTERVILLE AREA IN 2015.

funding, about \$384 million, went towards fire protection.

The second biggest chunk, \$115 million, tackled drinking water emergencies in disadvantaged communities, primarily in the south San Joaquin Valley. The money went towards drilling deeper wells and connecting communities to other water systems.

About half a million dollars a month went towards bulk and bottled water purchases during the peak of the last drought, according to a March report from the California Natural Resources Agency.

Not all of the funding for farmworker communities was "well-targeted," the Legislative Analyst's Office said. Some, for instance, went towards a program that offered temporary relocation because of job losses from the drought. But people were uninterested in the program, preferring to stay put or find a more permanent place to settle.

The drought compounds the existing challenges that one million Californians already face finding safe and affordable drinking water, the legislative analyst's report said. "These conditions worsened during the last drought, when thousands of wells serving residential homes dried up or became affected by contaminants that emerged in the underlying aquifers."

The report comes on the heels of another state assessment that reported 343 water systems

already fail to provide safe and affordable drinking water to Californians, and another 617 public water systems are at risk. Addressing the contamination and shortages could take \$10.25 billion over the next five years.

Last week, Newsom proposed \$5.1 billion to respond to the drought and bolster water resilience over the next four years, including \$27 million for drinking water emergencies during drought.

"Fortunately, the Senate and now the Administration have put forth significant plans to make investments to repair and modernize our water systems," said Caballero, who called for more innovation in monitoring and managing water supply projections in the face of climate change.

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PUBLIC NOTICES

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MAY 21, 2021

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Public notices contain information that must, by law, be published in order to make that information available to the general public. First-time publications will be designated with a (1) in the top left corner of the listing. Publication dates appear in the lower left corner of the notice beginning with the first publication and ending with the last.

TRUSTEE SALES

(1)
File No.: 20-11279 APN: 576-302-07S NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER WOODWARD LAKE MASTER ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 09-09-2020. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06-15-2021 at 10:30 AM, At the Van Ness Avenue exit from the County Courthouse located at 1100 Van Ness, Fresno, CA 93724, ALLIED TRUSTEE SERVICES (Trustee), 990 Reserve Drive, Suite 208, Roseville, CA 95678, (877) 282-4991, under and pursuant to Lien, recorded 09-11-2020 as Instrument 2020-0121819 Book - - Page - - of Official Records in the Office of the Recorder of FRESNO County, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by YESICA SILVA, situated in said County, describing the land therein: APN: 576-302-07S The street address and other common designation, if any, of the real property described above is purported to be: 10166 N GROUSE RUN, FRESNO, CA 93730 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$9,330.75. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 Association, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 20-11279. 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 (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 20-11279 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an 'eligible tenant buyer' or 'eligible bidder,' you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. DATE: May 11, 2021 ALLIED TRUSTEE SERVICES, Trustee ANDREA FISK, Authorized Signature
05/21/2021, 05/28/2021, 06/04/2021

(1)
NOTICE OF TRUSTEE'S SALE T.S. No.: 2020-05159 A.P.N.: 460-203-03 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED [PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.] YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/3/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A PUBLIC AUCTION

TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), 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: **CARMEN THUR, A MARRIED WOMAN** Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925)272-4993 Deed of Trust Recorded 7/11/2006 as Instrument No. 2006-0143840 in book , page of Official Records in the office of the Recorder of Fresno County, California, to be sold: Date of Sale: 6/15/2021 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 Amount of unpaid balance and other charges: \$106,788.32, Street Address or other common designation of real property: **3718 EAST NEVADA AVE FRESNO, CA 93702** A.P.N.: 460-203-03 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-683-2468 option 1 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2020-05159. 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 800-683-2468 option 1, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2020-05159 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. 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. Date: 5/12/2021 Entra Default Solutions, LLC Marisa Vidrine, Foreclosure Specialist A-4731546 05/21/2021, 05/28/2021, 06/04/2021 05/21/2021, 05/28/2021, 06/04/2021

(1)
T.S. No. 21-20040-SP-CA Title No. 210044089-CA-VOI A.P.N. 427-103-09 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/23/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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 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: **Veronica S Benson, and Vince Benson**, wife and husband as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/31/2006 as Instrument No. 2006-0114007 (or Book, Page) of the Official Records of Fresno County, CA. Date of Sale: 06/15/2021 at 10:00 AM Place of Sale: At the Van Ness Avenue Exit from the County Courthouse, 1100 Van Ness Avenue, Fresno, CA. 93724 Estimated amount of unpaid balance and other charges: \$173,314.20 Street Address or other common designation of real property: **2034 East Acacia Ave Fresno, CA 93726** A.P.N.: 427-103-09 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned

off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 21-20040-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Date: 05/12/2021 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Rachael Hamilton, Trustee Sales Representative 05/21/2021, 05/28/2021, 06/04/2021 CPP351097 05/21/2021, 05/28/2021, 06/04/2021

CIVIL

(1)
NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.
W&I Code §366.26 Hearing: **08-31-2021**
Time: **8:00 A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20-300390**
In The Matter Of **GENESIS TORRES**
DOB: **11-11-2019**
Minor(s)
TO: **VICTOR M. TORRES ANAYA, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 31, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **VICTOR M. TORRES ANAYA, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
As the parent of the subject minor, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minor can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated MAY 17, 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION

Continued | Next Page

CIVIL

Continued | From 20

BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-17-2021**
Time: **8:00 A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300203**
In The Matter Of **FATE AUSTIN**
DOB: **11-13-2008**
MICHAEL GARCIA
DOB: **11-28-2009**
CHANELL GARCIA
DOB: **07-25-2012**
Minors

TO: **JOHNATHAN AUSTIN, JOHNATHAN BRADSHAW, SAINT WILLIAM, JORDAN JONES, FATHERS OF THE MINORS, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS OF THE MINORS.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 17, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **JOHNATHAN AUSTIN, JOHNATHAN BRADSHAW, SAINT WILLIAM, JORDAN JONES, FATHERS OF THE MINORS, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS OF THE MINORS, BE TERMINATED AND THAT THE ABOVE MINORS BE FREED FOR ADOPTION.**
As the parent of the subject minors, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minors can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated MAY 17 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
04/30/2021, 05/07/2021, 05/14/2021, 05/21/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-09-2021**
Time: **8:00 A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300266**
In The Matter Of **CAMERON WEST**
DOB: **09/13/2020**
Minor(s)
TO: **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 09, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
As the parent of the subject minor, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minor can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated APR 26, 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-1975, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08/09/2021**
Time: **8:00 A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300273**
In The Matter Of **CAMERON WEST**
DOB: **09/13/2020**
Minor(s)
TO: **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 09, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
As the parent of the subject minor, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minor can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated MAY 17 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-17-2021**
Time: **8:00 A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300203**
In The Matter Of **FATE AUSTIN**
DOB: **11-13-2008**
MICHAEL GARCIA
DOB: **11-28-2009**
CHANELL GARCIA
DOB: **07-25-2012**
Minors
TO: **JOHNATHAN AUSTIN, JOHNATHAN BRADSHAW, SAINT WILLIAM, JORDAN JONES, FATHERS OF THE MINORS, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS OF THE MINORS.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 17, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **JOHNATHAN AUSTIN, JOHNATHAN BRADSHAW, SAINT WILLIAM, JORDAN JONES, FATHERS OF THE MINORS, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS OF THE MINORS, BE TERMINATED AND THAT THE ABOVE MINORS BE FREED FOR ADOPTION.**
As the parent of the subject minors, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minors can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated APR 26, 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
04/30/2021, 05/07/2021, 05/14/2021, 05/21/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-02-2021**
Time: **8:00 A.M.**; DEPT: **22 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300266**
In The Matter Of **CAMERON WEST**
DOB: **09/13/2020**
Minor(s)
TO: **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 09, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
As the parent of the subject minor, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minor can be adopted.
This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated MAY 17 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-02-2021**
Time: **8:00 A.M.**; DEPT: **22 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300266**
In The Matter Of **CAMERON WEST**
DOB: **09/13/2020**
Minor(s)
TO: **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR.**
This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code §366.23 and §366.26:
DATE: **AUGUST 09, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
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This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated APR 26, 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

(1) **NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.**
W&I Code §366.26 Hearing: **08-02-2021**
Time: **8:00 A.M.**; DEPT: **22 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT**
Case No.: **20CEJ300266**
In The Matter Of **CAMERON WEST**
DOB: **09/13/2020**
Minor(s)
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DATE: **AUGUST 09, 2021**
TIME: **8:00 A.M.**
PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724
PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **DANTE WEST aka DONTE WEST, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.**
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This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County.
This notice and citation is dated MAY 3, 2021.
MICHAEL ELLIOTT,
Clerk of the Court.
By: ERIC VERDUZCO, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

(1) **NOTICE OF PETITION TO ADMINISTER ESTATE OF Edward Lee Hall, Sr.**
CASE NO: **21CEPR00505**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Edward Lee Hall, Sr.**
A **Petition for Probate** has been filed by **Edward Lee Hall, Jr.** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **Edward Lee Hall, Jr.** be appointed as personal representative to administer the estate of the decedent.
The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
June 14, 2021, 9:00 A.M., Dept.: 303 1130 "O" Street

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

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CASE NO: **21CEPR00505**
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FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 2011 Fresno Street, 3rd Floor, Fresno CA 93721 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

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A hearing on the petition will be held in this court as follows:
June 14, 2021, 9:00 A.M., Dept.: 303 1130 "O" Street

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

PROBATE

Continued | From 21

Attorney for petitioner:
Stefanie J. Krause #209802
 Law Office of Stefanie Krause
 7409 N. Cedar Ave., Suite 101
 Fresno, California 93720
 (559) 431-7777
 05/07/2021, 05/12/2021, 05/21/2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF DAVID MARTIN HOWARD, aka DAVID MARTIN
CASE NO: 21CEPR00498
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **David Martin Howard, David Martin**

A Petition for Probate has been filed by **Christine Howard-Eshmari** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **Christine Howard-Eshmari** be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

A hearing on the petition will be held in this court as follows:
June 16, 2021, 9:00 A.M., Dept.: 303 1130 "O" Street, 3rd Floor - Dept. 303 Fresno, California 93721-2220 Probate Department

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

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

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:
William W. Harlow #330273
Wright & Wright, Attorneys at Law, Inc.
 265 E. River Park Circle, Suite 260
 Fresno, CA 93720
 (559) 228-8184
 05/07/2021, 05/12/2021, 05/21/2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF Janusz L. Madej
CASE NO: 21CEPR00425

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Janusz L. Madej**
A Petition for Probate has been filed by **Patricia Hofmeister** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **Patricia Hofmeister** be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file

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

A hearing on the petition will be held in this court as follows:
May 27, 2021, 9:00 A.M., Dept.: 303 1130 "O" Street, 3rd Floor Fresno, California 93721

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

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

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner:
William D. Raymond, Jr. #95870
 Myers, Widders, Gibson, Jones & Feingold, LLP
 5425 Everglades Street
 Ventura, CA 93003
 (805) 644-7188
 05/07/2021, 05/12/2021, 05/21/2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PEDRO COLIN
CASE NO. 21CEPR00515

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of **PEDRO COLIN**.

A PETITION FOR PROBATE has been filed by **ALEX R. BORDEN** in the Superior Court of California, County of FRESNO.

THE PETITION FOR PROBATE requests that **ALEX R. BORDEN** be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 06/17/21 at 9:00AM in Dept. 303 located at 1130 O STREET, FRESNO, CA 93721-1888
ZOOM Hearing Notice Requirements: Pursuant to the March 23, 2020, and March 30, 2020, orders of the Chief Justice of California, for the safety of all parties due to the ongoing COVID-19 pandemic, Probate proceedings will be conducted remotely by Zoom until further notice. Appearance by Zoom is free. Instructions on how to attend a hearing remotely by Zoom can be found at: <http://www.fresno.courts.ca.gov/probate/>. Additional information can be obtained by contacting the Probate Zoom Coordinator for assistance at (559) 457-1760 or by email at probatezoomcoordinator@fresno.courts.ca.gov.

The petitioning party must timely

serve, according to the applicable law, the Notice of Hearing, the Notice of Calendar Setting and Zoom information provided by the Court on all parties entitled to notice so they may appear remotely. Any person wishing to appear remotely, but lacking internet access, may appear by phone. The phone number to call will be provided in the Notice of Calendar Setting. Parties who have not received a Notice of Calendar setting, may contact the Probate Zoom Coordinator for assistance at (559) 457-1760 or by email at probatezoomcoordinator@fresno.courts.ca.gov.

Non-confidential Probate matters heard by Zoom will be live-streamed on the Fresno Superior Court's YouTube page at <https://www.youtube.com/channel/UC1Q11GyLuShmXKOhqJbxgqQ>.

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
ALEX R. BORDEN - SBN 180301
STEPHANIE CHAO - SBN 294712,
BORDEN LAW OFFICE
 1518 CRENSHAW BLVD
 TORRANCE CA 90501
 5/19, 5/21, 5/26/21
 CNS-3471741#
 FRESNO BUSINESS JOURNAL
 05/19/2021, 05/21/2021, 05/26/2021

FICTITIOUS

(1) **FICTITIOUS BUSINESS NAME STATEMENT**
File No. 2202110002523

The following person(s) is (are) conducting business as **MARTINEZ GARDENING at 4202 N CONSTANCE AVE, FRESNO, CA 93722 FRESNO COUNTY:**

Full Name of Registrant:
JULIAN MARTINEZ JUAREZ, 4202 N CONSTANCE AVE, FRESNO, CA 93722

LAURA MARTINEZ, 4202 N CONSTANCE AVE, FRESNO, CA 93722.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **10/07/2014**

This business conducted by: **MARRIED COUPLE JULIAN MARTINEZ JUAREZ, CO-OWNER.**

This statement filed with the Fresno County Clerk on: **05/17/2021** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: JESSICA MUNOZ, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

(1) **FICTITIOUS BUSINESS NAME STATEMENT**
File No. 2202110002414

The following person(s) is (are) conducting business as

JL Pereira Trucking at 4670 E. Harvey Ave Fresno Ca. 93702 Phone (559) 349-7522.

Full Name of Registrant:
Jose Luis Pereira, 4670 E. Harvey Ave

Fresno CA 93702
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **4/23/1999**

This business conducted by: **an individual**

Jose Luis Pereira, Owner
 This statement filed with the Fresno County Clerk on: **05/11/2021** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: CIERRA LOERA, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/21/2021, 05/28/2021, 06/04/2021, 06/11/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002033

The following person(s) is (are) conducting business as

LOWER THE BOOM VOICE OVERS at 4546 E. ILLINOIS AVENUE, FRESNO, CA 93702-2421, FRESNO COUNTY, PHONE (559) 246-7522.

Full Name of Registrant:
MARLENE JONES CANNON, 4546 E. ILLINOIS AVE FRESNO CA 93702-2421.

Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.

This business conducted by: **an individual**

MARLENE JONES CANNON, OWNER.
 This statement filed with the Fresno County Clerk on: **04/20/2021** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: MARTHA GARCIA, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

04/30/2021, 05/07/2021, 05/14/2021, 05/21/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002108

The following person(s) is (are) conducting business as

Robinson's Home Furnishings at River Park at 110 East Alluvial Avenue, Fresno, California 93720 - Fresno County:

Full Name of Registrant:
THF at River Park, Inc., 110 East Alluvial Avenue, Fresno, CA 93720

Registrant commenced to transact business under the Fictitious Business Name listed above on: **01/01/19**

This business conducted by: **a corporation**

Articles of Incorporation Number: 4159511
Rusty Robinson, President
 This statement filed with the Fresno County Clerk on: **04/22/2021** (Seal)

JAMES A. KUS, County Clerk.
 By: MARTHA GARCIA, Deputy.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

04/30/2021, 05/07/2021, 05/14/2021, 05/21/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110001673

The following person(s) is (are) conducting business as

CONQUER YOUR PHYSIQUE BY MALY VANG at 4141 E. GETTYSBURG AVE. SUITE #C, FRESNO, CA 93726 FRESNO COUNTY, PHONE (559) 795-2500.

Mailing Address:
 976 E. TERRACE AVE. APT. 207, FRESNO, CA 93704;

Full Name of Registrant:
MALY VANG, 976 E. TERRACE AVE APT. 207, FRESNO, CA 93704.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **04/02/2021**

This business conducted by: **INDIVIDUAL**
MALY VANG, OWNER.
 This statement filed with the Fresno County Clerk on: **04/02/2021** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: CARLOS AGUIRRE, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

04/30/2021, 05/07/2021, 05/14/2021, 05/21/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002175

The following person(s) is (are) conducting business as

Lopez Remodeling at 2984 E White Ave, Fresno, CA 93701 Phone (707) 301-2041:

Mailing Address:
 P.O. Box 6143 Fresno, CA 93703;

Full Name of Registrant:
Jaime Medrano Lopez, 2984 E White Ave Fresno, CA. 93701

Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.

Jaime Medrano Lopez, Owner.
 This statement filed with the Fresno County Clerk on: **04/27/2021** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: MARTHA GARCIA, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002224

The following person(s) is (are) conducting business as

GOLDEN LAW A.P.C. at 1100 W SHAW AVENUE, SUITE 132, FRESNO, CA 93711 FRESNO, PHONE (559) 374-0076:

Mailing Address:
 1100 W SHAW AVENUE, SUITE 132, FRESNO, CA 93711;

Full Name of Registrant:
GOLDEN ADA LAW CORPORATION, 7522 N COLONIAL AVENUE, SUITE 105, FRESNO, CA 93711, PHONE (559) 374-0076.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **03/01/2021.**

This business conducted by: **CORPORATION.**

Articles of Incorporation Number: C4715192
RACHELLE TAYLOR GOLDEN, PRESIDENT.

This statement filed with the Fresno County Clerk on: **04/28/2021.** (Seal)

JAMES A. KUS, COUNTY CLERK.
 By: CIERRA LOERA, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002168

The following person(s) is (are) conducting business as

COMMUNITY MEDICAL FOUNDATION at 2823 Fresno Street, Fresno, CA 93721 Fresno County Phone (559) 324-4001:

Mailing Address:
 789 Medical Center Drive East, Suite 101, Clovis, CA 93611-6878;

Full Name of Registrant:
Community Hospitals of Central California Foundation, 2823 Fresno Street, Fresno, CA 93721 Phone (559) 324-4001.

Registrant commenced to transact business under the Fictitious Business

FICTITIOUS

Continued | From 22

Name listed above on: **July 5, 1999**. This business conducted by: **Corporation**.

Articles of Incorporation Number: 1575004.

Brianne L. Marriott, SVP/CLO
This statement filed with the Fresno County Clerk on: **04/27/2021**.

(Seal)
BRANDI L. ORTH, COUNTY CLERK.

By: DAKOTA THURSTON, DEPUTY.
"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002169

The following person(s) is (are) conducting business as **COMMUNITY HEALTH FOUNDATION** at **2823 Fresno Street, Fresno, CA 93721 Fresno County, Phone (559) 324-4001**;

Mailing Address:
789 Medical Center Drive East, Suite 101, Clovis, CA 93611-6878;

Full Name of Registrant:
Community Hospitals of Central California Foundation, 2823 Fresno Street, Fresno, CA 93721, Phone (559) 324-4001.

Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.

This business conducted by: **Corporation**.

Articles of Incorporation Number: 1575004

Brianne L. Marriott, SVP/CLO.
This statement filed with the Fresno County Clerk on: **04/27/2021**

(Seal)
BRANDI L. ORTH, COUNTY CLERK.

By: DAKOTA THURSTON, DEPUTY.
"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110001801

The following person(s) is (are) conducting business as **Juan Juan Juice** at **5142 W. Weathermaker Ave Fresno, CA 93722**;

Full Name of Registrant:
Juan Juan Juice LLC, 5142 W. Weathermaker Ave. Fresno CA 93722.

Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.

This business conducted by: **limited liability company**

Articles of Incorporation Number: 202103410004

Juan C. Barajas Jr., Owner.
This statement filed with the Fresno County Clerk on: **04/08/2021**

(Seal)
JAMES A. KUS, COUNTY CLERK.

By: MARTHA GARCIA, DEPUTY.
"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/07/2021, 05/14/2021, 05/21/2021, 05/28/2021

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME.

File No. 2201610004713
The following person(s) has (have) abandoned the use of the following fictitious business name(s) of: [1] **Interior Intervention**

At business address: [2] **555 West Shaw Avenue, Suite B-3, Fresno, California 93704**. The fictitious business name referred to above was filed in the office of the Fresno County Clerk on **8/26/2016**

The full name and residence address of the person(s) abandoning the use of the listed fictitious business name(s) is (are): [3]

Stephanie Catron Design Collaborative, LLC, 720 E. Indianapolis Ave. Fresno, CA 93704;

[4] Signed: **Stephanie Catron (member)**

This abandonment was filed with the Fresno County Clerk on **May 4, 2021** (Seal)

James A. Kus, COUNTY CLERK.

By: CYAN EDMISTEN, DEPUTY.

05/14/2021, 05/21/2021, 05/28/2021, 06/04/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110001974

The following person(s) is (are) conducting business as **ALL THINGS BEAUTY** at **6368 N FIGARDEN DR #111, FRESNO, CA 93722 FRESNO**;

Mailing Address:

6840 N MAPLE AVE #157, FRESNO, CA 93710;

Full Name of Registrant:
ALLEYNE EULAH JOHNSON, 6840 N MAPLE AVE #157, FRESNO, CA 93710.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **04/16/2021**.

This business conducted by: **INDIVIDUAL**.

ALLEYNE JOHNSON, OWNER.
This statement filed with the Fresno County Clerk on: **04/16/2021**.

(Seal)
JAMES A. KUS, COUNTY CLERK.

By: DAKOTA THURSTON, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/14/2021, 05/21/2021, 05/28/2021, 06/04/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002173

The following person(s) is (are) conducting business as **Olympian Threads** at **1703 East Autumn Sage Avenue, Fresno, CA, 93730, Fresno County**;

Full Name of Registrant:
Dhruv Mistry LLC, 1703 East Autumn Sage Avenue, Fresno, CA 93730.

Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.

This business conducted by: **limited liability company**.

Articles of Incorporation Number: 202110310318

Dhruv Mistry, CEO of Dhruv Mistry LLC.

This statement filed with the Fresno County Clerk on: **04/27/2021**.

(Seal)
JAMES A. KUS, COUNTY CLERK.

By: MARTHA GARCIA, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/14/2021, 05/21/2021, 05/28/2021, 06/04/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002253

The following person(s) is (are) conducting business as **RANVIR EXPRESS** at **4582 N BARCUS AVE FRESNO CA 93722**;

Full Name of Registrant:
RANVIR SINGH, 4582 N BARCUS AVE FRESNO CA 93722.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **04/24/2021**.

This business conducted by: **an individual**.

RANVIR SINGH, Owner.
This statement filed with the Fresno County Clerk on: **04/29/2021**.

(Seal)
JAMES A. KUS, COUNTY CLERK.

By: DAKOTA THURSTON, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY

CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/14/2021, 05/21/2021, 05/28/2021, 06/04/2021

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202110002189

The following person(s) is (are) conducting business as **C & G, LLC** at **2691 South Cedar Avenue, Fresno, CA 93725, Fresno County**;

Mailing Address:

17220 Wright St, Se 200, Omaha, NE 68130;

Full Name of Registrant:
Copper and Gold, LLC, 2691 South Cedar Avenue Fresno CA 93725.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **4/1/2021**

This business conducted by: **limited liability company**.

Articles of Incorporation Number: 202023810355

Tab Berger, General Counsel.
This statement filed with the Fresno County Clerk on: **04/28/2021**

(Seal)
JAMES A. KUS, COUNTY CLERK.

By: CARLOS AGUIRRE, DEPUTY.

"NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME."

05/14/2021, 05/21/2021, 05/28/2021, 06/04/2021

MISC.

(1)
NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C.)
Escrow Order No.: FSSE-0102100103

Notice is hereby given to the Creditors of: **Allied Linoleum Co., Inc.**, a California corporation, Seller(s), whose business address(es) is: 292 West Herndon Ave., Fresno, CA 93650,

that a bulk transfer is about to be made to: **Allied Flooring, LLC**, a Wyoming limited liability company, Buyer(s), whose business(es) address is: 292 West Herndon Ave., Fresno, CA 93650.

The assets to be transferred are located at: 292 West Herndon Ave., Fresno, CA 93650.

Said assets are described in general as: All stock in trade, fixtures, equipment, goodwill and other property of that Floor Covering business known as **Allied Linoleum Co. Inc.**, and located at: 292 West Herndon Ave., Fresno, CA 93650.

The bulk sale' is intended to be consummated at the office of: **FIDELITY NATIONAL TITLE COMPANY**, 8525 Madison Avenue, Suite 110, Fair Oaks, CA 95628.

The bulk transfer will be consummated on or after the June 9, 2021.

This bulk transfer is subject to Section 6106.2 of the California Commercial Code. If Section 6106.2 applies, claims may be filed at **FIDELITY NATIONAL TITLE COMPANY**, Escrow Division, Escrow No. FSSE-0102100103-SR, 8525 Madison Avenue, Suite 110, Fair Oaks, CA 95628. Phone: (916)646-6018, Fax: (916)962-9243.

This bulk transfer does NOT include a liquor license transfer. All claims must be received at this address by the June 8, 2021.

So far as known to the Buyer(s), all business names and addresses used by the Seller(s) for the three (3) years last past, if different from the above, are: **NONE**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

By: **Fidelity National Title Company** as Escrow Agent for the herein Buyer
Date: May 14, 2021

/S/ Summer Thibault, Escrow Assistant
5/21/21
CNS-3472955#

FRESNO BUSINESS JOURNAL
05/21/2021

(1)
PUBLIC NOTICE

Sanger Unified School District Adoption of Level II School Facilities (Developer) Fee

PLEASE TAKE NOTICE that the Governing Board of Sanger Unified School District will conduct a public

hearing to consider adoption of a School Facilities Needs Analysis and Level II School Facilities (Developer) fee at its regular meeting to be held at 7:00 p.m. on June 22, 2021, in the Sanger High School Multi-Purpose Room, 1045 Bethel Avenue, Sanger, California.

FURTHER TAKE NOTICE that following this public hearing, the Governing Board of Sanger Unified School District will consider a resolution to adopt a School Facilities Needs Analysis and Level II fee on new residential development as authorized by Government Code Sections 65995.5 and 65995.6. If approved, the Level II fee will take effect on July 1, 2021.

The School Facilities Needs Analysis with the data supporting the Level II School Facilities fee is available for review. Anyone wishing to review or request a copy of the School Facilities Needs Analysis may do so by contacting Ryan Kilby, Chief Operations Officer, 1905 Seventh Street, Sanger, California 93657, (559) 524-6521, email: ryan_kilby@sangerusd.net.

05/21/2021

(1)
PUBLIC NOTICE
CITY OF FRESNO REQUEST FOR QUALIFICATIONS (RFQ)

THE CITY OF FRESNO IS INVITING CONSULTANTS TO SUBMIT A STATEMENT OF QUALIFICATIONS (SOQ) TO DESIGN THE VAN NESS AVENUE WATER TRANSMISSION GRID MAIN

Bid File No. 10043
The City of Fresno (City) is seeking professional consultant services for the design of a Water Transmission Grid Main (TGM) in Van Ness Avenue between Divisadero Avenue and Merced Street. Qualified firms are invited to submit a Statement of Qualifications (SOQ) for professional consultant services.

Qualified firms interested in submitting a SOQ may download the RFQ package by visiting the City's PlanetBids website at www.fresno.gov/finance/ under the "Bid Opportunities" subsection on the right side of the screen. Questions can be emailed to Beth Field at Beth.Field@Fresno.gov.

Submit four (4) paper hard copies and one (1) digital copy via USB Flash Drive.

SOQs are due no later than **4:00 PM (PDT) on Thursday, June 17, 2021**, to 2101 G Street, Building A, Fresno, CA 93706. The City of Fresno reserves the right to reject any and all submissions. No consideration will be given to submissions received after the above time and date.

05/21/2021

(1)
NOTICE INVITING BIDS

Sealed or electronic bids will be received at the office of the Purchasing Manager of the City of Fresno for the following:

PREFABRICATED RESTROOM AT HINTON PARK
BID FILE NUMBER: 3811

The scope of work includes, but is not limited to; the furnishing and installation of a prefabricated restroom building as shown in the plans and specifications. The installation includes all demolition, grading, and site prep work required to install the building

and connect the utilities as stated in the plans and specifications. The scope of work also includes ADA upgrades to the existing

project is \$246,000. Bids will be taken on complete work, in accordance with Plans and Specifications on file in the office of the Purchasing Manager, 2600 Fresno St Room 2156, Fresno California, 93721, phone number (559) 621-1332.

Specifications for these items can be downloaded at the City's online website at:
<http://www.fresno.gov>. **Doing Business (at the top of the screen), Bid Opportunities**

Bids will be submitted electronically via Planet Bids or by paper only. Bid Proposals must be filed with the Purchasing Manager prior to the bid opening at 3 p.m. on Tuesday, June 22, 2021, when the bids will be publicly opened and recorded. Electronically filed is defined as by means of electronic equipment or devices. Join the bid opening meeting at: <https://zoom.us/j/92047244398> or call 1 (669) 900-9128, meeting ID 920 4724 4398.

The work hereunder constitutes a "public work" as defined in Chapter 1, Part 7, Division 2 of the California

Labor Code, and Contractor shall cause the work to be performed as a "public work" in accordance with such Chapter of the California Labor Code. The Council of the City of Fresno has adopted Resolution No. 82-297 ascertaining the general prevailing rate of per diem wages and per diem wages for holidays and overtime in the Fresno area for each craft, classification, or type of worker needed in the execution of contracts for the City. A copy of the resolution is on file at the Office of the City Clerk. Actual wage schedules are available at Construction Management Office, 1721 Van Ness Avenue, Fresno, California 93721, (559) 621-5600.

All proposals must be made on the Bid Proposal Form provided by the Purchasing Manager and must be accompanied by a Bid Deposit in the amount of FIVE PERCENT (5%) of the Total Net Bid Amount in the form of a certified or cashier's check, an irrevocable letter of credit, or a certificate of deposit or a bidder's bond executed by a corporate surety, admitted by the California Insurance Commissioner to do business in California, payable and acceptable to the City of Fresno; or the Bidder shall have registered with the Purchasing Manager of the City an annual bid bond sufficient to provide coverage in such amount.

All Bid Deposits will be held until a Contract has been executed with the successful Bidder or all bids have been rejected. Copies of Bid Deposits may be submitted electronically, with the exception of a certified or cashier's check, which must be brought to the Purchasing Manager's office and labeled accordingly with bid number prior to the bid opening.

The City of Fresno hereby notifies all Bidders that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era or on any other basis prohibited by law.

Services of an interpreter and additional accommodations can be made available. Requests for accommodations should be made at least five working days but no later than 48 hours prior to the scheduled meeting/event. Please contact the designated Procurement Specialist at 559-621-1332 or Sandra.Gamez@Fresno.gov.

"Contractors and Subcontractors must meet any and all requirements of Labor Code sections 1771.1 and 1771.5 prior to submitting bids."

Furthermore, the City of Fresno hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, low- and very low-income persons residing in the community in which the funds are spent, and the businesses that substantially employ them, will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, national origin, religion, age, or disability in consideration for an award.

The City will carry out applicable federal requirements in the award and administration of any contract awarded hereunder. This is a federal project funded in full or in part by the Community Development Block Grant (CDBG) Program administered by the U.S. Department of Housing and Urban Development (HUD).

The Contractor will be required to be registered with Central Contractor Registration (CCR) database. CCR is the primary registrant database for the US Federal Government. CCR collects, validates, stores, and disseminates data in support of agency acquisition missions. Registration information on the CCR website can be found at <https://uscontractorregistration.com>.

Subcontracting with Small and Minority Firms, Women's Business Enterprises, and Labor Surplus Area Firms - This project is subject to Title 2 CFR part 200: The Contractor shall carry out the steps in 2 CFR part 200.320(c) and (c)(1) and (c)(2) in the award and administration of HUD-assisted contracts to use minority and women's business enterprises described in Executive Orders 11625, 12432 and 12138, and 2 CFR part 200 whenever possible Failure by the Contractor to carry out these requirements is a

MISCELLANEOUS

Continued | From 23

material breach of this Contract, which may result in the termination of this Contract or such other remedy as the City deems appropriate. Contractor shall take necessary and reasonable steps to ensure that small business firms, minority firms, women's business enterprises, and labor surplus area firms have an opportunity to participate in the Contract (2 CFR part 200).

A pre-bid conference will be held at 10:00 a.m., on Wednesday, June 9, 2021. City Staff will be present to answer any questions regarding the Specifications and bid process. Prospective Bidders are encouraged to attend. Please join the meeting from your computer, tablet or smartphone using the ZOOM link provided: <https://zoom.us/j/4287772187>, Meeting ID: 428 777 2187, or join by phone: 1 (669) 900-9128.

In accordance with provisions of section 22300 of the California Public Contract Code, Contractor may substitute securities for any monies withheld by City to ensure performance under the Contract.

A 100 percent Payment Bond and 100 percent Performance Bond for all public works contracts must be filed with the Contract Documents and approved by the City before the Contractor enters upon performance of the Work.

No bid will be considered for award unless the Bidder at the time of bid opening is licensed with a valid Class "A" Contractor's License issued by the State of California.

The City reserves the right to reject any and all bids.
05/21/2021

(1)
NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. FWFM-4502102478 Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(1) The name and business addresses of the Seller(s) is: FRIANT PIZZA FACTORY INC Address: 264 CLOVIS AVE STE 208 CLOVIS, CA 93612

(2) The location of the chief executive office of the Seller(s) is: Address: 264 CLOVIS AVE STE 208 CLOVIS, CA 93612

(3) The names and business address of the Buyer(s) is: SB FRANCHISE GROUP INC Address: 3548 W FAIRVIEW AVE VISALIA, CA 93277

(4) The location and general description of the assets to be sold are: FIXTURES, EQUIPMENT, FURNITURE, LEASEHOLD IMPROVEMENTS, SIGNS AND ADVERTISING MATERIALS, ABC LICENSE, PHONE AND FAX NUMBERS AND TRADE NAME of that certain business located at: Address: 17836 N FRIANT RD FRIANT, CA 93626

(5) The business name used by the seller(s) at said location is: PIZZA FACTORY

(6) The anticipated date of the bulk sale is DATE: 06/15/2021 SUBJECT TO ABC TRANSFER OF LICENSE

(7) The Name and Address of the person with whom claims may be filed is: CHICAGO TITLE COMPANY, 7330 N. PALM #101, FRESNO, CA 93711, Escrow #: FWFM-4502102478, Escrow Officer: REBA STARNES

(8) The last date for filing claims is: Date: 06/14/2021

(9) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code

(10) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
DATED: 5/18/2021
TRANSFEREES: SB FRANCHISE GROUP INC
313202 FRESNO BUSINESS JOURNAL 5/21/21
05/21/2021

(1)
NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. FWFM-4502101586 Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(1) The name and business addresses of the Seller(s) is: JOSEPH MEDAA MEDAA Address: 2717 N HUGHES AVE FRESNO, CA 93705

(2) The location of the chief executive office of the Seller(s) is: Address: 2717 N HUGHES AVE FRESNO, CA 93705

(3) The names and business address of the Buyer(s) is: YESLAM HAIMED Address: 2717 N HUGHES AVE FRESNO, CA 93705

(4) The location and general description of the assets to be sold are: FIXTURES, EQUIPMENT, FURNITURE, LEASEHOLD IMPROVEMENTS, SIGNS AND ADVERTISING MATERIALS, PHONE AND FAX NUMBERS AND TRADE NAME of that certain business located at: Address: 2717 N HUGHES AVE FRESNO, CA 93705

(5) The business name used by the seller(s) at said location is: NAME: PRIMO'S FAMILY MARKET

(6) The anticipated date of the bulk sale is 06/18/2021

(7) The Name and Address of the person with whom claims may be filed is: CHICAGO TITLE COMPANY, 7330 N. PALM #101, FRESNO, CA 93711, Escrow #: FWFM-4502101586, Escrow Officer: REBA STARNES

(8) The last date for filing claims is: Date: 06/17/21

(9) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code

(10) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
DATED: 05/18/2021
TRANSFEREES: YESLAM HAIMED
313230 FRESNO BUSINESS JOURNAL 5/21/21
05/21/2021

(1)
NOTICE INVITING SEALED PROPOSALS (BIDS)

FOR THE CONSTRUCTION OF: Willow Creek Surface Water Treatment Plant

FOR: Bass Lake Water Company NOTICE IS HEREBY GIVEN that Bass Lake Water Company (Owner) invites and will receive sealed proposals (bids) up to the hour of 2:00 p.m. on Tuesday, June 29, 2021, at the Bass Lake Water Company office for furnishing to said Owner all transportation, labor, materials, tools, equipment, services, permits, utilities, and other items necessary to construct said work.

Bass Lake Water Company: 54335 North Shore Road (Road 432), PO Box 113, Bass Lake, CA 93604

Treatment Plant Location: 53500 Road 432, Bass Lake, CA 93604.

Bids shall conform to and be responsive to the Contract Documents for the work. Electronic copies of the plans and specification files are available at no charge from AECOM by contacting one of the following:

mark.reitz@aecom.com, 559.405.8304
john.plath@aecom.com, 760.914.9180
amanda.ruiz@aecom.com, 661.283.2350

A **nonmandatory** prebid meeting is scheduled for 2:00 p.m. on Thursday, June 3, 2021, at the Bass Lake Water Company office.

Electronic copies may be obtained at no charge from AECOM Technical Services, Inc.

Description of Work: Furnishing and installing all equipment, buildings, materials, and site work for the 1-MGD surface water treatment plant located at Bass Lake, CA, at Madera County Road 432 and the north fork of Willow Creek. Work also includes installing 1.0-MGD membrane treatment units and associated equipment furnished by the Owner.

Each bid shall be submitted on a form furnished as part of the Contract Documents.

The Contractor's license classification required for this project are as follows: Class A

This classification is provided for information purposes only. The Engineer does not warrant that all classifications required for the project are listed.

It is the Owner's intent that "plans," as used in Public Contract Code Section 3300, is defined as the construction contract documents, which include both the drawings and the specifications.

The Owner reserves the right to select the schedule(s) under which the bids are to be compared and contract(s) awarded, to reject any and all bids, and to waive any and all irregularities in any bid.

Each bidder is required to sign the attached Noncollusion Affidavit and submit it with his bid.
05/21/2021

(1)
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that pursuant to Section 21700 of the Business and Professions Code, State of California, the undersigned will sell at public sale by competitive bidding. This lien sale shall be conducted online at www.storage-treasures.com where additional information about the sale and the contents to be auctioned will be posted at least seven (7) days before the sale date. The contents will be sold to the highest bidder on 6/4/2021 at 12:00 PM Unit # & Name

A060 JAMES McGUIRE
A268 BRIAN WORSTEIN
B006 SALLY A RICHTER
B230 MACEO NELSON
D045 ARLEEN SANDOVAL
H327 MIGUEL ROJAS

This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

SECURITY PUBLIC STORAGE 2633 W. SHAW AVE
FRESNO, CA 93711

Pub Dates 5/21/2021 & 5/28/2021
05/21/2021, 05/28/2021

(1)
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that pursuant to Section 21700 of the Business and Professions Code, State of California, the undersigned will sell at public sale by competitive bidding. This lien sale shall be conducted online at www.storage-treasures.com where additional information about the sale and the contents to be auctioned will be posted at least seven (7) days before the sale date. The contents will be sold to the highest bidder on 6/4/2021 at 12:00 PM Unit: Tenant Name:

A027 Australia Bryant
A073 Mark Petrochilos
A161 Yvonne Duarte
A169 Lovdeep Singh
A197 Keith A Verdugo
A214 Rosemary Camarillo
A233 Juan Manuel Penalosa
B381 Mary Proctor
B420 Ronald Solis
B423 Morgan Thomas
B441 Branden Roberson
B696 Matthew Alvarado
C404 Darnell Major
C414 Alva Duane Skibicki

This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

SECURITY PUBLIC STORAGE 2455 N Marks Ave, Fresno, CA 93722

Pub Dates 5/21/2021 and 5/28/2021
05/21/2021, 05/28/2021

(1)
NOTICE TO BIDDERS

Notice is hereby given that Sanger Unified School District (hereinafter referred to as "Owner") will receive sealed bids prior to the date and time stated for the Bid Opening for the award of the Contract to construct:

PROJECT NO. 1000-20-001-01A SANGER UNIFIED SCHOOL DISTRICT

SANGER HIGH SCHOOL AG FACILITIES - HUTCHES 1045 BETHEL AVE SANGER, CA 93657

as per drawings and specifications which may now be obtained from the Architect:

DARDEN ARCHITECTS, INC. 6790 N. WEST AVE FRESNO, CA 93711 (559) 448-8051

upon deposit of Two-Hundred Dollars (\$200.00) refundable when drawings and specifications are returned in good condition as indicated in the "Instruction to Bidders." Drawing and specification can also be obtained on the Sanger Unified School District website at <https://www.sanger.k12.ca.us/business-services/purchasing>.

Owner reserves the right to add or deduct any of the additive or deductive items after the lowest responsible and responsive bidder is determined. The lowest bid shall be determined on the total of the bid price and the following additive and deductive items.

ALTERNATE NO.1: Hard Sewer Connection from the Solid Waste Interceptor to the existing sewer line. Saw cut and patch existing concrete driveway to connect to existing sewer. This Contract is not subject to prequalification pursuant to Public Contract Code section 20111.6.

Public works projects shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations. For all projects over Twenty-Five Thousand Dollars

((\$25,000), a contractor or subcontractor shall not be qualified to submit a bid or to be listed in a bid proposal subject to the requirements of Public Contract Code section 4104 unless currently registered and qualified under Labor Code section 1725.5 to perform public work as defined by Division 2, Part 7, Chapter 1 (§§ 1720 et seq.) of the Labor Code. For all projects over Twenty-Five Thousand Dollars (\$25,000), a contractor or subcontractor shall not be qualified to enter into, or engage in the performance of, any contract of public work (as defined by Division 2, Part 7, Chapter 1 (§§ 1720 et seq.) of the Labor Code) unless currently registered and qualified under Labor Code section 1725.5 to perform public work.

Contract Time shall be Eighty-Eight (88) calendar days, and liquidated damages for delay shall accrue. See Agreement Between Owner and Contractor for more information.

Bids must be sealed and filed in the Business Office of the Owner at 1905 7th Street, Sanger, CA 93657, by June 10, 2021, before 3:00 p.m. on the clock designated by the Owner or its representative as the bid clock, after which time bids will be opened. No bid will be accepted by Owner after this time. Facsimile (FAX) copies of the bid will not be accepted.

A mandatory pre-bid conference will be held on June 1, 2021, at 9:00 a.m. at Sanger High School Ag Facility 1045 Bethel Ave, Sanger CA 93657 (meet at the back of the campus on 9th Street near the Ag Facility). Bidders not attending the conference will be disqualified.

Bids must be accompanied by a bidder's bond, cashier's check, or certified check for at least ten percent (10%) of the amount of the base bid and made payable to the Owner.

Pursuant to the Contract Documents, the successful bidder will be required to furnish a Payment (Labor and Material) Bond in the amount of one hundred percent (100%) of the Contract Sum, and a Faithful Performance Bond in the amount of one hundred percent (100%) of the Contract Sum, as set forth in the Contract Documents.

The successful bidder will be allowed to substitute securities or establish an escrow in lieu of retainage, pursuant to Public Contract Code Section 22300, and as described in the Agreement Between Owner and Contractor and General Conditions.

The Owner will not consider or accept any bids from contractors who are not licensed to do business in the State of California, in accordance with the California Public Contract Code, providing for the licensing of contractors. In accordance with Section 3300 of said Code, the bidder shall have a Class "B" license and shall maintain that license in good standing through Contract completion and all applicable warranty periods. For all projects over Twenty-five Thousand Dollars (\$25,000), bidder shall state the public works contractor registration number on the Designation of Subcontractors form for each subcontractor performing more than one-half of one percent (0.5%) of the bidder's total bid.

The Director of Industrial Relations of the State of California, in the manner provided by law, has ascertained the general prevailing rate of per diem wages and rate for legal holidays and overtime work. The Contractor must pay for any labor therein described or classified in an amount not less than the rates specified. Copies of the required rates are on file at the Owner's business office and are available on request.
05/21/2021, 05/28/2021

NOTICE TO BIDDERS CONSOLIDATED IRRIGATION DISTRICT

2255 Chandler Street Selma, California 93662

Sealed bids will be received at the office of Consolidated Irrigation District, 2255 Chandler Street, Selma, California 93662 prior to 2:00 P.M. on June 1, 2021 for construction of Tarn Divide Rehabilitation. The work includes: Demolition of existing gates, hoists, concrete and grouted rock slope protection; new reinforced concrete and reinforced concrete canal lining; replacement of metal hand railings and trash racks; and new sluice gates.

The Contract Documents, including reduced (11"x17") Contract Drawings and Specifications, may be secured from Summers Engineering, Inc., 887 North Irwin Street, P. O. Box 1122, Hanford, CA 93232, (559) 582-9237 after May 3, 2021 upon payment of \$40 per set. This payment is non-refundable. Full-scale (22"x34") drawings are available

at an additional cost of \$25 per set, non-refundable.

The work is "public work" subject to prevailing wages. Listings of the prevailing wage scale for this work are available on the internet at <http://www.dir.ca.gov/DLSR/PWD>. Printed copies can also be provided by the District upon request. Relevant public work requirements are using the appropriate number of apprentices on the jobs site (Labor Code § 1777.5), maintaining necessary workers' compensation coverage (Labor Code §§ 1860, 1861), keeping accurate records of the work performed on the project (Labor Code § 1812), permitting inspection of the payroll records (Labor Code § 1776; 8 CCR § 16400(e)), and complying with any other legal requirements, including but not limited to those found in Labor Code §§ 1720-1861 and California Code of Regulations title 8, §§ 16000-16414. No contractor or subcontractor may be listed on the bid proposal unless registered with the Department of Industrial Relations pursuant to Labor Code § 1725.5. No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code § 1725.5. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The bids must be accompanied by a certified check or bidder's bond for ten percent (10%) of the amount of the bid and made payable to Consolidated Irrigation District (District). The certified check or bidder's bond shall be given as a guaranty that the bidder will enter into a contract, if awarded a contract, and will be declared forfeited if the bidder refuses or neglects to enter into said contract within 10 days after being requested to do so. The successful bidder will be required to furnish a performance bond in an amount equal to one hundred percent (100%) of the contract price and a payment bond in an amount equal to one hundred percent (100%) of the contract price, said bonds to be secured from a financially responsible surety company, satisfactory to the District, authorized to do business in the State of California. The Contractor shall be licensed under the laws of the State of California. The Contractor may substitute securities for any moneys withheld to insure performance under the contract in strict accordance with Section 22300 of the Public Contracts Code of the State of California.

Each Proposal submitted in response to this invitation shall include the cost of all work, labor and materials to complete the project. It shall, furthermore, include all materials and labor of whatever kind required in regard to providing adequate sheeting, shoring and bracing of excavations. The bids will be opened in public at the above prescribed time and date. Award will be made to the lowest responsible bidder, however, the District reserves the right to reject any or all bids, to waive informalities in the bid, and to postpone the date of bid opening.

/s/ Philip Desatoff, Manager
Consolidated Irrigation District
Date: 4/30/21
05/07/2021, 05/14/2021, 05/21/2021

NOTICE OF SALE - LIQUOR LICENSE

Pursuant to Business & Professions Code §24049.5 and Revenue & Taxation Code §6796, the California Department of Tax and Fee Administration will sell one (1) On-Sale General Type 47 at a public auction held at 8050 N. Palm Ave. Ste. 205, Fresno, CA, 93711 on June 10, 2021 at 10:00 AM, unless the Sales and Use Tax liability is paid by the licensee(s). Please call the office number listed prior to June 7, 2021 to inquire about phone-in bidding. Transfer of the license is contingent upon approval by the Dept. of Alcoholic Beverage Control. Contact CDTFA at (559) 446-6961 prior to the auction to register and to obtain further details. **The following license will be auctioned to the highest bidder: (1) Fresno County On-Sale General License #47-469190 Sales and Use Tax liability \$36,204.01. Opening Bid \$38,000.00.**

05/14/2021, 05/21/2021, 05/28/2021



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editor@thebusinessjournal.com

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Future workforce depends on meeting rural childcare needs



GUEST VIEW

By Sonia Arreguin

Increased investments in accessible, affordable and high-quality childcare are critical for getting our economy back on track. As the president of the Central California Hispanic Chamber of Commerce and a member of ReadyNation, a business leader organization working to strengthen California's workforce and the economy through investments in children, I understand the connection between access to high quality early childcare and a strong economy with a prepared and diverse workforce.

High-quality early childhood education, like childcare or preschool, can make a difference and impact a child's early progress. As the daughter of a preschool teacher and a mother myself, I know firsthand that the first five years of a child's life are critical for brain development. Children need a supportive and stimulating environment to build

the skills that lead them to be well rounded, contributing members of society.

High-quality early childhood education also impacts the economic well being of working families and society as a whole. A 2019 report indicated that a lack of adequate childcare, prior to the pandemic, could result in up to \$9.1 billion annual loss in earnings, productivity and revenue for California (and up \$57 billion nationwide). While 60% of the population lives in childcare deserts (where there are more than three children for every child care slot), rural communities are most severely impacted by unmet childcare needs. A recent report and accompanying video from Council for a Strong America and "Fight Crime: Invest in Kids" highlights the disproportionate challenges that families from rural areas face in accessing high-quality early programs and other support systems.

Communities of color, specifically Latino and Native American communities, are more likely than any other group to live in a childcare desert. My home county of Fresno is home to over 1 million people, with children five years old or younger

making up nearly 10% of the population. An agriculturally rich and diverse community, we also face serious challenges, including poverty, a decline in economic growth and a lack of childcare for working families. Fresno County is also home to a large number of migrant and agricultural communities whose long work days and non-traditional hours means that a tailored approach to child care is necessary to meet their needs. For example, a parent may need care from 3 a.m.-noon, a far cry from the 9-5 of a traditional workplace.

We need to adapt California's early childhood education programs and support to better meet the unique needs of children in rural areas, with the ultimate goal of increasing access and supply of childcare services throughout our communities. This is why I'm encouraged to know that our California policymakers are attempting to address some of these issues in the current legislative session — through bills that would increase the amount providers are paid, stabilize ongoing funding and make child care more affordable and accessible to all families.

Our current childcare system does

not fully meet the needs of working parents and childcare providers. Parents, especially those with long work days and non-traditional hours often have a hard time finding a childcare center that is open when they need it. Additionally, childcare providers have difficulty planning ahead or keeping their doors open when their livelihoods depend on predicting the actual number of hours a child will attend, which for many families can vary by the day. We need prioritized investments to meet the needs of working families and their children, including childcare partnerships in rural communities to increase the availability of care as well as more resources to help our community recruit, train, and retain childcare educators.

In the Central Valley and other rural parts of California, investments in high quality early childcare and education help meet the challenges we face when supporting working families, and developing a stronger workforce.

Sonia Arreguin is president of the Central California Hispanic Chamber of Commerce, an active community member of Fresno and a ReadyNation member.

Save Local Business Act provides certainty on joint employer standard



The National Federation of Independent Business (NFIB) sent a letter of support to the U.S. Senate and the U.S. House of Representatives supporting the Save Local Business Act, which will provide certainty for small businesses concerning the joint employer standard.

"Returning to a 'direct-control' joint employer standard will provide small business owners with the certainty they have historically enjoyed," said Jeff Brabant, NFIB's Senior Manager of Federal Government Relations. "This standard will make it clear to small employers when they may be liable for the actions of a subcontractor. We thank Sen. Roger Marshall (R-KS) and Congressman James Comer (R-KY-01) for introducing this important legislation."

The Save Local Business Act will update the National Labor Relations Act (NLRA) and the Fair Labor Standards Act (FLSA) by returning the joint employer standard to a definition more closely aligned with historical interpretations by removing the

term "indirect control" from the definition.

An employer may be considered a joint employer of a worker only if it "directly and...immediately" exercises control over the essential terms of conditions of employment. The terms and conditions include hiring, firing, determining pay, or supervising employees on a routine basis.

Founded in 1943, and headquartered in Nashville, Tennessee, the National Federation of Independent Business is America's leading small-business advocacy association.

WEB POLL

Do you believe the U.S. economy is entering a period of runaway inflation?

While fears of inflation have kept economists up at night for years now, an infusion in Covid-19 stimulus funding has even consumers concerned and noticing the rising price of goods. Some are concerned the country is entering a period of runaway inflation. According to "The Business Journal" online poll, some 83% of respondents believe the U.S. economy is entering such a period. Another 14% do not believe that, and 3% are unsure. Nine hundred forty-four votes were cast.

YES 83%

NO 14%

NOT SURE 3%

THE BUSINESS JOURNAL

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Each week, The Business Journal ranks the Valley's hottest growth industries from tourism to health care to mortgage lenders. To be considered for one of our lists, please contact Edward Smith at 559.490.3448 or e-mail: edward@thebusinessjournal.com

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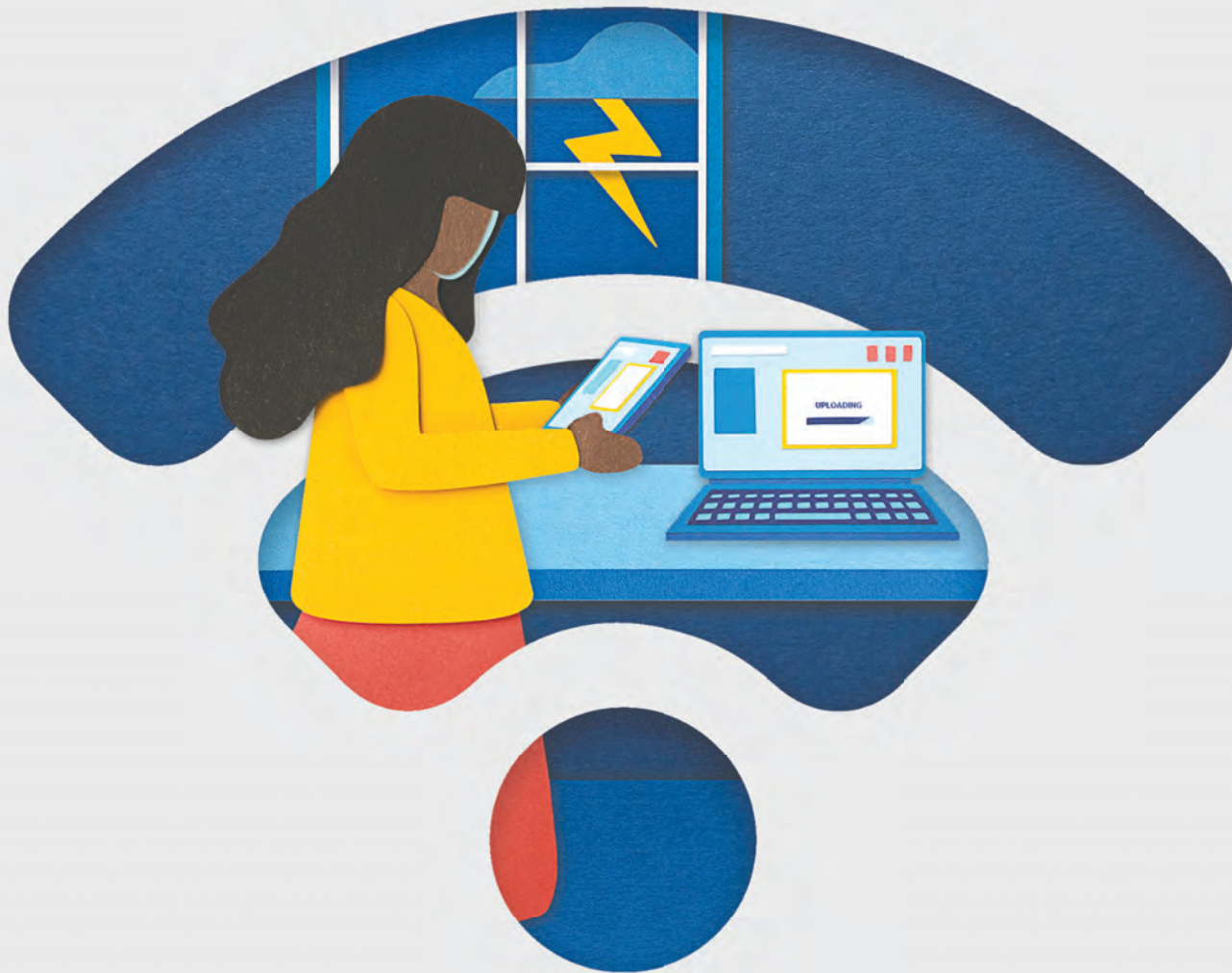


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