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THE BUSINESS 30TH ANNIVERSARY 1992-2022 JOURNAL

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HERE ARE YOUR 2022 WINNERS



SMALL BUSINESS CATEGORY WINNER
FICKLIN VINEYARDS



MEDIUM BUSINESS CATEGORY WINNER
FRESNO ACURA



LARGE BUSINESS CATEGORY WINNER
WAWONA FROZEN FOODS



FAMILY LEGACY WINNER
WONDER VALLEY RANCH RESORT



FAMILY OWNED BUSINESSES WITH A STORY TO TELL

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Recruitment Alley: Little company not afraid to try big things

Breanna Hardy - STAFF WRITER

Alley Her, 40, immigrated to the United States as a young girl who didn't speak English. Today, she's running a fast-growing health care recruitment agency that she started from the ground up.

Her founded Fresno-based Recruitment Alley after being laid off from her previous job, a recruitment agency for temporary industrial, financial and health care workers.

She was part of a mass layoff after a change in leadership, and after taking a couple days to process the situation, she decided to start her own company in 2019.

"Two weeks after I got laid off, I opened up officially," Her said.

James Pak, chief operating officer and Her's husband, said, "She comes into the garage, opens the door and just looks and goes, 'Honey, I think I want to start my own company.'"

Pak says she got up early one morning and came back in the afternoon with her business paperwork from Fresno City Hall.



Photo contributed | Alley Her, who came to the U.S. with her family from Laos, founded Recruitment Alley, a health care recruitment agency. Her husband James Pak is chief operating officer.

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PERIODICAL:
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PRESENTS

FOBA

FAMILY OWNED BUSINESS AWARDS

**CONGRATULATIONS TO THIS YEAR'S
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Fresno Acura

Pro-Screen Inc.

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Salter's Distributing

Selsor Construction

Toca Madera Winery

Wawona Frozen Foods

Wonder Valley Resort and Conference Center

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Recruitment Alley | From 1

Recruitment Alley recently celebrated its second anniversary and has grown to more than 200 employees, but Her had developed a sense of determination long before adulthood.

Her has memories of fleeing Laos to Thailand, living in a refugee camp for three years. Her's parents risked their lives to find safety in the U.S., and she helped raise her six younger siblings while learning English.

"My parents always told me we could've easily been killed on our way over," she said.

"I learned how to pay bills by the age of 10 because I had to learn how to write checks for my parents to pay PG&E," Her added.

She seeks every day to honor her parents' sacrifice of bringing the family to America.

She leads the company with respect after having dealt with a poor work culture in the past.

"Kindness heals the world. My mom taught me that and I've always believed that. So Recruitment Alley, that's our culture — kindness and compassion," she said.

She said communication makes everyone feel like they're interconnected. Recruitment Alley has developed its own app for communication between employees. Employees can schedule, talk and post shifts on the app.

"Everybody in our company feels like we're together under one roof even though we're in 45 different facilities," Her said.

Her manages to sustain employees full time on a per diem basis — shift by shift in the medical world. This is not the norm, she said. Rather, people who are signed onto a temp agency might score three shifts in the hospital per month, and not hear from the hiring agency again.

"We make sure that we maintain and strengthen our relationships by making sure that they can always rely on us. Always," Her said.

In May 2020, the client base for Recruitment Alley started gaining momentum, but it came after a hiring freeze in the first couple months of the pandemic. The

disparity of health care workers placed a demand on recruitment agencies like Recruitment Alley.

"From then on it just started snowballing," Her said.

Pak said spending time with their two boys inspires them to work hard now so they can spend more time at home as the company grows. Her has grown the company enough to invite Pak onto the team full time.

Rebecca Roberts, director of skilled nursing, used to work in a skilled nursing facility before she came to Recruitment Alley.

"I could see their drive, what they wanted to do, what they wanted to accomplish," Roberts said.

Before Recruitment Alley's growth spurt, Roberts learned about Her and Pak's plans to grow the company. Roberts told them she'd love to be part of that dream.

"From there on, me, Alley and James — we all kind of worked our butts off and built their company to where we're at today," Roberts said.

Nicole Rangel, talent acquisition manager, started as a certified nursing assistant and was exposed to Recruitment Alley as a means of getting hired at a hospital.

"I'm happy to be a part of a company that really cares about their staff," Rangel said. "Alley, when my grandpa passed away, she showed up to my house just to console me and I'm like 'Oh my gosh.' Just that kind of compassion, you don't get that anywhere else."

Rangel said the culture of their team is what stands out at Recruitment Alley.

"Alley's so open with her knowledge, so I'm able to be open with my knowledge with the team," Rangel said.

Her has managed to contract with national accounts and plans to double the company's growth per year over the next five years. She dreams of moving into a four-story office space to house her team and a school for nursing students.

"We're the little company that is not afraid to try big things," Her said.

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



LIVE TODAY WITH CONFIDENCE.

Community Health Partners is honored to include Dr. Anna Kazaryan among our remarkable team of physicians.

Dr. Kazaryan is board certified in Rheumatology and attended both the University of California, Davis and St. George's University School of Medicine. She completed a fellowship in rheumatology at the Icahn School of Medicine at Mount Sinai Hospital in New York. Dr. Kazaryan believes in improving the quality of patient care through research and has been a guest speaker on healthcare research locally and statewide. When she's not conducting research or helping patients, you can find Dr. Kazaryan spending time with her family and friends.



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Photo contributed | Alley Her's family was forced to flee Laos for a refugee camp in Thailand, eventually settling in the U.S. Alley is the child in the center of this photo

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Stress relief or toxic exposure? State cautions 'rage rooms' may deliver unwanted release

Illustration by Miguel Gutierrez Jr., CalMatters; iStock



Robert Lewis – CALMATTERS

If you're a fan of local TV news, there's a good chance you've seen a segment about so-called "rage rooms." These are businesses – often in strip mall storefronts or office parks – where people pay to don a pair of safety glasses, grab a baseball bat and smash the heck out of things like old dishes, cabinets and fax machines.

There's no shortage of fun features showing some affable news figure putting on coveralls and whacking glassware and old phones, often in a plywood-walled room adorned with funky graffiti. It's de-stressing through destruction.

While the businesses have been growing in popularity, some California environmental officials say they are worried that operators often don't know about safety regulations and could be releasing hazardous waste into the environment. One high-ranking state environmental regulator says her department is too thinly staffed to do anything about it.

"It's like that nightmare that's just out of my reach. Like, I know it's a huge problem," said Rita Hypnarowski, a senior environmental scientist and e-waste team leader in the state's Department of Toxic Substances Control. "Fundamentally, there's nothing wrong with smashing some plates in a room for stress release. But the problem comes in when they're breaking things like e-waste, which can seriously harm people's health."

Hypnarowski's department cited a Sacramento rage room in 2019

for mishandling e-waste. The Los Angeles County Fire Department recently cited a rage room for similar issues.

Electronic waste includes things like old televisions, flat screen monitors and laptops. Some of that waste has leaded glass while others are lined with rows of mercury tubes, Hypnarowski said. Those items are supposed to be recycled at facilities that use special equipment to separate the hazardous elements. When people smash e-waste, the rooms can fill with a fine dust of toxic metals, Hypnarowski said.

"You're getting exposed to flying airborne particles and you don't even know you're being exposed," she added.

Hypnarowski said her department became aware of the issue around 2018. In 2019, they inspected a business in the Capital region, Smash Sacramento, state inspection records show.

Inspectors found old computers and other electronics, according to inspection records. The owner told the state he got the material from e-waste companies but refused to say which ones, the records show.

Inspectors scanned debris on site in April 2019 and found elevated levels of lead, zinc and cobalt, according to a statement of facts in the case. The department cited the company at that time for two alleged violations of the state's hazardous waste control laws, which are supposed to protect the environment from improper waste disposal.

The agency didn't conduct air sampling, so it's unclear the

degree to which the release of the heavy metals was a health risk to customers or employees. The inspector did indicate, however, that it was a concern, documents show.

"I informed him that I was seriously concerned about the health and well-being of not only Smash's customers but of (the owner) as well," the investigator wrote in a statement of facts regarding the case.

That case is still open and the owner did not respond to interview requests.

California has at least 14 rage rooms operating in the state, according to a list provided by Hypnarowski.

The danger to the environment and to customers from such businesses is likely minimal – especially compared to larger issues the Department of Toxic Substances Control regulates, said Antonio F. Machado, professor of environmental and occupational health at California State University, Northridge. The amount of toxic material rage rooms generate is probably small, and good ventilation could alleviate much of the concern for patrons, he said.

"To me the largest health concern potentially would be workers in the facility who are exposed daily," Machado said.

The names of the 14 rage rooms aren't listed in a database of sites the California Division of Occupational Safety and Health (Cal/OSHA) has inspected.

Some of the businesses explicitly state on their websites that they

don't allow patrons to smash certain toxic items.

One rage room in Southern California says that outside items "must be reviewed by our staff prior to entering the rage room for safety. Items such as fluorescent lightbulbs, batteries, power tools and CRT TVs...are not allowed due to hazardous materials found inside of them."

Hypnarowski acknowledged not all electronics pose a health risk. For example, computer towers pose a minimal danger as compared to monitors. But that's why inspections are so important, she said.

The 2019 Sacramento inspection was both the first and last inspection the Department of Toxic Substances Control conducted of a rage room, Hypnarowski said.

The department has struggled to hire and retain scientists, making it difficult to keep up with inspections, said David Rist, a senior environmental scientist who's been with the department for more than 30 years.

"We have lost inspectors in a variety of programs," Rist said. "They come for the mission but leave because there are other opportunities and (they) don't like being undervalued."

Scientists like Hypnarowski and Rist are talking about shortcomings in their departments' oversight as their union – the California Association of Professional Scientists – is currently in labor negotiations with the state. The starting salary for an environmental scientist is around \$50,000 to \$62,000 a year. A union spokesman said higher pay would help the state keep talented young scientists in departments like Toxic Substances Control and allow for better regulatory oversight.

"The state needs to pay equitably so we can pay to fill these positions to protect the people of California," said Bianca Gutierrez Petzold, staff director at the California Association of Professional Scientists.

Robert Lewis is an investigative reporter on CalMatters' Accountability Desk. Before joining CalMatters he worked at print and public radio outlets across the country including WNYC-New York Public Radio, Newsday and The Sacramento Bee. His investigative reporting has garnered some of the industry's highest honors including a George Polk Award, an Alfred I. duPont-Columbia University Award and Sigma Delta Chi Awards.

SE Fresno mixed-use project to bring 151 market-rate apartment units



Photo by Edward Smith | A group turns dirt Wednesday at the Jensen Landing development in Southeast Fresno.

A new mixed-use development promises to be the first of its kind for Southeast Fresno. And though the process took nearly three years, the developers and city officials feel confident it checks multiple boxes of what the community needs.

Partners with San Jose-based BDM Builders as well as Fresno Mayor Jerry Dyer and Fresno City Councilmember Luis Chavez broke ground Wednesday on Jensen Landing, a mixed-use development at the northeast corner of Jensen and Maple avenues.

Where the 12-acre vacant lot stands, builders plan to build a 151-unit, market rate apartment complex along with a bank, day care center, restaurants, medical offices, gas station and a Starbucks.

“Looking at the amenities that are included in the design, this really will be a first-of-its-kind mixed-use development in Southeast Fresno,” Dyer said.

For being a project City officials wanted, the process to approval took more than three years.

It started in 2019 after developers chose the site, said Harry Dhillon, partner with BDM Builders. Dhillon expects to be completed within the next three years.

The lot was zoned commercial originally, and in order to rezone it to accommodate the multiple uses, Chavez said he required developers to meet with community members from Calwa.

Their first meeting was at Calwa Elementary, across the street from the site.

Chavez said in those meetings, they determined where the housing should go on the parcel, as well as what kind of businesses the community wanted.

Developers went through about 150 meetings — both private and public — to get Jensen Landing to this point, according to project consultant Nick Yovino, partner with California Land Consultants.

“This was a very complicated project,” Yovino said. “It required everything — plan amendment, rezone, site plan and conditional use permit, parcel map, whole CEQA reviews, traffic studies, meetings with the neighborhood, planning commission, airport land use commission.”

Building market rate housing also helps bring tenants to the area, Dhillon said.

“For us, the key thing was to attract the ecosystem, to attract all those

tenants whether it's the ARCOs, the Starbucks, the Burger Kings of the world,” he added.

Solar tax protestors gather at Fresno PG&E

Solar power proponents gathered in front of the PG&E building in Downtown Fresno to protest a tax proposal from the California Public Utilities Commission (CPUC).

Members of the Save Solar Coalition, a California group that includes more than 600 organizations, along with solar workers, local energy consumers, clean energy advocates and community leaders, gathered at 11 a.m. to deliver a “cease and desist” letter to call a stop for the tax. They also delivered a petition signed by 16,000 people opposing the tax, they said.

In December 2021, the CPUC proposed an overhaul of California's net-metering program for rooftop solar, which would have included a \$700 per year solar tax, as well as cuts to the credits solar consumers receive for sharing extra energy with the grid.

After a loud public backlash from consumers, nonprofits, cities, schools and Gov. Gavin Newsom, the CPUC pulled back its proposal in February.

In May, the CPUC formally requested input on three changes it is considering to the net metering program. These changes include a solar tax of \$300 to \$600 per year on average.

The public comment period closed on June 24, and a decision is expected sometime next month.

Fresno is home to more than 65,000 solar projects, with nearly 10,000 projects installed last year.

Carter Lavin, membership director of the California Solar & Storage Association, said that utilities including PG&E, SoCal Edison and San Diego Gas & Electric have been the architects of the California “anti-solar” tax in efforts to make it unaffordable for Californians.

“PG&E and the other utilities don't like the competition—they don't like that folks are doing it together and without them. They have spent over \$42 million dollars in the last few years on anti-solar attacks — on shadowy fund groups, on public relations, on lobbying and direct campaign contributions pushing for the solar tax,” Lavin said.

The CPUC's proposal would reduce the credit for net metering—sending energy back to the grid — gradually over four years. The credit would be

reduced from \$0.25 a kilowatt hour to \$0.05 a kilowatt hour.

Kevin Hamilton, co-founder and co-executive director of the Central California Asthma Collaborative, became a solar customer in 2003 with the idea that it would pay for his electric bill.

It didn't, he said.

Hamilton said that PG&E claims it subsidizes people's energy and they need to tax consumers.

“They buy my electricity from me at essentially the same rate for \$5 cents to \$7 cents a kilowatt hour and sell it back to me when I need electricity for \$15 cents a kilowatt hour. I call that return on their investment. They call it a subsidy. I'd like them to explain the difference between the two,” Hamilton said.

Fresno Council approves Vons purchase

At a special Monday meeting, the Fresno City Council approved an agreement to purchase a vacant building in Central Fresno with the hopes of turning it into the first City-owned senior center of its kind.

Fresno Mayor Jerry Dyer hopes construction can begin on what is planned to be a 30,000 senior-exclusive center in the beginning of 2024.

The nearly 40,000 square foot retail space — formerly a Vons — would have to be demolished first. Dyer said they would begin doing outreach in the fall to ask seniors what they want.

“I want our seniors to think big, we will figure out a way in the City of Fresno to design it and pay for it,” Dyer said.

The City purchased the property for \$6.46 million, using \$4.99 million in Community Development Block Grants.

Dyer said the project would cost north of \$20 million, but he said the source of that money has not yet been identified. He did say Measure P money was a possibility. Measure P was approved by voters to improve and expand parks and public spaces.

A project description filed with the City of Fresno outlined the creation

of a 70-unit, 33,000 square foot affordable housing development at the same parcel as the senior center, but city officials only commented on the center. The plan at the time being is only for a senior center.

Utility puts goats on the job

Southern California Edison (SCE), which owns the land around Shaver Lake, is in the second session of its goat grazing pilot program that started last year near SCE's Big Creek Hydroelectric plant and Shaver Lake's Balsam Forebay.

Because of high fire risk, SCE chose an alternative method to mitigate about 15 acres of vegetation near transmission lines in the mountainous northern portion of the utility's service area.

The goat grazing pilot is part of SCE's overall vegetation management program and 2022 Wildfire Mitigation Plan.

SCE partnered with Chasin Goat Grazing, a service out of Santa Rosa, to provide 400 goats for vegetation management.

Goats consume about two to four pounds of vegetation a day, depending on density, and can graze through about an acre of land in a day or two.

Brian Sprinkle, SCE vegetation management and forestry manager, said that historically, vegetation mitigation involved hand-cutting methods such as chainsaws and the use of heavy machinery, leaving a larger environmental impact.

“The goats reduce that human element of traversing these rugged terrains. Goats are well designed to be in the rocky terrain and mountainous areas,” Sprinkle said. “The more places we could utilize this reduces the risk for people that are helping us maintain vegetation around our powerline from getting hurt. The less we use machines and mechanized equipment, we reduce our dependence on fossil fuels and help push the future of sustainability within this program.”

Staying in a nearby camping trailer, two livestock herders and their dogs manage the goats, keeping them safe from predators.

Chase Cianfichi, owner of Chasin Goat Grazing and a Fresno State graduate, started his business in 2016 with 10 goats.

He now has more than 800 goats on his farm.

Cianfichi said there is a growing trend of grazing companies handling vegetation mitigation services, both for larger companies and private residents.

“The goats just come out here and do what they do,” Cianfichi said. “They eat until they get full, take a nap, and then wake up to eat again.”

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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 Rudolph 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

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

33,105 square feet at the southwest quadrant of Mooney Boulevard and Visalia Parkway in Visalia from Visalia Parkway Partners, LLC to CFT NV Developments, LLC. Jon Cox, Sam Bogdanovich, Nathan Negri and Nathan Simpson were agents in cooperation with Lewis Smith of Retail California.

Newmark Pearson Commercial is reporting the following transactions:

6,000 square feet of industrial space at 3049 S. Golden State Frontage Road in Fresno leased to State Wide Traffic Safety Signs from Wer-Stan Associates, L.P. Nick Audino, SIOR and Kyle Riddering of Newmark Pearson Commercial were the agents in cooperation with Nikki Thomas of Cushman & Wakefield.

37,120 square feet of industrial space at 8921 W. Goshen Ave. in Visalia leased to Peninsula Packaging from Facility Partners. Nick Audino, SIOR and Kyle Riddering of Newmark Pearson Commercial were the agents in cooperation with Matt Wittekiend of Avison Young.

Sale of 10,710 square foot warehouse building at 1631 Railroad Ave. in Clovis to Joah Investments, Inc. from TC Clovis LLC. Craig Holdener and Troy McKenney of Newmark Pearson Commercial were the agents in cooperation with Meridian Pacific.

Stumpf and Co. is reporting the following transactions:

+/- 7,500 square foot commercial vacant land sold at 2024 Amador St. in Downtown Fresno from The Shire Family Trust and Robert Buckley sold to Fulton & Amador, LLC. Veronica Stumpf was the broker.

+/- 2,100 square feet of office space leased at 3032 Tulare St. in Downtown Fresno from Vungtau Shores, LLC to Paul Boyd. Veronica Stumpf was the broker.

Retail California is reporting the following transactions:

1,536± square feet of retail space at 870 W. El Monte Way, Suite K in Dinuba to World Nails Bar from Boscaci Group, LLC. a California limited liability company. Michael Arfsten of Retail California was the agent.

1,600± square feet of retail space at 1451 W. Pacheco Blvd., Suite C in Los Banos to Xfinity from Lark Creek Properties, LLC. Michael Kennedy, Lewis Smith and Rachael Orlando of Retail California were the agents.

Sale of 1.61 acres of retail land at Pacheco Boulevard and Badger Flat Road in Los Banos to Fairway Colima CA Seven, LLC from Peggy Ann Degregori. Michael Kennedy of Retail California was the agent in cooperation with Frank Cuevas of Next Home Realty.

ABC REPORTS

The following liquor licenses were issued or renewed by the California Alcoholic Beverage Control for the week ending 07/22:

A Type 20 license was issued to DBA: Her Supermarket at 4905 E. Kings Canyon Road #101 in Fresno held by Bee Her. A Type 21 license allows a retail store to serve beer or wine.

A Type 30 license was issued to DBA: Arsenio's Mexican Food LLC at 37275 Avenue 12, Unit A held by Arsenio's Mexican Food LLC. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 41 license was issued to DBA: Dough Boys Pizzeria at 255 N. Clovis Ave., Ste. 115 in Clovis held by Dough Boys Pizza 559. A Type 41 license allows a restaurant to serve beer or wine.

PERMITS

SELECTED CONSTRUCTION PERMITS VIA CONSTRUCTION MONITOR, constructionmonitor.com.

Warthen Place Apartments & Community
Valuation: \$7,810,630
391 Warthan St
Coalinga CA 93210-2641
Buildings N-V
pmt#:2206-004
06/02/2022
Contractor
CFY Development Inc
Cyrus Youssefi
1724 10th St Ste 120

Sacramento CA 95811-6421
916-446-4040
lic:675524
Owner
Warthan Place Apartments
351 Warthan St
Coalinga CA 93210-2641
559-934-0401

Apartments/Clubhouse/
Manager's Unit
Valuation: \$29,000,000
17153 Fresno St
Huron CA 93234
pmt#:22027
04/15/2022
Contractor
ProWest Constructors
Randall Scott Craig
22710 Palomar St
Wildomar CA 92595-9797
951-678-1038
lic:706619
Architect
Mogavero Architects
Scott Calvert
1331 T St
Sacramento CA 95811-7107
916-443-1033
Owner
Fresno Housing Authority
1331 Fulton St
Fresno CA 93721-1630
<http://www.fresnohousing.org>
559-443-8400
Fax:559-443-8471
Tenant
Corazon del Valle Apartments
17153 Fresno St
Huron CA 93234

Apartments
Valuation: \$9,090,678
116 N Lyon Ave
Firebaugh CA 93622-9802
Buildings A-G
pmt#:BP22-0141
06/27/2022
Contr-Owner
Cen Cal Builders & Developers Inc
Tommy Phelen
3497 E International Ave
Clovis CA 93619-9132
559-225-6697
559-647-1076
lic:864492

Convert Gymnasium To
Wedding & Social
Valuation: \$604,700
2545 N Madera Ave
Kerman CA 93630-9772
pmt#:16-105507-FC
1,780 sf
07/08/2022
Contractor
JD Construction
3192 Boulder Ave
Madera CA 93637-2652
559-905-1065
lic:997831
Alvaro & Carmen Garcia
3621 N Howard Ave
Kerman CA 93630-9619
559-908-0121

Remodel Sands Motel
Valuation: \$600,000
1441 N Motel Dr
Fresno CA 93728-1218
pmt#:B21-10079
07/07/2022
Owner
Sands Motel
1441 N Motel Dr
Fresno CA 93728-1218
559-497-1446
Contractor
To Be Determined

Fairfield Inn Hotel
Valuation: \$6,822,397
2040 Glendale Ave
Hanford CA 93230
pmt#:FY20-0830
07/12/2022
Contractor

M13 Construction Management Inc
Michael James Burns
5323 Mark Ct
Agoura Hills CA 91301-5201
818-618-0567
lic:1058242
Owner
Infinite Hospitality
Anil Chagan
210 E Acequia Ave
Visalia CA 93291-6319
559-627-2400
Architect
RL Davidson Architects
425 Spruce Ave
Clovis CA 93611-4448
<http://www.rldavidson.com>
559-435-3303
Tenant
Fairfield Inn
2040 Glendale Ave
Hanford CA
<https://fairfield.marriott.com>

NEW BUSINESSES

FRESNO COUNTY

Yalla Tizers Central Valley

Judy's Donut

S & C TRUCKING
Los Ninos De Atzlan Dance Studio, Inc.

Egg Training Specialists

California CW

Swift Energy Construction

Xpress Food Mart

Spirit In Print

1 Stop Shop

AMG Investors

HSP Trucking

Choice Financial Group

CA Nails

Lupita's Catering

Top Tier Entertainment

Willems Custom Cabinets

Sunnyland Mills

Flowers ETC.

Dagoods Food And Catering Service

Cellpros-Ashlan

Martin Transport

Medinas Logistics Services

GLW & Associates

Greentech Renewables

Superior Pipe & Stainless Supply Inc.

River Nails & Spa

Adam's Car Wash Service

Ardent Home Health & Palliative Care

Bee Strong

Brittany Lynn Johnson

Nayiri's Real Estate

Connect

LVL Global

Diljot Trucking

SNWG Transport

DMJ's Carpet Cleaning

Funtime Balloons & Flowers

L And L Salon Tanning

ITL Real Estate

Heritage Construction

Plantmobile

De Leon's Sierra Rentals

NTI Express

Alm Environmental

FAFA Professional Hair

Braiding

Ruyi Relaxing Station

Remedy Support Services

Ro's Precise Painting And Sandblasting

Manuel's Lawn Service

JD Food

Posh Styling Salon Inc

Valiant General Insurance Solutions

Herndon Business Park Operations

UTK Smoke Shop

Desi Tadka

Van-G Logistics

On Target Performance

Gila's Bartending Services

Transmission Express & Auto Service

Knead To Relax

Bob's Custom Tile & Stone

Active Air

Cantu Commercial And Land

Active Air

Central Valley Awning

Hotworx Studio

B F Group

U-Can-2 Real Estate

Horn Pest Management

Cliffs Clothing

Branding Design

Skin Physic Facials

Westside Pool & Arcade

DB Guru Jr

Cottage Quilts * Sew Creative Studio

Creed Counseling Center

Ace Wraps

Trip Mart

AM Dispatch

Pristine Solar Cleaning

Godfident Styles

Sandy's Beauty & Brows

UpSolar

Aspire Consulting

Happy Teeth Dental, Inc.

Crystal Custom Crafts

Big Klean Maintenance

Angelle Mobile Notary Services

Cortes Auto Glass

724 Cleaners

Fresno Real Estate Services

Hidden Hollow

Cruz Auto Repair

Cascada Cabinets

Nubian Royal Temple

Villamar Landscaping Services

Blessed Studios

T. Mart #9

Yosemite Engineering

Larry's Pool Service

Korthof Construction

A.G.L. Engineering & Take-Off's

Complete Business Service

Wendy's Thrift Store

Jeffrey Imoto

JL Family Trucking

United Trailer Repair

Blush

Derrel's MiniStorage

Lone Nan Ranch

Rice Road Recyclery And Transfer Station

Feliz Therapy Center

Angelitos Nutrition II

Cali Jalapenos Food Co

Shamrocks Property Leasing

Love Transportation

FGS Handy Helpers

M.C. Notary Services

Golden Light Paddle

Plumber Jon's Plumbing and Drain Cleaning

KINGS COUNTY

AMB. Phillip V. Sanchez II Public Charter School

Super Credit Boost

Nefer Aesthetics

McGinn Farm

Kevin Enquist

Clearwater Pools

Anacleto Mobile Services

S And A Dairy

Mother Ghana LLC

MADERA COUNTY

Salon Di Cerioni

Peak Performance Solar Cleaning

Alaround Cladding & Sheet Metal

Alvarez & Garcia Group

Feit-Gray Agricultural Consulting

Tune Into Zen

Crescent View South Public Charter School II

Wylie Farms Ranch Management

TULARE COUNTY

All Laced Up

The Valley Emporium LLC

Rodriguez Sanitation

First Heating and Air Conditioning

El Progreso #5

Rooted In Nutrition

Milts Furniture

Valley Ear Nose & Allergy Group

AG Furniture Repair

Wild State Photography

RM Cleaning Services

Wil-Bond Glazing

HF Productions

Maid2Clean

J R Nelson Roofing

Visalia Renegades

GATC

Chi'ken & Rice

Spirits and Draft

Savvy Enterprises

Build-A-Bear Workshop

Beautify In Bronze

Winners of the second-annual FOBA program

Gabriel Dillard - EDITOR

Out of more than 40 total nominations, 20 qualifying submissions, ten top notch honorees and hours spent reading and learning about the Central Valley's best family businesses, we announced the winners of our second-annual Family Owned Business Awards Monday night at Pardini's.

It was wonderful to be able to gather in person with nearly all the honoree companies to celebrate the engine that makes the global economy work — the family enterprise. Awards were earned in three categories: small, medium and large. A special "Legacy" award was also bestowed on an outstanding company with at least three generations of family ownership.

A team of Business Journal managers evaluated the first round of applications, going to a final round of judging that included myself, Publisher Gordie Webster, Debbie Truhett of the Leukemia & Lymphoma Society, Ken Ramos with Central Valley Community Bank and Nick Amendola with Valley Wide Beverage. Please read more about their stories in the following pages.

Also keep an eye on our social media pages for special posts about the winners. As it was last year, a televised special on FOBA will air on KMPH in early August. Stay tuned for more details.

Running a multi-generational family business is no easy feat, so we would like to acknowledge the award finalists Selsor Construction, Toca Madera Winery, Pro-Screen, Salter's Distributing, Betts Company and Quality Home Services.

FOBA

FAMILY OWNED BUSINESS AWARDS



2022 FOBA WINNER - SMALL BUSINESS CATEGORY

Gabriel Dillard - EDITOR

"The intersection of hard work and passion will produce success."

For three generations, those words have guided the mission of Ficklin Vineyards. It started with current owner Peter Ficklin's grandfather Walter, who purchased the property in 1918. It continued with Peter's father David, who saw the winery's future in Port wine.

It continues today with Peter. Under his watch, Ficklin Vineyards has become the oldest and most awarded Port winery in the United States. The latest prize to add to the Ficklin award case? A Family Owned Business Award in the small business category.

For Peter, such a successful ride is only possible with a little help.

"I just want to thank the community — our friends and family — for all of the support," Peter said.

Ficklin is a small operation in Madera with about eight employees, including two family members. General Manager Denise England said the business is heavily relationship-based, relying on employees and vendors to get the job done.

"Working in a small family business takes a lot of flexibility," she said. "We do everything we can to remain nimble."

The origin story of Ficklin Vineyards is as compelling as the wines produced there. Peter's grandfather purchased the property the winery sits upon in 1918, initially growing fruit and raisin grapes. Peter's dad attended UC Davis, studying the viability of Portuguese grape varieties in California. It was David who secured permission from the Portuguese government to import 20 cuttings of Port grape vines, forming the foundation of the business.



PHOTO BY BACKSTORY CREATIVE | Peter Ficklin and Denise England are the driving force behind Ficklin Vineyards, the country's most decorated Port winery — and at 75, the oldest.

Ficklin Vineyards: 75 years of doing Port right

It was 75 years ago in 1946 that Ficklin Vineyards was founded, with the first harvest crush, fermented and fortified in the fall of 1948. Those inaugural wines formed the foundation of Old Vine Tinta Port Solera, the winery's flagship wine still in production today.

Peter came aboard in 1978 after graduating from UC Davis, first as assistant winemaker then full winemaker in 1982. He was instrumental in literally putting Madera on the winemaking map, establishing the region as a recognized American Viticultural Area — an appellation that distinguishes a geographic region.

In 1984 Ficklin Vineyards came full circle in the world of Port, being approached by the Portuguese Institute dos Vinhos do Douro e Porto to learn about best practices in blending Portuguese varieties.

One of the most recent and highest honors — the Old Vine Tinta Port and Aged 10 Years Tawny Port were served for special functions at the U.S. Embassy in London in 2019.

There have been challenges along the way. Covid put an immediate



PHOTO BY GABRIEL DILLARD | Peter Ficklin and Denise England accepting their award at the Family Owned Business Awards event that took place July 25, 2022.

and unexpected halt to wine tasting and events. That required a pivot to online, direct-to-consumer sales. Online tasting events were launched, drawing more than 100 guests from across the country. While California has "opened up" since Covid began, those webinars continue to this day to connect with Ficklin fans all over.

Stay tuned for more good news from Ficklin in the days to come.

"We have also begun writing a book of special experiences customers have shared over the years of

important moments they recall enjoying Ficklin Port," according to their FOBA application. "We've had stories of our Port traveling the world in suitcases to be shared; connections made with Ficklin Port that has led to weddings; reconnections with family through shared appreciation of a glass of our Port."

Gabriel Dillard | can be reached at: 490-3467 or e-mail editor@thebusinessjournal.com


2022 FOBA WINNER - MEDIUM BUSINESS CATEGORY

Fresno Acura: A long-term family commitment to luxury



PHOTO BY BACKSTORY CREATIVE | From left, Andreanna Woodhams, TheeAnna Stevens and Elle Woodhams are the mother-daughters team behind Fresno Acura.

Breanna Hardy - STAFF WRITER

Fresno Acura has spent 35 years in business and credits its success as a family to community support.

The dealership — one of the last remaining of the original Acura dealerships from the brand's 1986 launch — took top honors for medium-sized businesses in The Business Journal's second annual Family Owned Business Awards.

"Fresno Acura and family are extremely grateful to the community for their commitment and relationship to us as a business for the past 35 years — and counting," said owner TheeAnna Stevens.

The family's goal is to treat clients like family.

"You sell the car once, but people do have to continue coming back to you, so it's really important to provide them the aspect of family and give them the reason why they should keep coming back to us when there are other options," said Andreanna Woodhams, marketing director at Fresno Acura.

Stevens has always believed in giving back to the community since the business wouldn't be in existence without it, she said.

Like any family enterprise, managing the business while keeping family



PHOTO BY GABRIEL DILLARD | The Stevens Family accepting their Medium Business Category award at the Family Owned Business Awards Event which took place July 25, 2022.

intact can be a challenge.

"Managing family relationships while running a business has had its obstacles, but we choose to tackle each day with the mindset of 'While at work, business is the priority,'" Stevens said.

Operating this way has allowed the family to get through the workday professionally — while still being able to dedicate time to family matters outside of the office.

Businesses strive for longevity, with many family-owned businesses striving to pass ownership to the next generation.

"Succession isn't just a handing over of the keys, it is a thorough understanding of what the job entails and a true long-term commitment. Having my daughters in the business allows me the opportunity to test their skills and abilities in the many facets of the dealership as well as their proficiencies in the business community," Stevens said. "The close working proximity between myself

and my daughters allows us and my husband to decide if this business is something they choose to commit their futures to."

Looking ahead poses a challenge for businesses due to a shifting post-pandemic economy. The automotive industry has been riddled with supply chain issues, spiking prices in used cars.

"It's hard to look ahead to the next five years when we can't even gauge what the next quarter will look like in the automotive industry," Stevens said. "However, if I were to seek to have my dream come true, it would be to assure that this business will provide for our children and their children in the future."

Stevens said she would love to see the third generation continue to expand to the fourth and fifth generations in the years to come.

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


2022 FOBA WINNER - LARGE BUSINESS CATEGORY

Wawona Frozen Foods: A peach of a family business



PHOTO BY BACKSTORY CREATIVE | It's all smiles at Wawona Frozen Foods in Clovis, where the Smittcamp family has been supplying the U.S. with frozen peaches since 1963.

Frank Lopez - STAFF WRITER

The name Smittcamp is synonymous with entrepreneurial ventures in the Central Valley. With its recent Family Owned Business Award in the large business category, the family continues to build on its business legacy.

Wawona Frozen Foods, founded in 1963 by Earl Smittcamp, specializes in growing and freezing of fresh fruits — namely, peaches. In 1945, after returning from fighting in the Pacific Theater of World War II, he and his wife Muriel bought a 200-acre spread in Clovis called Wawona Ranch.

Wawona began as the 15th largest

frozen peach operation in the United States. Today, it is the only one left of the original group.

Earl instilled a sense of discipline and hard work in his four children.

"My father being a Marine, each day he had us stand and salute as the Marine Corps Hymn played," Bill said with a laugh. "I didn't put my kids through the same drill."

Today, the company ships more than 100 million pounds of frozen fruit annually and is the largest peach processing facility in the nation, turning out 65 to 75 million pounds in about 120 days of its season.

Wawona Frozen Foods is being led by



PHOTO BY GABRIEL DILLARD | Wawona Frozen Foods won the Large Business Category at the 2022 Family Owned Business Awards Event held July 25th.

both the second and third generations of the family. Bill Smittcamp is president and CEO, with Bill's son Blake Smittcamp serving as vice president of sales.

A key part of the company's success, Bill said, is treating everyone like family. He said Wawona Frozen Foods has had employees who worked for the company a whopping 55 to 60 years.

Blair Smittcamp-Martin, Bill's daughter and Wawona's marketing and special projects coordinator, said that when you're born into a family with a business, you're in the business.

"When you have a family business, you're in it from the very beginning. My brothers and I started working at the fruit stand at the age of 10, and then on the line, and now we are at an official capacity with Wawona," Blair said.

The Smittcamp family is also synonymous with philanthropy and advocacy. In June, Bill testified at the U.S. House of Representatives AG Committee meeting to urge Congress to ensure frozen foods are included and promoted in nutrition programs in the writing of the 2023 farm bill.

Wawona Frozen Foods has been a Best of the Central Valley Winner for Best Family Owned Business from 2017-2021. In 2021, Bill was awarded the Fresno Chamber of Commerce's Agriculturalist of the Year award.

"The key is the family approach. We take ownership of what we have. Every peach that goes by is being looked at by someone — its family. Every employee that is looking for a defect in our fruit is part of the family," Smittcamp said.

Frank Lopez | Writer can be reached at: 490-3465 or e-mail frank@thebusinessjournal.com


2022 FOBA WINNER - FAMILY LEGACY

Wonder Valley Ranch: Fun, education is the family business



PHOTO BY BACKSTORY CREATIVE | The Oken family is well known for its dedication to serving its customers, which includes summer campers, corporate event planners and more.

Ben Hensley - STAFF WRITER

Wonder Valley Ranch Resort and Conference Center is the 2022 winner of the Legacy honor as part of the Family Owned Business Awards. Companies eligible for the award must have been in business for a minimum of three generations.

Wonder Valley is at four generations and counting.

The resort offers summer camps, wedding venues, corporate retreats, team-building exercises and more in the shadow of the scenic Sierra Nevada mountains near Sanger.

Originally founded as a premier residential children's summer camp, parent company Western Camps, Inc. has expanded beyond its original business model to offer a variety of outdoor activities for guests.

Founded in 1967 by Stan Oken on a leased Three Rivers property, the business has grown into one of the largest tourist attractions in the region. Stan, then a high school teacher and college coach, borrowed \$5,000 and formed a partnership with two other coaches to run the summer camp. In 1973, Oken took full ownership of the company, running the day-to-day operations with his family and moving it to Wonder Valley Dude Ranch in Sanger not far from the Kings River.

Since then, Wonder Valley has grown from 17 guest rooms and less than 1,000 annual guests and only four employees, to having 68 guest rooms, employing over 200



PHOTO BY GABRIEL DILLARD | The Oken family won the Legacy Award at the Family Owned Business Awards event.

people during peak season and services more than 77,000 guests annually.

Wonder Valley has expanded into a full-service resort, bringing in almost \$8 million in 2019. The company had projected \$10 million in revenue until the Covid-19 pandemic forced the company to temporarily close its doors.

Wonder Valley also hosts several specialty camps annually, hosting a one-week summer camp for the Alisa Ann Ruch California Burn Foundation, as well as hosting a camp for children with muscular dystrophy, at-risk youth, children awaiting heart transplants and more.

"Unlike products and supplies, I think people visit a property

because of relationships," said Wonder Valley President Roy Oken, Stan's son and third generation executive.

Recently retired founder Stan Oken added that he takes pride in getting to watch the fourth-generation members of the family, now in elementary school, start learning from their parents and grandparents.

The company's 2022 projections aim to take Wonder Valley close to before the shutdowns. With 2022 weddings at an all-time high, 2023 bookings being scheduled and schools booking overnight outdoor educational experiences, the staff hopes to see business return to pre-pandemic levels since reopening in 2021.

Wonder Valley hopes to revisit an expansion plan that was also put on hold due to the pandemic, with sights set to add a second wedding hall and reception area.

"At Wonder Valley we like to provide exceptional service in an inspirational environment and make memories that will last a lifetime," Roy said.

Ben Hensley | Writer can be reached at: 490-3461 or e-mail ben@thebusinessjournal.com

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Oldest Family-Owned Businesses

In the Central San Joaquin Valley - ranked by number of years company has been owned and operated by the same family

2022 2021	Name of company Address	Phone Fax	Year founded:by	Generation-# family members employed	Employees full/part- time	Accomplishments/ Awards	Type of business	Original location; # of facilities and/or acres	Top non-family exec(s) Years with company	Top family exec(s) Years with company
1 (1)	Betts Company 2843 S. Maple Ave. Fresno, CA 93725	498-3304 445-9129	1868 William Michael Betts	Sixth WND	320 WND	WND	Spring manufacturing, spray suppression manufacturing, truck parts distribution and service	San Francisco 11	WND	Mike Betts, CEO, Bill Betts, president
2 (2)	Shepard, Shepard & Janian 1814 E. Front St. Selma, CA 93662	896-2111 896-0317	1883 Elmer E. Shepard	Fourth WND	1 2	2004 named historical landmark, 2006 Family Business Award, featured in the Sesquicentennial parade	Law firm	Selma 1	WND	Jeff S. Shepard, partner
3 (3)	J.D. Heiskell & Company 1939 Hillman St. Tulare, CA 93274	685-6100 688-3547	1886 Jefferson Davis Heiskell	Fourth, fifth WND	617 WND	126th on Forbes 2016 list of top 250 privately-held businesses in USA. 2012 IFB "Business of the Year"	Feed manufacturing, commodity trading, transportation	Tulare 3	Ryan G. Pellett, CEO	Scot Tyler Hillman, chairman
3 (3)	Pacific Publishing Group Inc. 1315 Van Ness, Ste. 200 Fresno, CA 93721	490-3400 490-3526	1886 M.S. Webster	Fifth 2	17 WND	First Place 2022 California News Publishers Association, 2022 Gruner Award Public Service Journalism, Fresno County Farm Bureau journalism award	Publishing (The Business Journal)	Fresno 1	Gabriel Dillard, managing editor, Abner Garcia, marketing manager	Gordon M. Webster Jr., publisher, 46, Ashley Webster Rudolph, associate publisher, 15
3 (3)	Schultz Ranch, Inc. 15727 S. Jameson Ave. Riverdale, CA 93656	866-5319 866-5323	1886 William Henry Schultz	Fourth WND	5 WND	First farm to be listed in the Fresno County Centennial Farm list, inducted into the 100 Year Club for the State	Farming	Burrel 1,500 acres	WND	Richard David Schultz, president
6 (6)	Pacific Tent & Awning 7295 N. Palm Bluffs Ave. Fresno, CA 93711	436-8147 436-8148	1895 Fred Carnie	Fourth WND	4 WND	WND	Custom canvas products/awnings	Fresno 1	Mike Mygind, partner, 40	Kem Bricker, partner, 70
7 (7)	Electric Laboratories 133 E. Sierra Ave. Fresno, CA 93710	448-8300 448-8308	1904 Clyde Davenport	Third WND	18 WND	Voted best Independent Auto Service Center by readers of Fresno Magazine	Automotive repair and service	1422 Van Ness Ave. 1	Richard Young, General manager	Patricia Albrecht, president
8 (8)	Baker Manock & Jensen, PC 5260 N. Palm Ave. Fresno, CA 93704	432-5400 432-5620	1906 Henry Barbour, William Sutherland, Kendall Manock, John H. Baker	WND WND	66 WND	WND	Law firm	Fresno WND	WND	Kenneth J Price, managing partner, CEO
9 (9)	Ponderosa 47671 Road 200 O'Neals, CA 93645	868-6000 868-6060	1908 Harmon Bigelow	Fifth 2	109 0	WND	Technology service provider	O'Neals 8	Chad Rupe, general manager	Kristann Silkwood Mattes, president, 27, Frank E. Bigelow, Vice President, 49
10 (10)	San Francisco Floral Co. 5080 E. Tulare St. Fresno, CA 93727	268-0111 268-3422	1913 John Azzaro	Third 4	12 2	Oldest Family Owned Retail Business in Fresno, Top 100 Florists Nationwide, Voted Best Florist of Fresno, California Family Business Award	Retail floral	Fresno 2	Connie Helzer, Designer, 35	Andy Azzaro, owner, 40
11 (11)	Sam's Shoe Store 1127 G St. Reedley, CA 93654	638-3212 WND	1914 Sam Parichan	Fourth WND	WND WND	Reedley Chamber of Commerce Outstanding Business Merit	Shoe retail	Reedley 1	WND	Eric Parichan, owner
12 (12)	Kogetsu-Do Confectionery 920 F St. Fresno, CA 93706	237-2670 WND	1915 Sugimatsu Ikeda	WND WND	1 WND	Clamper's Dedication to Kogetsu-Do and Historical landmark for being in business over 100 years.	Japanese bakery	920 F St. 1	WND	Lynn Ikeda-Yada, owner
13 (13)	Exeter Mercantile Co 258 E. Pine St. Exeter, CA 93221	592-2121 592-6868	1916 Sidney C. Schelling	Third WND	16 WND	Certificate of Special Congressional Recognition - Devin Nunes California Legislature Assembly Certificate of Recognition - 26th Assembly	Retail	WND WND	WND	Brian K. Schelling, president/CEO
14 (14)	Thompson Insurance Agency, Inc. 7760 N. Fresno St. Fresno, CA 93720	230-0153 440-9810	1919 Glenn B. Thompson	Fourth 2	3 0	Celebrated 100th anniversary in January 2020!	Insurance agency	Fresno 1	Regina K. Jones, commercial CSR, 27	Britton R. Thompson, president, 46
15 (15)	Rex Moore Electrical 5803 E. Harvard Fresno, CA 93727	916-372-1300 WND	1922 Benjamin Rex Moore	Fourth WND	550 WND	WND	Electrical contractors	Sacramento, Fresno & Reno 3	Jason Blum, president	David Moore, chairman of the board
15 (15)	Valley Lahvosh Baking Co., Inc. 502 M St. Fresno, CA 93721	485-2700 485-0173	1922 Gazair Saghatelian	Third WND	23 WND	2006 California Institute for Family Business Award.	Bakery	Fresno 1	Dan Giosa, Rebecca Cline, Jenni Bonsignore	Agnes Saghatelian, President/Owner
17 (17)	Lewis C. Nelson and Sons, Inc. 3400 McCall Ave., Ste. 100 Selma, CA 93662	896-1443 896-8609	1928 Lewis C. Nelson	Third 3	WND WND	Numerous local and state awards/ recognition for projects up to \$135 million	General contractor	Selma 1	WND	Dwight G. Nelson, President, Amber Billingsley, Partner, Kellie Lewison, partner
18 (18)	Cerutti & Sons Transportation Co., Inc. 750 N. Valentine Ave. Fresno, CA 93706	275-6608 275-6660	1929 Alvin John Cerutti	Third WND	35 WND	WND	Trucking	Riverdale 3 acres	Rocklin Phillips, Shop Supervisor	Alvin L. Cerutti, president
18 (18)	GAR Bennett LLC 8246 S. Crawford Ave Reedley, CA 93654	800-696-6108 638-6314	1929 Gar Tootelian, Lon Bennett	Third 4	300 25	2013 Fresno Chamber Ag Business of the Year; 2015 ERA Environmental Respect Award; 2016 ARA Ag Retailer; 2020 WPHA Integrity Retailer	Crop care and irrigation advice, products and services	2 8	Brian Crow, CFO, 3	Greg Musson, Tyler Bennett, Co-CEOs
20 (20)	Holt Lumber 1916 S. Cherry St. Fresno, CA 93721	233-3291 233-9049	1930 John E. Holt, Vic Bengston	Third WND	40 WND	WND	Lumber, building materials dealer, roof truss manufacturer	1916 S. Cherry 2 locations- Fresno & Hanford	WND	Jack Holt, president, Tom Powers, VP

Key: WND-Would Not Disclose. NR-Not Ranked.
All data has been provided by representatives of the businesses listed and Business Journal research. Not all sources surveyed responded to inquiries.

Research: Edward Smith

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The List | From 12

Oldest Family-Owned Businesses

In the Central San Joaquin Valley - ranked by number of years company has been owned and operated by the same family

2022 2021	Name of company Address	Phone Fax	Year founded:by	Generation-# family members employed	Employees full/part- time	Accomplishments/ Awards	Type of business	Original location; # of facilities and/or acres	Top non-family exec(s) Years with company	Top family exec(s) Years with company
21 (21)	Fresno Neon Sign Co., Inc. 5901 E. Clinton Ave. Fresno, CA 93727	292-2944 292-2980	1932 John McKenzie	Fourth WND	12 WND	WND	Electric sign manufacturer	Fresno 1	WND	K.C. Rutiaga, president
21 (21)	Producers Dairy Foods, Inc. 250 E. Belmont Ave. Fresno, CA 93701	264-6583 264-9033	1932 WND	Second, Third WND	800 WND	WND	Dairy products processing and distribution	WND WND	WND	Richard A. Shehadey, CEO, Scott W. Shehadey
23 (NR)	Morris Levin & Son 1816 S. K Street Tulare, CA 93274	686-8665 686-5461	1934 WND	Fourth WND	88 WND	2006 Large Business of the Year, Tulare	Retail hardware and commercial/ residential contracting	Tulare WND	Tom Colesberry, CFO, Del Freitas, general manager	Paul Atlas, CEO, David Atlas, GM
24 (23)	A. Nonini Winery, Inc. 2640 N. Dickenson Fresno, CA 93723	275-1936 241-7119	1935 Antonio & Reno Nonini	Fourth WND	2 WND	Fresno Bee People's Choice Award, 2005, 2006 and 2007 Best Winery, numerous medals in wine competitions	Retail/wholesale wine production and sales	Fresno 1/200 acres	WND	James T. Jordan, president, 38
25 (24)	Harris Ranch Inn & Restaurant 24505 W. Dorris Ave. Coalinga, CA 93210	935-0717 935-5061	1937 Jack Harris , Teresa Harris	Second WND	WND WND	Fresno Bee Excellence in Business Award; 3rd Busiest Independent Restaurant in CA, CRA - Lifetime Achievement Award	Farming, hospitality	Five Points, CA Five locations	WND	John Harris, owner
26 (25)	DeMera DeMera Cameron, LLP 5080 N. Fruit Ave., Ste. 101 Fresno, CA 93711	226-9200 226-9209	1944 James V. DeMera	Third 3	26 4	2022 Gold Best of Central California, 2007 Excellence in Business, First Five of Fresno, Family Friendly Business, SJM H.S. Golden Shamrock	Certified public accountants	Fresno 1	Shelley M. Nakaguchi, 31, Evin Edwards II, 28, Michael R. Davin, 31, CPAs	Andrew G. Cameron, 32, Kip J. Martin, 25, CPAs
27 (26)	Lyles Diversified Inc. 1210 W. Olive Ave. Fresno, CA 93728	441-1900 441-1290	1945 William Murray Lyles, Elizabeth Venemann Lyles	Second, third and fourth WND	540 WND	WND	Heavy construction, development, agriculture, multi- family residential	Avenal, Fresno, Visalia 7 offices, 4,500 acres of ag	Stan Simmons, Rick Amigh, Rich Nemerer, John Leonardo, CFO vice president	William Murray Lyles, Gerald Venemann Lyles, senior vice presidents
28 (27)	Cook's Communications Corp. 160 N. Broadway Ave. Fresno, CA 93701	233-8818 268-8506	1946 Donald Cook	Third WND	23 WND	WND	Public safety vehicle upfitting and wireless communications	Fresno 1	WND	Robert Cook, owner
28 (27)	Duncan Enterprises 5673 E. Shields Ave. Fresno, CA 93727	291-4444 291-9444	1946 Erma Duncan	Third WND	134 WND	Aleene's Original Tacky Glue Hall of Fame AFCI) 2021 WingArt Strategic Partner Duncan Enterprises 2021 CA Family Business Award Winner 2016	Manufacturing	Fresno 1	Lawrence Hermansen	Larry R. Duncan, Lawrence Hermansen
28 (27)	Ficklin Vineyards 30246 Avenue 7 1/2 Madera, CA 93637	661-0075 WND	1946 David Ficklin	Third 2	4 WND	2012 Lifetime Achievement Award from CA State Fair; Oldest and most- awarded Port winery in US; 100-pts awarded to Old Vine Tinta Port	Winery	1 1	WND	Peter Ficklin, president/ winemaker
28 (27)	Haron Motor Sales Inc 2222 Ventura St. Fresno, CA 93721	237-5533 237-0572	1946 Charles Haron	Third WND	63 WND	Pride of Jaguar Award, Best of Fresno	Automotive	Fresno 3	WND	James Haron, Hilary Haron, Randy Haron
28 (27)	Sebastian 7600 N. Palm Ave. Fresno, CA 93711	432-5800 432-5858	1946 William Sebastian, Katey Sebastian	Second, Third WND	200 WND	Constantly increasing revenue, employee base, and company footprint. Celebrating 75 years in business this year!	Electrical, low voltage, underground contractor, IT, security, communications provider	Kerman 4	Rhonda Armstrong, Ron Cato, Brandon Dukes, Stephanie Hannah, Tom Dominico, Robin Stith	William Barcus, CEO
33 (32)	Bakman Water Company 5105 East Belmont Ave. Fresno, CA 93727	255-0324 255-3291	1948 Richard L. Bakman, Molly S. Bakman	Fourth WND	WND WND	Expanded business into Madera County in 2018	Private water utility	5097 E. Belmont Ave. WND	Steve Pickens, Rich Coon	Richard Timothy Bakman, president
33 (34)	Mackey & Mackey Insurance Services 450 Kings County Dr. Hanford, CA 93230	583-9393 WND	1948 WND	Third WND	19 WND	WND	Independent insurance agency	WND 2	WND	Jim Mackey, president, Jason Mackey, VP, Adam Mackey, VP
35 (34)	Barnes Welding Supply/ Fresno Oxygen 2825 S. Elm Ave., Ste. 101 Fresno, CA 93706	233-6684 233-4206	1949 Lawrence "Pop" J. Barnes	Fourth WND	175 4	WND	Welding equipment, industrial gases, beverage CO2	Fresno 14	Todd Rayburn, CFO, 20	Mike L. Barnes, president/CEO, Michael T. Barnes
35 (34)	Lou Gentile's Flower Basket 4918 N. Blackstone Ave. Fresno, CA 93726	243-9143 243-9151	1949 Lou Gentile	Second WND	8 4	Voted Fresno's best florist, Leon S. Peters award, Rotary International Paul Harris fellowship award & more	Retail flower shop	722 E. Olive, Fresno 1	WND	Judy Gentile Gaither, owner
37 (37)	Stefanelli Distributing 1945 W. Yale Ave. Fresno, CA 93705	233-7138 233-1146	1951 William L. Stefanelli	Second 2	22 WND	Oldest distributor of E & J Gallo beverages still in operation; (Twice) Ca. Restaurant Assoc. beverage supplier/purveyor of the Year	Wholesale wine, beer and spirits distributing	Downtown Fresno 1	Larry Ruiz, Regional Sales Mgr, 20, Zac Davis, Sales Supervisor	Mary F Stefanelli, president
38 (NR)	Fresno Ag Hardware, Inc. 4590 N. First St. Fresno, CA 93726	224-6441 WND	1952 James Porteous	First, second, third 5	50 29	Voted Best Locally Owned Hardware store: 2007-2020, Mayor's Proclamation June 2011 for 141 years	Home and hardware	Fresno 1	Kevin Seubert, Kim Wilson, Mike Mendoza, inventory manager, 27	Pat Marchese, owner, Mike Kimball, Ian Williams, COO, 15
39 (38)	California Business Machines, Inc 4260 N. Fresno St. Fresno, CA 93726	225-5570 225-5827	1953 Ray & Lorraine McNally	Second WND	26 WND	Kyocera Premier Dealer, TBJ Best Office Technology Company 2014-2021, BEI Office Technology Service Excellence Award - In Top 5% Nationwide	Office equipment technology sales & service	Downtown Fresno 2, Fresno & Visalia	Bill Cooper, Regina Sanchez, Suzy Santellano, Sales Manager	Teri McNally-Brymer, president
40 (NR)	Fortune Associates 470 E. Herndon., Ste. 200 Fresno, CA 93720	490-2500 490-2520	1959 Don A. Fortune	Second WND	12 1	Fresno Chamber of Commerce, Better Business Bureau Fresno Community Business Leadership & more	Commercial Real Estate Brokerage	924 E Lewis Ave, Fresno 1	Craig "Cap" Capriotti, Brett Fugman, Gerald Valdivia, VP	Larry M. Fortune, president/CEO, Craig "Cap" Capriotti, Brett Fugman

Key: WND-Would Not Disclose. NR-Not Ranked.
All data has been provided by representatives of the businesses listed and Business Journal research. Not all sources surveyed responded to inquiries.

Research: Edward Smith

Original Publication Date: July 29, 2022
E-mail: edward@thebusinessjournal.com



GUEST VIEW
Nicolas Allen, CFP®

The Fed's raising rates. What does it mean for you?

The Federal Reserve has begun what it says will be a series of interest rate increases in an effort to slow the economy and temper the current surge in the inflation rate. At the start of 2022, the federal funds rate stood at near zero percent. By May, the Fed moved the federal funds rate 75 basis points (0.75%) higher. The same increase amount was announced on Wednesday.

What does this mean for your money? While Fed actions directly impact large financial institutions, they also resonate throughout the financial markets. In indirect ways, your personal finances can be affected by Fed policy.

Four ways the Fed's rate hikes in 2022 could impact your bottom line:

#1 – Higher borrowing costs

While the Fed's rate hikes don't directly affect most types of consumer loans, the direction the Fed sets on interest rates tends to carry over throughout debt markets. This could include:

- Home mortgages – Adjustable-rate mortgages will be the most directly affected, as they change in conjunction with general interest rate trends in the market. If you have a fixed rate mortgage, you won't see any change.
- Automobile loans – While a variety of factors affect how interest rates are set on vehicle loans, you can expect these rates to increase as well.
- Student loans – Federal student loan rates are set and will not be directly affected. However, borrowers working with private lenders will likely see rates move higher as they are tied to the fed funds rate.

#2 – Modestly higher savings rates

Investors have not earned much in terms of interest on bank savings accounts, money market accounts for certificates of deposit in recent memory. While it seems reasonable to expect that yields may improve modestly, the change may not be dramatic. Even with historically low interest rates, investors have directed significant sums to these types of vehicles. In the current market environment, some investors still have a desire

for such "safe haven," high liquidity investments regardless of the interest rate earned.

#3 – The bond market

Fed interest rates strategies don't impact the bond market directly, but Fed policy is watched closely by bond investors. This year, along with raising short-term rates, the Fed has also begun reducing the role it plays as a buyer in the broader bond market. That action could lessen demand for longer-term bonds, which can drive up interest rates. Even before the Fed initiated its new policies, the bond market already anticipated the change and interest rates began moving higher on most types of bonds

#4 – The stock market

The stock market also tends to react to the Fed's news, and with the central bank taking steps to slow the economy, investors anticipated the potential negative effects on publicly-traded companies. As a result of this and other factors, stocks lost value at the start of the year.

It may be a good time to talk with your financial advisor about whether any of the changes mentioned above require you to update your financial plan.

Nicolas Allen, CFP® is a Private Wealth Advisor with Ameriprise Financial Services, LLC. in Fresno, CA. He specializes in fee-based financial planning and asset management strategies and has been in practice for 14 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.



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FOBA

FAMILY OWNED BUSINESS AWARDS EVENT REPORT

Gabriel Dillard - EDITOR

The second-annual Family Owned Business Awards program took place Monday evening at Pardini's in Fresno. Representatives from our ten honorees were in attendance, with four companies earning top awards. It was a fun event full of networking, laughs and celebration of family businesses.

Gabriel Dillard | Editor can be reached at: 490-3467 or e-mail gabriel@thebusinessjournal.com



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WILLIAM "BILL" CUMMINGS JR.



PRESIDENT/CEO | LEGACY CONSTRUCTION

EDUCATION: I GRADUATED FROM VIRGINIA TECH IN 2004 WITH A MARKETING MANAGEMENT DEGREE AND A MINOR IN JAPANESE. | **AGE:** 39 | **FAMILY:** WIFE LESLIE ABASTA-CUMMINGS; CHILDREN STELLA (11), BEAU (8) AND WILLOW (0)

What we do:

Legacy is a combination of a commercial brokerage, development entity and commercial construction firm. We also are a data company, providing analysis and justification for developments, and a technology company, using cutting edge tech like matterport, lidar and drones to better model our projects.

What are your ties to the Central Valley?

My family developed multifamily properties using low-income housing tax credits in the Central Valley in the early 2000s. After college, I moved to Fresno to work for the family firm and learn how to be a developer. After a failed attempt to purchase the Boston Red Sox, my family purchased the Fresno Grizzlies, then the Fresno Falcons and finally the Fresno Fuego. In 2015, I met my beautiful wife in Livingston, California, and now I currently reside in Merced with her and my three children.

Can you tell us some of the history of Legacy Construction and how its grown over the years?

I formed Legacy originally to perform different trades on my family's multifamily projects, specifically the installation of solid surface countertops. In 2008 as the economy turned, I brought on my business partner Jamie and Legacy moved away from the multifamily sector to begin working on health care projects since doctors and dentists could always qualify for loans. We started with small tenant improvements, then it was larger remodels, then it was ground-up buildings. Eventually it was multi-facility expansion strategies, which is where we are today. For the first 10 years, Legacy had around five staff members, but after completing the United Health Centers facility in Sanger in 2015, we found a client/partner that provided consistent project flow that allowed Legacy to rapidly grow. Today we have nearly 60 staff, we have three distinct service lines (brokerage, development and construction), we are licensed and operating in 22 states, and we are in the process of opening multiple new offices in other areas of California to support the development of community health centers.

Tell us a little about your career.

I worked for my family business for about five years as a property manager, real estate agent and construction manager. In addition to the three Legacy entities, I am partner/owner of an EDWOSB real estate firm that focuses on training brokers throughout the country to be successful operators of various federal contracts. I am partner/owner of Soccer City 1852 Visalia, an indoor soccer and brewery concept opening in downtown Visalia on Aug. 4. I sit on a few boards including the Merced County Community Foundation, which focuses on helping non-profits and small businesses throughout Merced County, and California Youth Soccer Foundation, which focus on providing training, equipment and access to professional clubs to disadvantaged youth soccer players in the Valley.

Legacy Construction was founded in 2006, just before the start of the Great Recession. What was that like?

Honestly, it was a lot of fun. There were no rules and at the end of the day, Jamie and I could do business cheaper than the competition, so we generated a lot of business. One of my core beliefs as a leader is to disrupt the traditional business model in hopes of finding a better way of doing business. I still remember the construction of a tenant improvement for a diabetes and endocrine specialties office on Herndon for \$44 a square foot, which included plans, permits and all construction costs. The downturn also forced a lot of the established firms in town to shut their doors, which created an opportunity for Legacy to move in and grab market share.

From your vantage point, what more could be done to help solve the California housing shortage?

From a finance perspective, we need to stop subsidizing low-density housing developments as well as focus on in-fill projects that have paid for infrastructure rather than continuing to support sprawl. This is one of the main flaws with a lot of the multifamily projects in Downtown Fresno — 2- to 3-story apartment complexes don't have enough residents to support the ground floor retail and it becomes a struggle to lease up the space. It is also my firm belief that Fresno will fundamentally change as a city when our rental rates justify market rate construction. Imagine a fight to buy every property on Blackstone, Kings Canyon and Shaw in order to tear down the low-density older buildings and replace them with mixed-use, multifamily projects. Think downtown SLO or any large city.

What is one thing in the workplace that you do not have any patience for?

Dishonesty. We strive VERY hard at Legacy to provide a non-corporate, family environment and when staff disrupt this harmony, it creates a ripple effect throughout the rest of the company. Listen, no one likes bad news, but it's part of the world we live in today and I have no time for people that lie about things.

What do you like to do on your free time?

Having grown up overseas during my childhood, I have always loved to travel. Today, I love taking my family on lavish trips to faraway places as I am always in search of the perfect beach. I have had a lifelong love affair with soccer, as I played in college at Virginia Tech, and still play a few times a week with friends. I also love to golf. I am very lucky that all my clients love to golf so I'm always up for a round.

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

My first job was being an on-site property manager for my family's development firm in Clovis. My uncle would make me dress up in a full suit and tie, just to take out the trash for everyone in the development to learn humility. To this day, I still think I could have learned that lesson differently, but I'm grateful for message.

the PEOPLE ON THE MOVE

SMALL BUSINESS

The Fresno Area Hispanic Foundation came out last week to celebrate with **HOPE Sanger** and Wells Fargo. Tim Rios and Wells Fargo donated \$100,000 to HOPE Sanger to expand the location, build an outdoor courtyard and update/stock its community pantry. HOPE Sanger is a faith-based nonprofit established to provide food and other necessities to needy families in the community east of Fresno.

REAL ESTATE

The Visintainer Group in Fresno is excited to welcome **Nick Sheehan** as an investment advisor. In this role, he is responsible for both new business opportunities and strategy development for new and existing client relationships. Additionally, Sheehan will play an active role in property valuation, research, and transactions. With a commitment to prioritizing clients' needs and seeking out optimal opportunities, he thrives on assisting clients achieve their short-term and long-term investment goals. Sheehan is a Fresno native and graduate of California State University, Fresno.

ACCOUNTING

Price Paige & Company Accountancy Corporation in Fresno has announced some new additions. **Samantha Russell** graduated from Fresno State in December 2020 with a B.S. in business administration, option in accounting, and is currently working towards her CPA licensing. From her prior positions, she has a background in restaurant management and payroll processing for small businesses. She is excited to be working at Price Paige & Company in the audit department so she can continue advancing her career and accounting knowledge.

Cameron Olson graduated from Fresno Pacific University this past May with a B.S. in business administration with an emphasis in accounting. During school he interned with a local CPA firm for two years before joining the consulting department at Price Paige & Company upon graduation.

Price Paige and Company looks forward to seeing Samantha and Cameron make great contributions and grow with the

firm.

GOVERNMENT

Selma City Manager Fernando Santillan announced last week that **Amy Smart** will be the next community services director for the City of Selma. Smart has been with the City serving as an economic development analyst. Prior to working with the City, Smart served as the Lemoore Chamber of Commerce president and CEO for nearly five years. During her tenure as a CEO, she earned several awards including Kings County Woman of the Year for 2020 and the 21st Congressional District Valiant Award, which honors exceptional women who have made a positive impact in the Central Valley. Prior to her chamber work, Smart served for 10 years as the regional community services director for employee-owned military housing provider Liberty Military Housing, overseeing multiple military installations across California, including NAS Lemoore. Smart has three children and is married to Fleet Readiness Center West Command Master Chief Kenneth Smart, a 25-year Navy veteran. Smart will replace longtime Community Services Director Mikal Kirchner, who will be retiring in August.

HEALTH CARE

Family HealthCare Network (FHCN) is pleased to welcome **Megan Scott**, PAC, to the family medicine team. FHCN continues to expand health care services in Central Valley communities with a mission to provide quality health care for all. Scott graduated with her Bachelor of Science from Grand Valley State University in Allendale, Michigan. She continued her studies earning her Master of Clinical Medical Science from Clarkson University in Potsdam, New York. Megan is now accepting patients at Family HealthCare Network in Orosi at 12586 Avenue 408.

To schedule an appointment with FHCN, please call or text 1-877-960-3426 or visit www.fhcn.org for more information.

NONPROFITS

Fresno Acura this week raised \$23,500 for Project Survival Cat Haven from its April fundraiser Wine Safari. The event was



Photo via FAHF | Wells Fargo presented a \$100,000 donation to HOPE Sanger to help in its program feeding and providing for the homeless and needy of Sanger.



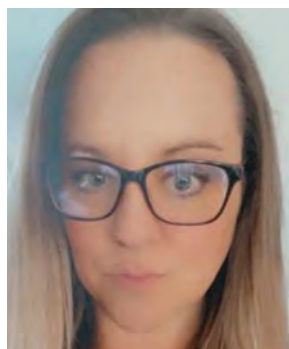
Sheehan



Russell



Olson



Smart



Scott



Chai



52 weeks x \$1,000

\$52,000 TO PROVIDE 1 meal per day TO FAMILIES IN NEED

HOW TO GET INVOLVED

If you have any questions, please contact **Cortney Chatoian Andreassen** at cortney@rmhccv.org or 559-261-3662



Support the Dollars For Dinner Campaign at any level that works for you and your business.



Help us kick off the campaign by hosting a fundraiser during the month of August to benefit the Dollars For Dinner Campaign.



Donate a percentage of your business or company sales during the month of August.



VALLEY WIDE BEVERAGE CONGRATULATES ALL OF THE HONOREES!



The People on the Move | From 19

hosted in Friant and included tastings from local wineries, a silent and live auction along with live music, dinner and libations. Project Survival Cat Haven is located in Dunlap and is home to 39 different felines ranging from bobcats and servals to snow leopards, tigers and even a white lion. Their mission is dedication to the preservation of wild cats and specializes in education and conservation.

“Fresno Acura decided to get involved with Project Survival Cat Haven because it is a unique and premiere organization that brightens our Valley. Nurturing large cats that otherwise would not have a home in an environment that mirrors their natural habitats makes the Cat Haven a true gem of the Valley,” says TheeAnna Stevens, Owner and Dealer Principal at Fresno Acura.

“We cannot save cats in the wild unless people care and take action. Fresno Acura has done both,” says Dale Anderson, Founder at Project Survival Cat Haven.

Funds raised from the Wine Safari event hosted by Fresno Acura will go directly to building a new home/habitat for **Chai**, the Clouded Leopard.

The Wonderful Company is pleased to announce that its \$1 million Wonderful Community Grants application process is now live, building on a long-standing commitment to help local organizations and schools in the Central Valley further their missions and programs. Over the last seven years, The Wonderful Company and its co-owners, Lynda and Stewart Resnick, have awarded over \$5 million in Wonderful Community Grants to more than 71 area nonprofits and 165 schools in California’s San Joaquin Valley.

Designed to help spark increased engagement with local and regional organizations, the Wonderful Community Grants program encourages initiatives that support health and wellness, recreation, art, social services, and community beautification. The funds will directly support game-changing programs that demonstrate community need and yield tangible and visible results. Every year, The Wonderful Company and its co-owners invest more than \$30 million in community development, education, and health and wellness initiatives across the Central Valley and beyond. This program is at the center of the company’s ongoing Wonderful Neighbor commitment to support the communities its employees call home.

Organizations are encouraged to apply. To learn more about

the application process and eligibility requirements, join the Wonderful Philanthropy team at the following upcoming virtual information session: Wednesday, Aug. 10: 10 a.m. to 11 a.m. (RSVP at wonderfulcommunitygrants.com)

All applications must be received by Wednesday, Aug. 31, at midnight PDT for priority consideration and will be reviewed on an ongoing basis past the August deadline. The 2022–2023 class of Wonderful Community Grants recipients will be announced in October 2022.

BANKING

A new school year is approaching, and Noble Credit Union is doing its part to ensure local children have the supplies to help them thrive, regardless of their family’s financial situation.

Noble’s back-to-school drive will run Aug. 1 through Aug. 19. Susan Ryan, president and CEO of Noble, expressed her excitement to be giving back to the community, stating, “At Noble, we understand that a healthy community starts with a solid foundation. This school supply drive will help hundreds of students in the communities we serve to start the school year off with the tools necessary to be successful. Thank you to the members of Noble, our business partners, and the community in advance for uniting with us, and helping to foster the future of the Central Valley.”

Pinedale Elementary School in Fresno, Lincoln Elementary School in Madera, and Eric White Elementary School in Selma will be the recipients of the donations.

Donation boxes will be available at all eight Noble branch locations as well as at several of their business partner locations, including Cen Cal Foods, Island Waterpark, Lyles Group, Sal’s Mexican Restaurants, ERI, Netafim, Own a Car, Producer’s Dairy, Valley Animal Center, and Kings River Conservation District. Donations of common school supplies such as backpacks, notebooks, binders, construction paper, markers, pens, crayons, rulers, pencils, erasers, glue sticks, and any other school-related items will be accepted.

THIS IS YOUR MOMENT.

OUR JOB IS TO MAKE IT LAST.

COMMEMORATIVE REPRINTS

For more information, contact Victoria in our Circulation department at 559-490-3445 or victoria@thebusinessjournal.com

PUBLIC NOTICES

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JULY 29, 2022

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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)
T.S. No. 101250-CA APN: 435-086-05 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/4/2006. 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. On 9/16/2022 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/12/2006 as Instrument No. 2006-0076533 of Official Records in the office of the County Recorder of Fresno County, State of CALIFORNIA executed by: **EDWIN B. SULLIVAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE BACKSIDE OF THE COUNTY COURTHOUSE BUILDING AT 1100 VAN NESS, FRESNO, CA 93724** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: **804 EAST BEVERLY WAY, FRESNO, CA 93704** 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$266,076.99 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does

not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 101250-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 101250-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117
07/29/2022, 08/05/2022, 08/12/2022

(1)
NOTICE OF TRUSTEE'S SALE TS No. CA-22-913010-CL Order No.: 2112516CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/23/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN

EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **MARY S. WIGHTMAN** Recorded: 10/10/2003 as Instrument No. 2003-0245611 of Official Records in the office of the Recorder of **FRESNO** County, California; Date of Sale: 8/22/2022 at 10:00 AM Place of Sale: **At the Van Ness Avenue exit from the County Courthouse at 1100 Van Ness Avenue, Fresno, CA 93724** Amount of unpaid balance and other charges: **\$79,834.80** The purported property address is: **3289 E PAUL AVE, FRESNO, CA 93710** Assessor's Parcel No.: **410-311-03** **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-913010-CL**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **916-939-0772**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-913010-CL** 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: CA-22-913010-CL IDSPub #0179696 7/29/2022 8/5/2022 8/12/2022 07/29/2022, 08/05/2022, 08/12/2022

(1)
File No.: 20-11280 APN: 576-321-18S 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 09-16-2020. 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 08-19-2022 at 10:30 AM, On the backside of the County Courthouse building 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 09-18-2020 as Instrument 2020-0127312 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 **LAURA A WILBOURN**, situated in said County, describing the land therein: APN: 576-321-18S The street address and other common designation, if any, of the real property described above is purported to be: **9914 N CANYON CREEK LANE, 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 \$4,632.76. 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). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration 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: 20-11280. 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: 20-11280 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: July 11, 2022 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature
07/29/2022, 08/05/2022, 08/12/2022

NOTICE OF TRUSTEE'S SALE Trustee Sale No. F2203006 Title Order No. F2203006-LM APN 190-360-48 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/08/2019. 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 08/04/2022 at 10:00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust August 23, 2019 as Document No. 2019- 0094694 of official records in the Office of the Recorder of Fresno County, California, executed by: **Carlos Rodriguez Rodriguez**, as Trustor, in favor of Gail P. Vargas, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: The Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 498 OF TRACT NO. 2279, CALIFORNIA SIERRA HIGHLANDS NO. 3, ACCORDING TO THE MAP THEREOF RECORDED MARCH 10, 1972, IN BOOK 26, PAGES 52 THROUGH 80, INCLUSIVE OF PLATS, FRESNO COUNTY RECORDS. Beneficiary Phone: (805)361-0048 Beneficiary: Gail P. Vargas, 2402 Skylinks Ct., Santa Maria, CA 93455 The property heretofore described is being sold "as is". The street address and other common

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TRUSTEE SALES

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designation, if any, of the real property described above is purported to be: NONE GIVEN AS TO APN 190-360-48: DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY, GAIL P. VARGAS, 2402 SKYLINKS CT., SANTA MARIA, CA 93455; WITHIN TEN DAYS FROM THE FIRST PUBLICATION OF THIS NOTICE. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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. WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS): 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 (714) 730-2727, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2203006 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO 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. 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 (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2203006. 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. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$41,856.86 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located

and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 730-2727/ Web site address: www.servicelinkasap.com DATE: 7/5/22 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711(559) 451-3700 Arlene Fontes, Trustee Sale Officer A-4753717 07/15/2022, 07/22/2022, 07/29/2022 07/15/2022, 07/22/2022, 07/29/2022

NOTICE OF TRUSTEE'S SALE TS No. CA-22-899538-NJ Order No.: DEF-374968 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/16/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the accrued principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **SUSAN ALBRIGHT, AN UNMARRIED WOMAN** Recorded: 2/25/2008 as Instrument No. 2008-0027071, Book X, Page X of Official Records in the office of the Recorder of FRESNO County, California; Date of Sale: 8/8/2022 at 10:00 AM Place of Sale: **At the Van Ness Avenue exit from the County Courthouse at 1100 Van Ness Avenue, Fresno, CA 93724** Amount of accrued balance and other charges: **\$244,484.66** The purported property address is: **17166 NORTH WALDBY AVENUE, FRIANT, CA 93626** Assessor's Parcel No.: **300-130-01** **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this Notice of Sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **916-939-0772** for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the trustee: **CA-22-899538-NJ**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet 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 **916-939-0772**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-899538-NJ** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The undersigned trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **If the trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgage's attorney.** If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Date: **Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** **FOR NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: CA-22-899538-NJ IDSPub #0179541 7/15/2022 7/22/2022 7/29/2022 07/15/2022, 07/22/2022, 07/29/2022

NOTICE OF TRUSTEE'S SALE Trustee Sale No. F2203007 Title Order No. F2203007-LM APN 010-080-765, 010-080-77s, 010-080-81 s **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/06/2018. 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 08/04/2022 at 10:00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust July 6, 2018 as Document No. 2018-0080379 of official records in the Office of the Recorder of Fresno County, California, executed by: **Imperial Merchants USA, LLC, a California Limited Liability Company**, as Trustor, in favor of Jacqueline Diedrich, Trustee of the Diedrich Family Trust dated September 13, 1999, as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: The Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: **THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1: APN: 010-080-76s All that portion of the North half of Section 18, Township 13 South, Range 12 East, Mount Diablo Base and Meridian, in the Unincorporated Area, County of**

Fresno, State of California, according to a "Record of Survey for Frank H. Hogue", filed for record on May 9, 1966 in Book 23 of Record of Surveys at Pages 98 and 99, Fresno County Records, also being that portion of that certain Certificate of Waiver of Parcel Map No. 03-16 recorded December 9, 2005, File No. 2005-0289688, Official Records, being more particularly described as follows: Commencing at the "Scott McKay" monument, accepted as marking the Northwest corner of said Section 18; thence, South 89° 11' 30" East, along the North line of said Section 18, a distance of 1828.96 to the True Point of Beginning; thence, South 89° 11' 30" East along the North line of said Section 18, a distance of 1226.70 feet to a point therein; thence, South 01° 48' 03" West, leaving said North line, a distance, of 799.40 feet to a point therein; thence, North 89° 11' 12" West, a distance of 1231.84 feet to a point therein; thence, North 02° 10' 10" West, a distance of 799.40 feet to the North line of said Section 18 and the Point of Beginning. Excepting therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in Deeds of record. **PARCEL 2: APN: 010-080-77s All that portion of the North half of Section 18, Township 13 South, Range 12 East, Mount Diablo Base and Meridian, in the Unincorporated Area, County of Fresno, State of California, according to a "Record of Survey for Frank H. Hogue", filed for record on May 9, 1966 in Book 23 of Record of Surveys at Pages 98 and 99, Fresno County Records, also being that portion of that certain Certificate of Waiver of Parcel Map No. 03-16 recorded December 9, 2005, File No. 2005-0289688, Official Records, being more particularly described as follows: Commencing at the "Scott McKay" monument, accepted as marking the Northwest corner of said Section 18; thence, South 89° 11' 30" East, along the North line of said Section 18, a distance of 1828.96 to a point therein; thence, South 89° 11' 30" East along the North line of said Section 18, a distance of 1226.70 feet to a point therein; thence, South 01° 48' 03" West, leaving said North line, a distance of 799.40 feet to the True Point of Beginning; thence, South 01° 48' 03" West, a distance of 796.08 feet to a point therein; thence, North 89° 10' 55" West, a distance of 1236.96 feet to a point therein; thence, North 02° 10' 10" East, a distance of 796.08 feet to a point therein; thence, South 89° 11' 12" East, a distance of 1231.84 feet to the Point of Beginning. Excepting therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in Deeds of record. **PARCEL 3: APN: 010-080-81s All that portion of the North half of Section 18, Township 13 South, Range 12 East, Mount Diablo Base and Meridian, in the Unincorporated Area, County of Fresno, State of California, according to a "Record of Survey for Frank H. Hogue", filed for record on May 9, 1966 in Book 23 of Record of Surveys at Pages 98 and 99, Fresno County Records, also being that portion of that certain Certificate of Waiver of Parcel Map No. 03-16 recorded December 9, 2005, File No. 2005-0289688, Official Records, being more particularly described as follows: Commencing at the "Scott McKay" monument, accepted as marking the Northwest corner of said Section 18; thence, South 89° 11' 30" East, along the North line, of said Section 18, a distance of 1828.96 feet to a point, thence, South 89° 11' 30" East along the North line of said Section 18, a distance of 1226.70 feet to a point therein; thence, South 01° 48' 03" West, leaving said North line, a distance of 799.40 feet to a point therein; thence, South 01° 48' 03" West, a distance of 796.08 feet to the True Point of Beginning; thence, South 01° 48' 03" West, a distance of 1052.32 feet to South line of said North half of Section 18; thence, North 89° 06' 35" West, a distance of 248.07 (284.07) feet to the Northeastly line of the San Luis Canal; thence, North 53° 44' 45" West, along said Northeastly line, a distance of 1158.39 feet to a point therein; thence, North 02° 10' 10" West, leaving said Northeastly line, a distance of 380.37 feet to a point therein; thence, South 89° 10' 55" East, a distance of 1236.96 feet to the True Point of Beginning. Excepting therefrom all oil, gas, other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in Deeds of record. Beneficiary Phone: (559) 479-9057 Beneficiary: Jacqueline Diedrich, Trustee, PO Box 805, Firebaugh, CA 93622 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: NONE GIVEN AS TO APN 010-080-76s, 010-080-77s AND 010-080-81 s: DIRECTIONS MAY BE****

OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY, JACQUELINE DIEDRICH, PO BOX 805, FIREBAUGH, CA 93622; WITHIN 10 DAYS FROM THE FIRST PUBLICATION OF THIS NOTICE. The property covered in this action includes all real property and personal property, which personal property is also security for the same obligation secured by Deed of Trust, it being the election of the Beneficiary under said Deed of Trust to cause a unified sale to be made of said real property and personal property in accordance with the provisions of Section 9604(a)(1)(B) of the California Commercial Code. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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. WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS): 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 (714) 730-2727, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2203007 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO 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. 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 (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2203007. 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. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$457,343.09 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a

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TRUSTEE SALES

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written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 7/7/2022 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711 (559)451-3700 Arlene Fontes, Trustee Sale Officer A-4753720 07/15/2022, 07/22/2022, 07/29/2022

T.S. No.: 2021-00651-CA
A.P.N.: 013-202-11
Property Address: 1155 Pucheu Street, Mendota, CA 93640

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/15/2006. 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.

Trustor: Ernest N. Lozano and Gloria L. Lozano, Husband and Wife as Joint Tenants

Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 02/23/2006 as Instrument No. 2006-0038491 in book ---, page--- and of Official Records in the office of the Recorder of Fresno County, California.

Date of Sale: 08/17/2022 at 09:00 AM

Place of Sale:

WEST ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY, FRESNO SUPERIOR COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93724

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$15,816.49

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust.

Street Address or other common designation of real property: 1155 Pucheu Street, Mendota, CA 93640

A.P.N.: 013-202-11

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$15,816.49.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's

sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER:

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2021-00651-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2021-00651-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 8, 2022

Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 238

Ventura, CA 93003

Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

07/15/2022, 07/22/2022, 07/29/2022

T.S. No.: 2022-00407-CA

A.P.N.: 315-304-18

Property Address: 1130 LYON AVENUE, SANGER, CA 93657

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE §

2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/20/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: NITA F CHOATE, AN UNMARRIED WOMAN
Duly Appointed Trustee: Western Progressive, LLC

Deed of Trust Recorded 11/26/2008 as Instrument No. 2008-0163591 in book ---, page--- and of Official Records in the office of the Recorder of Fresno County, California.

Date of Sale: 09/28/2022 at 10:00 AM

Place of Sale:

AT THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS , FRESNO, CA 93724

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$142,329.74

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust.

Street Address or other common designation of real property: 1130 LYON AVENUE, SANGER, CA 93657

A.P.N.: 315-304-18

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$142,329.74.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE

NOTICE TO POTENTIAL BIDDERS:

If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or

a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER:

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2022-00407-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have

a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-882-1314, or visit this internet website <https://www.hubzu.com/>, using the file number assigned to this case 2022-00407-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 8, 2022

Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 237

Ventura, CA 93003

Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

07/15/2022, 07/22/2022, 07/29/2022

APN: 138-342-02 TS No: CA07000433-22-1 TO No: 220208840-CA-VOI
NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 25, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 13, 2022 at 10:00 AM, at the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on June 30, 2021 as Instrument No. 2021-0106300, of official records in the Office of the Recorder of Fresno County, California, executed by BARRY NICHOLS, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN ADVISORS GROUP as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County,

California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 14767 BLUE OAK LN, PRATHER, CA 93651 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$90,493.25 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA07000433-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale,

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TRUSTEE SALES

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you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07000433-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 14, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA07000433-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 83962, Pub Dates: 7/22/2022, 7/29/2022, 8/5/2022, FRESNO BUSINESS JOURNAL 07/22/2022, 07/29/2022, 08/05/2022

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 0000009456534 Title Order No.: 220187401 FHA/VA/PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/26/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/05/2007 as Instrument No. 2007-0068737 of official records in the office of the County Recorder of FRESNO County, State of CALIFORNIA. EXECUTED BY: CARMEN R. PORTILLO, A WIDOW, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 08/23/2022 TIME OF SALE: 10:00 AM PLACE OF SALE: AT THE VAN NESS AVENUE EXIT FROM THE COUNTY COURTHOUSE, 1100 VANNESS, FRESNO, CA 93721. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 237 EAST ALHAMBRA, FRESNO, CALIFORNIA 93728 APN#: 450-203-10 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$156,613.74. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for

paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000009456534. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 0000009456534 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764(866) 795-1852 Dated: 07/14/2022 A-4754458 07/22/2022, 07/29/2022, 08/05/2022 07/22/2022, 07/29/2022, 08/05/2022

NOTICE OF TRUSTEE'S SALE TS No. CA-22-910909-BF Order No.: 220136226-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/7/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE**

TOTAL AMOUNT DUE. Trustor(s): LYDIA A TORREZ AND BONIFACIO VILLALOBOS Recorded: 3/12/2008 as Instrument No. 2008-0036279 of Official Records in the office of the Recorder of FRESNO County, California; Date of Sale: 8/15/2022 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse at 1100 Van Ness Avenue, Fresno, CA 93724 Amount of unpaid balance and other charges: \$814,766.06 The purported property address is: 7225 EAST OLIVE AVENUE, FRESNO, CA 93727 Assessor's Parcel No.: 310-141-24 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-910909-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-910909-BF 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise

the note holders right's against the real property only. Date: **Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318** Quality Loan Service Corp. TS No.: CA-22-910909-BF IDSPub #0179682 7/22/2022 7/29/2022 8/5/2022 07/22/2022, 07/29/2022, 08/05/2022

CIVIL

NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.

W&I Code §366.26 Hearing: **09-29-2022** Time: **8:00 A.M.**; DEPT: **22 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT** Case No.: 19CEJ300074 In The Matter Of **VICTOR ALVARADO** DOB: 04-11-2021

Minor TO: **IRVING MORENO aka PASCUAL MORENO, 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: **SEPTEMBER 29, 2022** TIME: **8:00 A.M.**

PLACE: Department 22 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 **IRVING MORENO aka PASCUAL MORENO, 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 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 JUL 07 2022.

MICHAEL ELLIOTT, Clerk of the Court.
By: ALEXANDRIA PAYNE, 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, 380 West Ashlan, Clovis CA 93612 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES. 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.

W&I Code §366.26 Hearing: **10-06-2022** Time: **8:00 A.M.**; DEPT: **23 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT** Case No.: 21CEJ300405 In The Matter Of **BABY BOY THOMAS** DOB: 11-09-2021

Minor TO: **KAYLA THOMAS, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER OF THE MINOR. PETER RAMBELOW, 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: **OCTOBER 6, 2022** TIME: **8:00 A.M.**

PLACE: Department 23, 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 **KAYLA THOMAS, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER OF THE MINOR. PETER RAMBELOW, 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 parents 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 JUL 11, 2022

MICHAEL ELLIOTT, Clerk of the Court.
By: ALEXANDRIA PAYNE 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, 380 West Ashlan, Clovis, CA 93612 Telephone Number: (559) 600-4446, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES. 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

PROBATE

(1) NOTICE OF PETITION TO ADMINISTER ESTATE OF CLARA R. LAIKAM, aka CLARA RUTH LAIKAM CASE NO: 22CEPR00854

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **CLARA R. LAIKAM, aka CLARA RUTH LAIKAM** A Petition for Probate has been filed by **Robin Leisle** in the Superior Court of California, County of Fresno.

The Petition for Probate requests that **Robin Leisle** 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: August 30, 2022, 9:00 A.M., Dept.: 303 1130 "O" Street, Third Floor Fresno, California 93721

Probate 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

PROBATE

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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:

Joseph H. Zimmerl #310036
FENNEMORE DOWLING AARON
 8080 North Palm Avenue, Third Floor
 Fresno, CA 93711
 (559) 432-4500
 07/29/2022, 08/03/2022, 08/12/2022

(1)
NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES W. BRITT, aka JAMES WESLEY BRITT
CASE NO: 22CEPR00853

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **JAMES W. BRITT, aka JAMES WESLEY BRITT**. A Petition for Probate has been filed by **Heather Marie Miller** in the Superior Court of California, County of FRESNO. The Petition for Probate requests that Heather Marie Miller 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:

August 30, 2022, 9:00 A.M., Dept.: 303 1130 "O" Street, Third Floor Fresno, California 93721 Probate

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:

Joseph H. Zimmerl #310036
FENNEMORE DOWLING AARON
 8080 North Palm Avenue, Third Floor
 Fresno, CA 93711
 (559) 432-4500
 07/29/2022, 08/03/2022, 08/12/2022

(1)
NOTICE OF PETITION TO ADMINISTER ESTATE OF Frances A. Scott, a.k.a. Frances Agnes Scott
CASE NO: 22CEPR00858

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Frances A. Scott, a.k.a. Frances Agnes Scott**. A Petition for Probate has been filed by **Stephanie F. Najera** in the Superior Court of California, County of FRESNO. The Petition for Probate requests that Stephanie F. Najera 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:

August 31, 2022, 9:00 A.M., Dept.: 303 1130 "O" Street

Fresno, California 93721-2220

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:

PAUL C. FRANCO, 203899
Attorney at Law
 7473 N. INGRAM AVENUE, SUITE 106
 FRESNO, CALIFORNIA 93711
 (559) 389-5853
 07/29/2022, 08/03/2022, 08/12/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF PAUL GENE PEREZ, aka PAUL G. PEREZ
CASE NO: 22CEPR00806

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **PAUL GENE PEREZ, aka PAUL G. PEREZ**. A Petition for Probate has been filed by **DANIEL PEREZ** in the Superior Court of California, County of FRESNO. The Petition for Probate requests that **DANIEL PEREZ** 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:

August 18, 2022 9:00 A.M., Dept.: 303 1130 "O" Street

Fresno, California 93721

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:

Jay A. Christofferson 203878
Wanger Jones Helsley PC
 265 E. River Park Circle, Suite 310
 Fresno, CA 93720
 (559) 233-4800
 07/15/2022, 07/20/2022, 07/29/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY A. ZUNIGA
CASE NO: 22CEPR00807

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **MARY A. ZUNIGA**. A Petition for Probate has been filed by **GINA M. MATA** in the Superior Court of California, County of FRESNO. The Petition for Probate requests that **GINA M. MATA** 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:

August 18, 2022 9:00 A.M., Dept.: 303 1130 "O" Street

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:

Jay A. Christofferson 203878
Wanger Jones Helsley PC
 265 E. River Park Circle, Suite 310
 Fresno, CA 93720
 (559) 233-4800
 07/15/2022, 07/20/2022, 07/29/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY B. SHOWERS
CASE NO. 22CEPR00757

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of **MARY B. SHOWERS**. A PETITION FOR PROBATE has been filed by **LUCILLE DAWSON** in the Superior Court of California, County of FRESNO.

THE PETITION FOR PROBATE requests that **LUCILLE DAWSON** 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 with limited authority. (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: 08/11/22 at 9:00AM in Dept. 303 located at 1130 O STREET, FRESNO, CA 93724

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/UC1QIIGyLuShmXKOhqJbxgqQ>. 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
DAVID S. CHON - SBN 238274,
WADE LAW GROUP APC
 262 E. MAIN STREET
 LOS GATOS CA 95030
 BSC 221999
 7/27, 7/29, 8/3/22
 CNS-3608044#
 FRESNO BUSINESS JOURNAL
 07/27/2022, 07/29/2022, 08/03/2022

FICTITIOUS

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003932

The following person(s) is (are) conducting business as **United Health Centers Pharmacy Huron at 17008 13th Street, Pharmacy Suite, Huron, CA 93234:**

Mailing Address:
 17008 13th Street, Pharmacy Suite, PO Box 2537, Huron, CA 93234;

Full Name of Registrant:
imgRx SJ Valley, Inc., 13651 Dublin Court Stafford, TX 77477.

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

This business conducted by: **a corporation.**

Articles of Incorporation Number: 3842039

Debra Willet, Secretary.

This statement filed with the Fresno County Clerk on: **07/20/2022.**

(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."
 07/29/2022, 08/05/2022, 08/12/2022, 08/19/2022

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003934

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

United Health Centers Pharmacy Fresno at 2610 Tuolumne Street, Pharmacy Suite, Fresno, CA 93721:

Full Name of Registrant:
imgRx SJ Valley, Inc., 13651 Dublin Court Stafford, TX 77477.

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

This business conducted by: **a corporation.**

Articles of Incorporation Number: 3842039

Debra Willet, Secretary.

This statement filed with the Fresno County Clerk on: **07/20/2022.**

(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."
 07/29/2022, 08/05/2022, 08/12/2022, 08/19/2022

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003937

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

United Health Centers Pharmacy Selma at 2705 South Highland Avenue, Pharmacy Suite, Selma, CA 93662:

Full Name of Registrant:
imgRx SJ Valley, Inc., 13651 Dublin Court Stafford, TX 77477.

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

This business conducted by: **a corporation.**

Articles of Incorporation Number: 3842039

Debra Willet, Secretary.

This statement filed with the Fresno County Clerk on: **07/20/2022.**

(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."
 07/29/2022, 08/05/2022, 08/12/2022, 08/19/2022

FICTITIOUS

Continued | From 26

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003941
 The following person(s) is (are) conducting business as **United Health Centers Pharmacy Reedley at 1790 E. Manning Avenue, Pharmacy Suite, Reedley, CA 93654**:
 Full Name of Registrant: **imgRx SJ Valley, Inc.**, 13651 Dublin Court Stafford, TX 77477.
 Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
 This business conducted by: **a corporation**.
 Articles of Incorporation Number: 3842039
 Debra Willet, Secretary.
 This statement filed with the Fresno County Clerk on: **07/20/2022**.
 (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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003557
 The following person(s) is (are) conducting business as **R & T PARTY RENTALS at 3895 N. CORNELIA AVE, FRESNO, CA 93722 FRESNO COUNTY**:
 Full Name of Registrant: **RAFAEL PEREZ SANTIAGO**, 3895 N. CORNELIA AVE FRESNO CA 93722.
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **06/29/2022**.
 This business conducted by: **an individual**.
RAFAEL PEREZ, OWNER.
 This statement filed with the Fresno County Clerk on: **06/29/2022**.
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: WENDY TORRES, 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."
 07/08/2022, 07/15/2022, 07/22/2022, 07/29/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003444
 The following person(s) is (are) conducting business as **A.M. POWER WASHING & MAINTENANCE at 14620 W. C ST., KERMAN, CA 93630 FRESNO COUNTY**:
 Full Name of Registrant: **ARMANDO CELESTINO VENTURA**, 14620 W. C ST. KERMAN CA 93630
MARTIN GARCIA SANCHEZ, 14620 W. C ST. KERMAN CA 93630.
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **06/23/2022**
 This business conducted by: **a general partnership**
ARMANDO C. VENTURA, GENERAL PARTNER.
 This statement filed with the Fresno County Clerk on: **06/23/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: WENDY TORRES, 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."
 07/08/2022, 07/15/2022, 07/22/2022, 07/29/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003459
 The following person(s) is (are) conducting business as **FMC DRYWALL at 220 S MADERA AVE SPC 102, KERMAN, CA 93630 FRESNO COUNTY**:
 Full Name of Registrant:

BRYAN BERBER, 220 S MADERA AVE SPC 102 KERMAN CA 93630.
 Registrant commenced to transact business under the Fictitious Business Name listed above on: 06/01/2022.
 This business conducted by: **an individual**.
BRYAN BERBER, OWNER.
 This statement filed with the Fresno County Clerk on: **06/24/2022**.
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: WENDY TORRES, 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."
 07/08/2022, 07/15/2022, 07/22/2022, 07/29/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003312
 The following person(s) is (are) conducting business as **GRIZZLIES EXPRESS at 4680 E MONTECITO AVE, FRESNO, CA 93702 FRESNO COUNTY**:
 Full Name of Registrant: **CARLOS NAVARRO HERNANDEZ**, 4680 E MONTECITO AVE FRESNO CA 93702.
 Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
 This business conducted by: an individual.
CARLOS NAVARRO HERNANDEZ, OWNER.
 This statement filed with the Fresno County Clerk on: **06/16/2022**.
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: THANG YANG, 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."
 07/08/2022, 07/15/2022, 07/22/2022, 07/29/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003292
 The following person(s) is (are) conducting business as **Fennemore Wendel at 8080 N. Palm Ave., Ste 300, Fresno, CA 93711, Fresno County**
 Full Name of Registrant: **Fennemore Craig P.C.**, 2394 E Camelback Rd., #600, Phoenix, AZ 85016
Leigh Burnside, 8080 N. Palm Ave., Ste 300, Fresno, CA 93711
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **07/01/2022**
 This business conducted by: **a limited liability partnership**
 Articles of Incorporation Number: C4658118
Leigh Burnside, Partner
 This statement filed with the Fresno County Clerk on: **06/15/2022**
 (Seal)
JAMES A. KUS, County Clerk
 By: CYAN EDMISTEN, 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."
 07/08/2022, 07/15/2022, 07/22/2022, 07/29/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003691
 The following person(s) is (are) conducting business as **COMMUNITY NEUROSCIENCES INSTITUTE - DOWNTOWN at 2335 E. Kashina Lane, Suite 301, Fresno, CA 93701 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **August 8, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)

JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003633
 The following person(s) is (are) conducting business as **META**
 Subclub
MARY & ED TRAVEL ADVENTURES at 4374 NORTH BLACKSTONE AVENUE FRESNO, CA 93726
 Full Name of Registrant: **BOB'S DIVE SHOP, INC.** 4374 NORTH BLACKSTONE AVENUE, FRESNO, CA 93726
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **JULY 1, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C1261568
MARY F. TOSTENSON, PRESIDENT
 This statement filed with the Fresno County Clerk on: **07/06/2022**
 (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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003681
 The following person(s) is (are) conducting business as **SIERRA ENDOCRINE ASSOCIATES at 7230 N. Millbrook Avenue, Fresno, CA 93720 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **April 29, 2022**
 This business conducted by: a corporation
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003683
 The following person(s) is (are) conducting business as **COMMUNITY UROLOGY SPECIALISTS at 2335 E. Kashian Lane, Suite 301, Fresno, CA 93701 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **August 8, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003684
 The following person(s) is (are) conducting business as **COMMUNITY RHEUMATOLOGY SPECIALISTS at 782 Medical Center Drive West, Suite 305, Clovis, CA 93611 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **August 1, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003685
 The following person(s) is (are) conducting business as **COMMUNITY PRIMARY CARE - SUSSEX WAY at 4005 N. Fresno Street, #104, Fresno, CA 93726 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **January 31, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003686
 The following person(s) is (are) conducting business as **COMMUNITY PRIMARY CARE - HALIFAX at 585 N. Halifax Avenue, #102, Clovis, CA 93611 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **February 7, 2022**
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003687
 The following person(s) is (are) conducting business as **COMMUNITY PRIMARY CARE - CLOVIS 106 at 724 N. Medical Center Drive East, Suite 106, Clovis, CA 93611 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **November 1, 2021**
 This business conducted by: a corporation
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003688
 The following person(s) is (are) conducting business as **COMMUNITY PRIMARY CARE - CEDAR 309 at 782 Medical Center Drive West, Suite 309, Clovis, CA 93611 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: **August 1, 2022**
 This business conducted by: a corporation
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003689
 The following person(s) is (are) conducting business as **COMMUNITY PRIMARY CARE - ALLUVIAL at 650 W. Alluvial Avenue, Suite 101, Fresno, CA 93711 Fresno County**
 Full Name of Registrant: **COMMUNITY HEALTH PARTNERS**, 45 River Park Place West, Suite 507, Fresno CA 93720
 Registrant commenced to transact business under the Fictitious Business Name listed above on: May 27, 2022
 This business conducted by: **a corporation**
 Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
 This statement filed with the Fresno County Clerk on: **07/07/2022**
 (Seal)
JAMES A. KUS, COUNTY CLERK
 By: JESSICA MUNOZ, DEPUTY
 "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."
 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS

Continued | From 27

FICTITIOUS BUSINESS

NAME STATEMENT

File No. 2202210003693

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

COMMUNITY MATERNAL FETAL MEDICINE-SUBHASHINI LADELLA, M.D., FACOG at 726 N. Medical Center Drive East, Suite 223, Clovis, CA 93611 Fresno County;

Full Name of Registrant:

COMMUNITY HEALTH PARTNERS, 45 River Park Place West, Suite 507 Fresno CA 93720.

Registrant commenced to transact business under the Fictitious Business Name listed above on: November 1, 2021. This business conducted by: **a corporation.**

Articles of Incorporation Number: C4612520

PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER.

This statement filed with the Fresno County Clerk on: **07/07/2022.** (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." 07/15/2022, 07/22/2022, 07/29/2022, 08/05/2022

FICTITIOUS BUSINESS

NAME STATEMENT

File No. 2202210003883

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

Bridge Home Health Fresno at 155 E. Shaw Avenue, Suite 204, Fresno, CA 93710 FRESNO COUNTY PHONE (559) 421-9552;

Full Name of Registrant:

Senior Bridge Home Health Care, Inc., 155 E. Shaw Avenue, Suite 204 Fresno CA 93710.

Registrant commenced to transact business under the Fictitious Business Name listed above on: **07/18/2022.**

This business conducted by: **a corporation.**

Articles of Incorporation Number: 3887640

Michael Suor, Chief Executive Officer. This statement filed with the Fresno County Clerk on: **07/18/2022.** (Seal)

JAMES A. KUS, COUNTY CLERK

By: WENDY TORRES, 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." 07/22/2022, 07/29/2022, 08/05/2022, 08/12/2022

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME.

File No. 2201810004097

The following person(s) has (have) abandoned the use of the following fictitious business name(s) of: [1] **TEA AND PURPLE**

At business address: [2] **7385 E GARLAND AVE FRESNO CA 93737**

The fictitious business name referred to above was filed in the office of the Fresno County Clerk on 07/11/2018

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

SCOTT MICHAEL LALOND, 7385 E GARLAND AVE FRESNO CA 93737;

[4] Signed: Matt Lalond

This abandonment was filed with the Fresno County Clerk on **06/30/2022**

(Seal)

JAMES A. KUS, COUNTY CLERK.

By: CYAN EDMISTEN, DEPUTY.

07/22/2022, 07/29/2022, 08/05/2022, 08/12/2022

MISC.

(1) NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

On August 11, 2022 at the time of day indicated below, or as soon thereafter as possible, a public hearing will be held in Room 301, Hall of Records, Tulare

and "M" Streets, Fresno, California, to consider all items contained within this agenda that are subject to the provisions of either the Fresno County Ordinance Code or the California State Planning Law. The Commission will also determine whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is appropriate on all projects for which an Initial Study (IS) has been prepared. The environmental documents are available for review and comment at the Fresno County Department of Public Works and Planning at 2220 Tulare Street, Suite A, Fresno, CA until the date of the hearing. At the hearing, all written comments and oral testimony will be considered.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

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CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. TENTATIVE TRACT MAP APPLICATION NO. 6334 AND INITIAL STUDY NO. 7905 filed by EDWARD BARTON proposing to allow the creation of a nine-lot subdivision from a 19.76-acre parcel, with each lot containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N. Greenwood Avenue approximately 600 feet south of Clinton Avenue, approximately three miles southeast of the City of Clovis (APN: 309-191-85) (2383 N. Greenwood Ave.) (Sup. Dist. 5). Published in the Fresno Business Journal on Friday, July 29, 2022. 07/29/2022

(1) NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

On August 11, 2022 at the time of day indicated below, or as soon thereafter as possible, a public hearing will be held in Room 301, Hall of Records, Tulare and "M" Streets, Fresno, California, to consider all items contained within this agenda that are subject to the provisions of either the Fresno County Ordinance Code or the California State Planning Law. The Commission will also determine whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is appropriate on all projects for which an Initial Study (IS) has been prepared. The environmental documents are available for review and comment at the Fresno County Department of Public Works and Planning at 2220 Tulare Street, Suite A, Fresno, CA until the date of the hearing. At the hearing, all written comments and oral testimony will be considered.

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CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. VARIANCE NO. 4132 filed by JAMIE AND ARLENE MADRID proposing to allow the creation of a 2.53-acre parcel from an existing 32.20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of E. Fantz Ave., 0.27-miles east of S. Newmark Ave, approximately 0.32-miles northeast from the community of Sanger (APN: 350-170-28s) (14293 E. Fantz Ave.) (Sup. Dist. 4). Published in the Fresno Business Journal on Friday, July 29, 2022. 07/29/2022

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CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3741 and INITIAL STUDY NO. 8229 filed by **TOM JOHNSON** proposing to allow the installation of a new 135 foot tall self-support lattice tower with up to twelve (12) panel antennas, (15) remote radio units (RRUs), and (3) surge suppressors

on a 4.19-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. As part of this installation there will be a new equipment enclosure that will accommodate the radio cabinets and backup generator adjacent to this tower. Lease area anticipated to be 875 square feet. The subject parcels are located on the east side of N. Biola Ave., 180-feet south of H St., fronting south from the unincorporated community of Biola (APNs: 016-300-03s, 016-300-21s, 016-300-23s) (4500 N. Biola Ave.) (Sup. Dist. 1).

Published in the Fresno Business Journal on Friday, July 29, 2022. 07/29/2022

(1) NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

On August 11, 2022 at the time of day indicated below, or as soon thereafter as possible, a public hearing will be held in Room 301, Hall of Records, Tulare and "M" Streets, Fresno, California, to consider all items contained within this agenda that are subject to the provisions of either the Fresno County Ordinance Code or the California State Planning Law. The Commission will also determine whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is appropriate on all projects for which an Initial Study (IS) has been prepared. The environmental documents are available for review and comment at the Fresno County Department of Public Works and Planning at 2220 Tulare Street, Suite A, Fresno, CA until the date of the hearing. At the hearing, all written comments and oral testimony will be considered.

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CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. CONDITIONAL USE PERMIT APPLICATION NO. 3743 and INITIAL STUDY NO. 8321 filed by **GREG COX** proposing to allow a farm supply sales office and farm supply storage on a 19.1-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of S. Alta Ave., 671 feet north of E. Parlier Ave, approximately 1.6 miles east of the City of Fresno (APN: 373-340-14) (8249 S. Alta Ave.) (Sup. Dist. 4). Published in the Fresno Business Journal on Friday, July 29, 2022. 07/29/2022

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Report is appropriate on all projects for which an Initial Study (IS) has been prepared. The environmental documents are available for review and comment at the Fresno County Department of Public Works and Planning at 2220 Tulare Street, Suite A, Fresno, CA until the date of the hearing. At the hearing, all written comments and oral testimony will be considered.

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CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. CONDITIONAL USE PERMIT APPLICATION NO. 3724, VARIANCE APPLICATION NO. 4135 and INITIAL STUDY NO. 8151 filed by **GMA ENGINEERING, JERRY MELE, PRES ROB SANDERS, SEAN ODOM** proposing to allow a commercial fruit cold storage/packing facility on a 76.22-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of E. McKenzie and N. Oliver Avenue approximately 9.2 miles east of the City of Fresno (APN: 333-082-01) (730 N Oliver Ave.) (Sup. Dist. 5). Published in the Fresno Business Journal on Friday, July 29, 2022. 07/29/2022

(1) NOTICE OF PUBLIC HEARING FRESNO COUNTY PLANNING COMMISSION

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To help ensure this meaningful access, the County will reasonably modify policies/

MISCELLANEOUS

Continued | From 28

procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4230 or at jpothast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

8:45 a.m.

CALL TO ORDER

INTRODUCTION

ROLL CALL

REGULAR AGENDA

1. UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3692 and INITIAL STUDY NO. 7948 filed by **SCI FRESNO MEMORIAL GARDENS**, proposing to amend Special Use Permit No. 270 to allow the construction and operation of a new funeral chapel facility consisting of a 15,560 square-foot building with related offices west of the existing cemetery, on a 38.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the City of Fresno (APN: 326-030-81S, 07S, & 10) (175 S. Cornelia Avenue) (Sup. Dist. 1).

Published in the Fresno Business Journal on Friday, July 29, 2022.

07/29/2022

(1) **NOTICE OF PUBLIC HEARING CITY OF MENDOTA SPECIAL MEETING OF THE PLANNING COMMISSION** NOTICE IS HEREBY GIVEN THAT, on August 8, 2022 at 5:30 p.m., or as soon thereafter as possible, the Planning Commission of the City of Mendota will hold a public hearing at a special meeting at Mendota City Hall, City Council Chambers, 643 Quince Street, Mendota, CA 93640 to conduct the following business: **PUBLIC HEARING TO CONSIDER APPLICATION No. 22-14 CONSISTING OF TENTATIVE PARCEL MAP No. 21-04**, submitted by Pappas & Co. and proposing to subdivide APN 013-061-01S into three parcels of approximately 3.52 acres, 3.46 acres, and 0.15 acre, respectively. The Planning Commission will consider a recommendation to the City Council regarding the tentative parcel map as well as a finding of exemption from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315, Minor Land Divisions. No development of the site has been proposed.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed actions listed above. Written comments may be forwarded to the City of Mendota Public Works & Planning Department at 643 Quince Street. Requests for information may be directed to the City Planner, Jeff O'Neal, at 559.449.2700 or joneal@ppeng.com.

If you challenge the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission of the City of Mendota at, or prior to, the public hearing, or any comments received during the public review period of the associated entitlements.

To be published in the July 29, 2022 edition of The Business Journal

07/29/2022

(1) **NOTICE FOR CONSULTING SERVICES**

THE CITY OF FRESNO IS INVITING CONSULTANTS TO SUBMIT "STATEMENTS OF QUALIFICATIONS" FOR ON-CALL NEIGHBORHOOD INFRASTRUCTURE DESIGN SERVICES FOR THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT

BID FILE NO. 12300156

The City of Fresno (CITY) Public Works Department is requesting Statements of Qualifications (SOQ) from qualified Civil Engineering firms to provide on-call Neighborhood Infrastructure Design Services for the City of Fresno Public

Works Department Capital Program (BID FILE NO. 12300156).

Scope of Services

Services will be on an on-call basis and will include but are not limited to providing professional engineering design services resulting in contract documents (plans, specifications and cost estimates) for neighborhood streets infrastructure projects, which include landscaping and irrigation, water, sewer and storm drain, traffic signals, street lighting, pavement, curb return ramps, curbs, gutters, signage, drive approaches and sidewalks. In general:

The consultant team must have the expertise, experience, and demonstrated resources available to perform the work described in this RFQ. Services will be on an on-call basis. Not all the items may be needed for every project. The Consultant's services shall include, but are not limited to, the following:

- Participate in coordination meetings with City staff.

- Prepare a preliminary assessment of existing infrastructure conditions and provide recommendations for replacement/repairs, which includes an engineer's estimate and exhibit.

- Prepare and maintain design and construction schedule.

- The Consultant shall monitor the project progress, maintain project files, and control the quality of the work performed by sub-consultants.

- Research existing records of utility companies and agencies and coordinate the proposed improvements with existing field conditions.

- Prepare utility notification letters and relocation drawings for various utilities and agencies.

- Conduct site investigation in order to prepare construction documents.

- Prepare all the documentation required to obtain permits from any and all agencies having jurisdiction over the project.

- Provide geotechnical engineering services.

- Coordinate with City's on-call environmental consultants to comply with all environmental requirements.

- Prepare required right-of-way exhibits, deeds, and maps showing required right-of-way acquisition. Prepare appraisal maps detailing all acquisitions and Temporary Construction Easements (TCE's). Preliminary Title Reports (PTR's) would be provided by the City.

- Prepare and Geometrically Approved Drawing (GAD) including specifications and engineer's estimate.

- Prepare construction plans, technical specifications, and construction cost.

- Submit construction documents for review to City offices, utilities/agencies, and obtaining final signatures on construction documents.

- As part of the bidding phase, attend the pre-bid conference, prepare addenda and clarifications if necessary, and attend bid opening.

- As part of the construction phase and General construction contract administration, attend the pre-construction conference, review shop drawings and other contractor submittals, provide clarification of construction documents during construction, review and provide technical information for construction contract change order requests if necessary, and perform as many as two site visits during construction.

- Prepare record drawings documenting the as-built improvements, have as-built approved, and both Mylars and final CAD drawing provided to City.

If your firm is interested in this project, please submit Five (5) copies of your Statement of Qualifications that includes the following:

- Cover letter

- Overview of the firm

- Summary of the firm's experience and performance on similar projects completed in the last five years, including references

- Resumes for the Project Manager and key support staff including education, relevant past project experience, applicable licensing & certifications, and description of their assignment on this project

- Listing of client references associated with completed projects would be desirable

- Certification of Local Preference, if applicable.

- Signed Addenda issued during advertisement

- The SOQ should be concise and shall not exceed Twenty-Five (25) pages. (Note: required exhibits and signed addenda do not count toward the maximum page count)

If your firm is interested in the consulting services for this contract, please submit Five (5) copies of your SOQ. SOQ's must be submitted BOTH as a digital submission and a hard copy submission. Digital copy SOQ's must be submitted by

email. Due to email file size restrictions, the SOQ file shall be uploaded to the City's FTP site and the link provided after upload shall be emailed to Abdulrahman. BinMahfodh@fresno.gov by 5:00 P.M. on Thursday, August 25, 2022. The City will not accept uploads from other external FTP sites or cloud servers. The City's FTP Site is at: <http://m3.fresno.gov/upload/upload-form.php>

Hard copy SOQ's must be submitted by Priority Mail to the following address: Abdulrahman BinMahfodh Project Manager

City of Fresno-Department of Public Works 2600 Fresno Street, 4th Floor, Room 4016 Fresno, CA 93721

Hard copy SOQ's must be postmarked Thursday, August 25, 2022 or earlier.

The City will be utilizing a Standard City Consultant Agreement with no modification. The City will NOT entertain any modification of the agreement.

Qualified firms interested in receiving the entire RFQ package may download it by visiting www.fresno.gov, select Departments, Finance, and Bid Opportunities.

07/29/2022

(1) **NOTICE INVITING PROPOSALS**

Electronic Proposals will be received by the office of the Purchasing Manager of the City of Fresno, all in accordance with the Specifications for:

DPU/ WATER DIV. Groundwater System Citect SCADA/ Wonderware Historian/ Dream Reports Upgrade and Configuration Integration

REQUEST FOR PROPOSALS NO. 3872

The City of Fresno is soliciting proposals to integrate, configure and upgrade The Water Division's Groundwater System's Citect SCADA/ Wonderware, Topview alarm reporting system, Insight system, Dream reports reporting system and OIT hardware.

The RFP forms, Instructions to Proposers, copies of plans and/or specifications may be obtained from the Office of the Purchasing Manager (phone 559 621-1332) via the City's web site: <http://www.fresno.gov>, Doing Business (at the top of the screen), Bid Opportunities.

Proposals may be submitted electronically via Planet Bids only.

Proposals are to be submitted electronically using Planet Bids prior to the opening at 3 p.m. on Tuesday, August 23, 2022, at which time they will be publicly opened and recorded. Join the bid opening meeting at <https://zoom.us/j/92047244398> or call (669) 900-9128, meeting ID 920 4724 4398.

All proposals must be made on the proposal forms provided by the Purchasing Manager and must be accompanied by a deposit in the amount of FIVE THOUSAND DOLLARS (\$5,000) in the form of a Cashier's or Certified Check, an irrevocable letter of credit, a certificate of deposit, or a bidder's bond of a corporate surety, authorized by the California Insurance Commissioner to do business in the State of California, payable and acceptable to the City of Fresno. All deposits will be held until a Contract has been executed with the successful Proposer or all proposals have been rejected. Copies of Proposal 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 prior to the bid opening and labeled accordingly with proposal number.

The City of Fresno hereby notifies all Proposers 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 or on any other basis prohibited by law. A mandatory pre-proposal conference will be held at 10 a.m. on August 10, 2022. Join the meeting by going to <https://zoom.us/j/2574999703> or call (669) 900-9128, meeting id 257 499 9703. Prospective Proposers are encouraged to attend since City Staff will be present to answer any questions regarding the Specifications. 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 Procurement Specialist listed on the cover. The City of Fresno reserves the right to reject any and all proposals.

07/29/2022

(1) **Measure for City Council Districts and Elected Mayor**

The purpose of this measure is to ask registered voters in the City of Fowler if they wish to provide for the election of the five (5) city council members of the Fowler City Council by four (4) city council districts and an elected mayor. The voters in Fowler currently elect five (5) city council members on a citywide basis, with no member required to reside in a specific area of the City. Each council member serves a four-year term, with the terms of the council members staggered such that every two years (in even numbered years such as 2022, 2024, etc.) the voters elect either two or three council members. Following each election, in December of each even numbered year, the city council meets to declare the results of the election and install the elected city council members, and the five city council members choose one of themselves to serve as mayor for the next two years in accordance with Government Code Section 36801, until the next election two years later.

The measure will ask whether the five member Fowler City Council should be

(1) **NOTICE INVITING PROPOSALS** Electronic Proposals will be received by the office of the Purchasing Manager of the City of Fresno, all in accordance with the Specifications for:

DPU/ WATER DIV. ON-CALL SCADA SYSTEM INTEGRATION PROFESSIONAL SERVICES AND SUPPORT

REQUEST FOR PROPOSALS NO. 3873

The City of Fresno is soliciting proposals to The City of Fresno, Department of Public Utilities (DPU)/Water Division is currently seeking proposals for On-call SCADA System Integration Professional Services and Support to support annual maintenance activities and modifications to the water system that may be required for integration, upgrades/ updates and required as result of capital improvement projects.

The RFP forms, Instructions to Proposers, copies of plans and/or specifications may be obtained from the Office of the Purchasing Manager (phone 559 621-1332) via the City's web site: <http://www.fresno.gov>, Doing Business (at the top of the screen), Bid Opportunities.

Proposals may be submitted electronically via Planet Bids only.

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All proposals must be made on the proposal forms provided by the Purchasing Manager and must be accompanied by a deposit in the amount of FIVE THOUSAND DOLLARS (\$5,000) in the form of a Cashier's or Certified Check, an irrevocable letter of credit, a certificate of deposit, or a bidder's bond of a corporate surety, authorized by the California Insurance Commissioner to do business in the State of California, payable and acceptable to the City of Fresno. All deposits will be held until a Contract has been executed with the successful Proposer or all proposals have been rejected. Copies of Proposal 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 prior to the bid opening and labeled accordingly with proposal number.

The City of Fresno hereby notifies all Proposers 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 or on any other basis prohibited by law. A mandatory pre-proposal conference will be held at 10 a.m. on August 11, 2022. Join the meeting by going to <https://zoom.us/j/2574999703> or call (669) 900-9128, meeting id 257 499 9703. Prospective Proposers are encouraged to attend since City Staff will be present to answer any questions regarding the Specifications. 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 Buyer listed on the cover. The City of Fresno reserves the right to reject any and all proposals.

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07/29/2022

electd by dividing the City into four (4) city council districts, with the voters in each district electing one council member who must reside within the territory of the district, and the mayor of Fowler being elected on a citywide basis by the voters of the entire city. Voters will also be asked whether the term of the office of mayor shall be either two or four years. If the measure is approved, the City will be required to retain a demographer and engage in a public process with public hearings in accordance with applicable state law to divide the City of Fowler into four districts for purposes of city council elections to be in effect beginning with the November 2024 election. If approved, the elected mayor will have no greater voting authority than any of the four elected city council members, and the elected mayor will have only those additional powers, duties, and responsibilities as specifically prescribed by state law and in the Fowler Municipal Code.

07/29/2022

(1) **NOTICE IS HEREBY GIVEN** that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code.

The undersigned will sell public sale by competitive bidding on August 11, 2022, at 8:00 am, on the premises where said property has been stored and which are located at (Mayfair Self Storage, 3199 E. McKinley Ave., FRESNO CALIFORNIA) County of (Fresno), State of California, the following:

Alminiana, Bobbie Merolee

AIT Services LLC: Hudiburgh,

Christopher

Castillo, Christine

Cazares, Dorianna L

Hayden, Diane

Hernandez, Delores

Johnson, Jenae

Karamzadeh, Mohammad

Lane, Lindy

Neal, Jewels Alexis

Sengchanh, Bounkhong

Sykes, Kimberly D

Soto, Gabriel

Bike, Chairs, Clothes, Crutches, Dressers,

Dryer, Flash Light, Garden Hose, Hand

Dolly, Heaters, Hutch, Ironing Board,

Keyboards, Lamps, Microwave, Night

Stands, Portable AC, Refrigerator,

Suitcases, TV, Tables, Tool Box, Toys,

Trunk, Vacuum Cleaner, Washer and over

200 plus boxes and plastic containers

contents unknown!

Purchases must be paid for at the time of

purchase in cash only. All purchased

items sold as is where is and must be

removed at the time of sale. Sale subject

to cancellation in the event of settlement

between owner and obligated party.

Dated this Monday 25th day of July 2022.

Goyette Auctions 559-799-9422

07/29/2022, 08/05/2022

This notice is to inform that:

A hearing will be held at the Washington County Court House, 1 South Main St., Washington, Pennsylvania 15301 on Monday, August 22, 2022 at 9:15 a.m. in Courtroom 6 to hear a Petition filed by Fyda Freightliner Pittsburgh, Inc., 20 Fyda Drive, Canonsburg, PA 15317 in regard to a 2015 Freightliner Cascadia, Vin #3AKJGLD52FSGB7930 to obtain a free and clear title of said Freightliner Cascadia that was abandoned at the dealership on May 5, 2020.

Owner on record is Malkiat Singh - Bains Transport, last known address is 2987 E Home Avenue, Fresno, CA 93703

07/15/2022, 07/22/2022, 07/29/2022



GUEST VIEW
Dan Walters | CalMatters

New attack on Proposition 13 involves racial inequity

It's amazing, in a way, that as California's politics drifted leftward over the past several decades, the iconic symbol of its once-conservative mien, Proposition 13, has remained intact.

Overwhelmingly passed by voters in 1978, Proposition 13 froze property tax rates (1% plus bonds) and limited the growth of taxable values to 2% a year as long as property did not change hands. It also made it more difficult to enact new taxes of any kind, either by politicians or voters.

Like all tax policies, Proposition 13's provisions were arbitrary. With property tax bills soaring at the time due to high inflation, anti-tax gadflies Howard Jarvis and Paul Gann saw an opportunity and took it, overcoming fierce opposition from leaders of both political parties and those who disliked the notion of tax and spending limits.

Proposition 13's critics widely assumed that it would be temporary because either the courts would invalidate the measure or voters would repeal it. Neither happened. Both the state Supreme Court and the U.S. Supreme Court upheld its

constitutional validity and in subsequent years, voters bolstered its provisions.

The state's leftward turn in the last quarter-century has spawned new efforts by those who detest Proposition 13 — public employee unions and other advocates of additional spending — to modify or repeal it, but so far they have been unsuccessful.

Opponents believed that the most salable change would be to remove property tax limits on commercial property, while leaving them in place for houses and other residential property. They chose 2020's presidential election, with an anticipated heavy turnout of anti-Donald Trump Democratic voters, as the most favorable venue. However, they couldn't make the sale for a "split roll" and Proposition 15 was defeated, albeit not by a wide margin.

So what's next in the perpetual battle over Proposition 13?

Last month, some left-of-center academics ginned up a new study framing Proposition 13 as a racist tool because white and Asian homeowners allegedly receive disproportionately high benefits from its limits vis-à-vis Black and Latino Californians.

"Generations of Californians have been harmed by this policy — especially Black and Latino Californians, those with lower incomes, and those with less property wealth," the study declares. "The policy has benefited older generations of Californians at the expense of those who have followed."

The income and wealth disparities among Californians are well-known and regrettable but they stem from multiple reasons that have nothing to do with Proposition 13, as the study, conducted for and released by the Berkeley-based Opportunity Institute, alleges. White homeowners benefited heavily from property tax limits because they were more likely to be homeowners in the first place.

The study essentially catalogs a bunch of social ills that emerged after Proposition 13's passage and attempts to tie them to the measure — guilt by chronological association, one could say. But the effort is undercut by one revealing paragraph:

"We find that housing-wealth disparities have widened. Although we cannot causally connect these patterns to Proposition 13, they nonetheless paint a troubling

picture of disparities that undercut California's values related to equal opportunity for all."

So on one hand it blames Proposition 13 for disparities and on the other says it "cannot causally connect" them to Proposition 13. That qualifies as intellectual dishonesty — starting with a conclusion and then cherry-picking data to make its case.

The study concludes that "scholars, public finance experts, local leaders, and movement builders should collectively determine what it will take to overcome political and taxpayer resistance to changing Proposition 13 and other policies that constrain taxation and budgetary decision-making in California."

That statement is also revealing. The study's real goal is getting more tax money to spend, not righting some moral wrong that it cannot convincingly prove.

CalMatters is a public interest journalism venture committed to explaining how California's state Capitol works and why it matters. For more stories by Dan Walters, go to [CalMatters.org/Commentary](https://www.cal-matters.org/Commentary).

Electronics repair firm expands in Tennessee



Tennessee Governor Bill Lee announced that California-headquartered electronics repair company iFixit will establish an East Coast hub in Chattanooga, Tennessee, The Associated Press reported July 20.

iFixit, headquartered in San Luis Obispo, is expected to invest \$24.2 million and create more than 200 jobs in Tennessee over the next five years. The Chattanooga location "will house its distribution and back-office operations," the AP reported.

In other California competitiveness news:

Food Producer Shuts California Center, Keeps Three Open in Other States. Amy's Kitchen, an organic and healthy frozen food producer, announced this week that it is closing its San Jose production center, resulting in a loss of 300 jobs.

The San Jose production center was opened one year ago.

"The company cites rising inflation, skyrocketing materials costs, labor shortages, and disruptions in the worldwide

supply chain as factors for the closure," the San Jose Mercury News reported July 18.

"It's very sad to have to do this, it's brutal," acting Chief Operating Officer Fred Scarpulla said. "This is very emotional. I was very invested in the San Jose plant and I really wanted it to succeed."

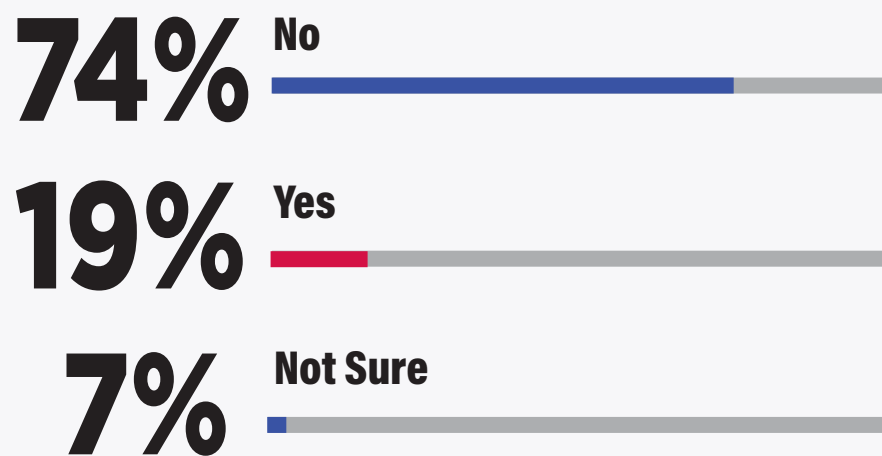
Scarpulla said the San Jose center was losing \$1 million a month, a cost that could not be offset by its other food processing locations in Oregon, Idaho, and New York. The three additional locations will remain open.

Founded in 1926, the California Taxpayers Association is the state's largest and oldest organization representing taxpayers. Established as a nonpartisan, non-profit research and advocacy association, CalTax has a dual mission to guard against unnecessary taxation and to promote government efficiency.

WEB POLL

Do you support changing the name of Bulldog Stadium to Valley Children's Stadium?

Valley Children's Hospital and Fresno State Athletics have consummated a \$10 million, 10-year partnership giving the hospital naming rights to the stadium, which will now be known as Valley Children's Stadium. The Red Wave is not happy, with 74% of respondents to this week's web poll saying they do not support changing the name. Another 19% support the name change, and 7% are unsure. Two hundred seventy-one votes were cast.



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