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# THE BUSINESS JOURNAL

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Photo Contributed | Jesus Martinez-Saldaña (far left) and Jose Martinez-Saldaña (center right) pose with Hugo Morales (center left) and an employee for a Central Valley Immigrant Integration Collaborative (CVIIC) event.



## Immigrant brothers take on executive roles to serve community

Estela Anahi Jaramillo - STAFF WRITER

Born in Santiago Conguripo, in the Mexican state of Michoacan, Jose and Jesus Martinez-Saldaña never expected to end up

where they are now.

Born to Jesus Martinez and Aurora Saldaña, Jesus and Jose migrated to the United States in 1971 to Mountain View. Their grandfathers

migrated in the early 20th century when they first arrived to work in railroads and then agriculture.

When Jesus and Jose first arrived, they developed an awareness of themselves as immigrants, which significantly impacted their consciousness, they said.

Jose has a history of dedicating his time to helping others, having recently taken the role as co-executive director for Fresno-based Radio Bilingüe. His brother, Jesus, is the executive director

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**Photo Contributed** | Jesus Martinez-Saldaña is the executive director for Central Valley Immigrant Integration Collaborative (CVIIC).



**Photo Contributed** | Jose Martinez-Saldaña is the co-executive director for Radio Bilingüe.

### Brothers | From 1

of the Central Valley Immigrant Collaborative (CVIIC).

CVIIC is a nonprofit organization that serves as the leading immigrant integration organization in the Central Valley. It is dedicated to ensuring the full participation of immigrants in building strong, vibrant, inclusive communities by collaborating, mobilizing, and combining the resources and talents of its allies to offer high-quality immigration and naturalization services on a large scale. CVIIC also offers entrepreneurship courses.

Radio Bilingüe serves as a voice to empower Latinos, Indigenous Mexicans, and other underserved communities. Its multi-stateradio programming centers on Latino arts, culture, and languages as the fabric of its communities and puts critical information in the hands of audiences.

Now the head of Latino-serving nonprofits, the Martinez-Saldaña brothers never anticipated being empowered to lead change in their communities.

"I don't think we had any thought of being a nonprofit leader at that point in time. I think we were more so looking at family unity because our dad had been part of the procedural program," said Jose. "What was the most important thing [at the time] was getting an education of some sort."

Migrating to the United States provided a different perspective for the Martinez-Saldaña family. With paved roads and potable water, Jose and Jesus were amazed at their new environment and committed to integrating into their new homes.

That began to impact the directions of their education. Before joining CVIIC in 2008, Jesus ended up studying migration as it became a really important topic of interest. He continued his education at University of California, Berkeley.

"The desire to contribute to the community to become involved, I think that we have tried to the extent that we can, to be able to

make contributions in the way that we can, and sometimes we become involved and politicized in ways that we also do not necessarily expect," said Jesus.

Jose joins Radio Bilingüe after most recently serving as deputy director of operations for Youth Alliance in Hollister. At Youth Alliance, Jose provided leadership in finance, human resources, IT and youth impact.

His decades of experience include directing educational and student empowerment programs for community colleges and universities in California and five years leading an association to grow small businesses in a former redevelopment zone in Salinas.

"Our awareness of issues and of inequities around the world, and certainly in communities, ours being one of those, I think began to also shape the kinds of things that we got involved with and interested in," said Jose.

A lot of Jesus's work over the years was focused on how to promote not only democracy in Mexico, but also respect for the rights of Mexicans abroad. That was the primary focus of his research at Santa Clara University.

He joined a postdoctoral fellowship to study in Mexico for two years, 1998-2000. Afterward, he moved back to California, teaching at Fresno State for four years.

Through CVIIC, he has found organizations and individuals that are interested, committed, and willing to help join forces in different campaigns — like the ones his brother Jesus took part in with integral rights, health, the Census, entrepreneurship, and more.

Jose was encouraged to think about administrative growth. He was able to apply for a management position, and enjoyed the direct connection and interaction with students.

"There's a lot that you can do as an individual. You can be super talented and super skilled, and you can have an impact, good, bad, or indifferent, in your



## CARING FOR YOUR FAMILY INSIDE AND OUT.

Community Health Partners is honored to include Teresa Sigala, M.D., among our talented and remarkable team of internal medicine and primary care providers. Dr. Sigala is a Valley native who received both her Master of Science in Genetics degree and her Doctor of Medicine degree from the University of California, Davis. She also served as chief resident during her residency at the University of New Mexico Hospital in Albuquerque. Dr. Sigala has been teaching outpatient internal medicine to UCSF Fresno residents for years and is also a member of the American College of Physicians. She is fluent in Spanish and is currently involved in a ground-breaking UCSF research initiative that seeks to develop tools to help primary care physicians diagnose Alzheimer's Disease early on.



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**Brothers** | From 3

community, state, or region. It's a lot easier to do that if you are able to go ahead and find like-minded individuals," said Jose. "You may not agree on everything, but you find the common ground to address a challenge or an issue."

So, around 30 years ago, Jose had the opportunity to become a leader within a department at an institution. That role has opened up other opportunities for him to expand a little bit more.

"We've always wanted to make sure that we contributed to improving the community and improving opportunities for our extended family. It's a very large,

extended family. So if we can help ourselves along the way, we want to help others so that we're not the only ones that are making progress," said Jose Martinez-Saldaña.

Both Martinez-Saldaña brothers attribute their willingness to give back to their parents, who, during a time, opened their home to farmworkers and extended family members who had nowhere else to go. Jesus and Aurora's actions in creating a home for members of their own community contributed to the unique awareness Jesus and Jose gained.

"For someone who had very little

education, and our family had very modest means, she was able to help our family get through some really difficult situations in which she knew how to manage stuff really well, money in particular," said Jose Martinez-Saldaña.

Jesus's wife, Nayamin Martinez, is also an executive director. She leads a nonprofit, Central California Environmental Justice Network. She is also from Mexico and is the only member of her family in the U.S. She came to Fresno after she married Jesus in 2020.

He says her knowledge of the Central Valley and local

communities is much greater than Jesus because of her outreach and other work since 2020 when she started her volunteer work.

Jose was the last of his family to relocate to Fresno, joining his siblings Jesus, Reynaldo, Rosa Maria, and Blanca Aurora.

"It's a region now that has enabled us to establish our roots to be able to contribute to the community, to be able to learn and appreciate also what we find here," said Jesus Martinez-Saldaña.

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# Lennar building mortgage-free Fresno home for combat veteran

**Gabriel Dillard** - EDITOR

Lennar celebrated a local Army combat veteran and his family Thursday with a big surprise — a mortgage-free new Fresno home.

Lennar teamed up with nonprofits Operation Finally Home and Beyond The Barracks to honor U.S. Army Staff Sgt. Nathan "Nate" Tomshack with a home personalized to accommodate his battlefield injuries. The groundbreaking ceremony was held to surprise the decorated veteran and his family with the brand-new home in Lennar's Sterling Acres community near Fowler and Shields avenues.

During his six years of service, Tomshack served three combat deployments in Iraq, Afghanistan and Africa and was honorably discharged in 2014. While serving overseas, he was subject to several attacks involving an improvised explosive device and rocket-propelled grenade. As a result, Tomshack suffers from significant back and knee injuries and has been diagnosed with post-traumatic stress disorder,

a traumatic brain injury and vertigo.

Sgt. Tomshack expressed his heartfelt thanks: "Thank you for this life changing opportunity."

The single-level, 2,085-square-foot home will include features and options specifically designed to meet Tomshack's needs. This includes an owner's suite bathroom modified to accommodate a soaking tub.

This is Lennar's 19th home built in partnership with Operation Finally Home. The company plans to build additional homes in the future. Lennar anticipates the home to be completed spring 2025.

"At Operation Finally Home, our mission is to provide or improve homes for America's veterans and first responders," said Rusty Carroll, Operation Finally Home President. "Nate and his family have sacrificed so much to defend our freedom, and it is an honor to partner with Lennar and help provide him and his family with a custom-built, mortgage-free home in Fresno."

Sgt. Tomshack comes from a long line of military veterans. He enlisted in the Army at 19, following in the footsteps of both of his grandfathers as well as his father.

In 2010, while serving in Iraq, Tomshack was involved in an improvised explosive device attack that caused the vehicle he was in to roll over. This resulted in significant back injuries and lasting discomfort. Later, while serving in Afghanistan, Tomshack suffered an extensive injury to his knee when a rocket-propelled grenade detonated near him.

These incidents and others left Sgt. with chronic knee pain and instability; he underwent surgery on his vertebrae in 2022 due to continued discomfort from his back injuries. He also suffers from post-traumatic headaches, tinnitus and arthritis.

Tomshack has been recognized with several awards and recognitions for his service. These include the Combat Action Badge, the Afghanistan

Campaign Medal with Campaign Star, two Army Commendation Medals, four Army Achievement Medals the Meritorious Unit Commendation, Valorous Unit Award, NATO Medal two Overseas Service Ribbons and many more.

Tomshack met his wife, Esme, at a park in 2020, where their children—Esme's son and daughter and Nate's daughter—were playing together. The couple married in 2023 and currently live in Clovis. Tomshack earned a bachelor's degree from Fresno State and is currently working on a master's degree in therapy while volunteering at the Fresno Vet Center. He hopes to become a dedicated therapist who helps veterans heal when they return to civilian life. Esme is currently completing her bachelor's degree in political science and hopes to pursue a master's in public policy or business.

When the couple are not pursuing their education, the family enjoys camping and hiking together. All the children participate in sports, which the parents enjoy watching.

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**Photo by Lennar Homes** | Officials break ground last week on a mortgage-free home for local Army combat veteran Staff Sgt. Nathan "Nate" Tomshack. The house will be adapted to his back and knee injuries suffered during his service.



**Photo by Lennar Homes** | Nate Tomshack, his wife Esme and their three children are expected to move into their new home near Fowler and Shields avenues by spring 2025.



# Free rent in Fresno's Chinatown with 'Pop-Up Place'

**Ramon Castanos** – CONTRIBUTING WRITER

Fresno's Chinatown neighborhood of Downtown Fresno may have new businesses and commercial space for entrepreneurs and startups called the Pop-Up Place.

Jan Minami, program director of the Chinatown Foundation, is banking on the community's support to make the Pop-Up Place a resounding success. She envisions it as a catalyst to redefine Chinatown, attract new residents and shape its future. The Chinatown Foundation has a history of supporting economic development plans to bolster existing businesses, and now, they are also focused on bringing a diverse range of new businesses into the community.

"We are going to offer free of charge for six months, a location, a common location for up to six startup businesses," said Minami. "Later, we'll support them with workshops and other support on business planning."

Minami explains that a robust business plan is a key requirement for businesses to be considered for the six months' rent and support from the Chinatown Foundation. The Foundation will carefully review all applications, selecting those that align best with the community's needs and

vision. However, Minami notes that applications for restaurant businesses will not be accepted due to resource constraints.

"We don't have the facility to support restaurants because a startup restaurant needs to cook food just like any restaurant, and we don't have the means. We're not set up for restaurant space," said Minami. "So, it's only retail microenterprises."

In addition, the Chinatown Foundation is partnering with small real estate developers to help redevelop empty spaces in Chinatown to attract businesses. Minami mentions that many vacant second floors and in-fills in the community can be turned into mixed-use housing for business owners. She further explains many big real estate developers aren't interested in small projects like Pop-Up Place.

"We're also not interested in large real estate developers, such as making a Jack in the Box on the corner of the street," said Minami. We want local owners, local food and local shops. In fact, a high percentage of our property owners are also within the valley."

She mentions that the Pop-Up Place is influenced by the San Francisco Vacant to Vibrant program, in which they redevelop empty places when big businesses leave the area.



**File photo** | A person walks along the Chinatown businesses on Kern Street in Downtown Fresno. The Chinatown Fresno Foundation is offering free rent for six months for a handful of businesses to locate there.

"We're looking at doing a very similar thing where people want to start their business and offering them the opportunity similar to what San Francisco is doing to locate businesses in their Chinatown," Minami said.

In addition, the Pop-Up Place is supported by the community in Chinatown. Many board members of the Chinatown Foundation are property owners who live in the area, where they represent the locals. The foundation also holds meetings where people in the area or those interested in Chinatown

can talk about issues and programs like Pop-Up Place.

"The work that we do is focused on keeping Chinatown local and keeping the atmosphere of the people who've lived here and worked here forever," Minami said.

Minami said interested applicants want to start businesses including a bookstore and a gallery.

For more information about applying to the Pop-Up Place, contact the Chinatown Fresno Foundation at 559-815-9592 or email [biz@chinatownfresno.org](mailto:biz@chinatownfresno.org).

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## Judge halts hearing in farm labor suit



Photo by Larry Valenzuela, CalMatters/CatchLight Local | United Farm Workers member Veronica Mota leads marchers in chants through Delano on Aug. 3, 2022.

A California judge has temporarily blocked a hearing from taking place in a dispute between one of the state's most influential agricultural companies and the country's biggest farmworkers' union.

Kern County Superior Court Judge Bernard C. Barmann Jr. issued a preliminary injunction late Thursday halting the hearing and a push by the United Farm Workers to negotiate a labor contract for nursery workers at the Wonderful Co.

At the heart of the fight is a law enacted in California in 2022 aimed at making it easier for farmworkers to form labor unions by no longer requiring them to vote in physical polling places to do so. A group of Wonderful nursery workers unionized under the so-called "card check" law this year, and Wonderful objected, claiming the process was fraudulent.

The dispute was being aired in a lengthy hearing with an administrative law judge that was put on hold by Barmann's ruling. "The public interest weighs in favor of preliminary injunctive relief given the constitutional rights at stake in this matter," Barmann wrote in a 21-page decision.

Wonderful, a \$6 billion company known for products ranging from Halos mandarin oranges to Fiji water brands, filed a lawsuit in May challenging the state's new law. "We are gratified by the Court's decision to stop the certification process until the constitutionality of the Card Check law can be fully and properly considered," the company said in a statement.

Elizabeth Strater, a UFW spokesperson, said the law for decades has required employers to take concerns about union elections through an objections process before turning to the courts. "We look forward to the appellate court overturning the court ruling," she said in a statement.

At least four other groups of farmworkers have organized in California under the 2022 law, which lets the workers form unions by signing authorization cards.

California has protected farmworkers' right to unionize since the 1970s. Agricultural laborers are not covered by federal laws for labor organizing in the United States.

### Fresno firm enters 'of counsel' agreement

Fresno-based law firm Sagaser, Watkins & Wieland, PC announced that it has entered into a "Mutual Of Counsel" relationship with Carmel & Naccasha, LLP, one of the largest full-service law firms in San Luis Obispo County.

Under the new agreement, attorneys from both firms will support one another on behalf of their clients to provide the best legal services in a cost-effective manner.

"The ability to retain attorneys from each firm on an as needed basis assures our clients will now have the mutual legal expertise of two firms that are aligned in responsiveness and creativity that are results driven while adhering to the highest ethical standards," said Ian Wieland, managing partner at Sagaser, Watkins & Wieland. "We very much look forward to working closely with our colleagues at Carmel & Naccasha."

Sagaser, Watkins & Wieland is the largest locally owned employment law firm in the Central Valley. With 20 attorneys, the firm serves clients throughout California and primarily focuses on advising and defending employers concerning employment and labor law needs as well as business-related matters.

With 12 attorneys in offices in San Luis Obispo and Paso Robles, Carmel & Naccasha specializes in business transactions, real property, land use, commercial and employment litigation trusts and estate planning municipal law and insurance coverage.

"We welcome the opportunity to materially enhance our employment law practice and work more closely with a law firm we have long admired and respected for the quality, ethical legal services they provide on behalf of their employment law clients," said Ziyad Naccasha, Carmel & Naccasha's managing partner. "By combining our areas of expertise, we will have the ability to provide our clients with incomparable employment advice."

### August ArtHop moves indoors; vendors unhappy

Fresno City Councilmember Miguel Arias and the Downtown Fresno Partnership held a press conference Friday to announce that the city will

restrict all outdoor permitted and non-permitted vendors from the Downtown ArtHop event scheduled Aug. 1 due to the ongoing heatwave.

"We know that the heat's going to continue and we know that crowds are getting bigger and bigger and we have the responsibility to get ahead of any potential health and safety concerns," Arias said. "We're announcing today that the upcoming ArtHop on Thursday, Aug. 1 will not feature any permitted or un-permitted outdoor events, vending or entertainment."

The announcement, made alongside Downtown Fresno Partnership CEO Elliot Balch, quickly turned into a back-and-forth between Arias and attendees, many of whom were there in support of local vendors, with several openly criticizing Arias' and the city's decision to impose the sanction on vendors without their input.

Arias went on to encourage the public to attend ArtHop on Aug. 1, which will now consist of exclusively indoor art galleries and a limited number of vendors who will be assigned limited indoor vendor space on a first-come-first-serve basis.

Arias added that, at this time, the cancellation of outdoor events will only apply to the ArtHop scheduled on Aug. 1.

For some in attendance, however, Arias' announcement seemed to strike a nerve, with several in attendance verbally voicing their displeasure with the announcement, expressing concern that by converting ArtHop into a permitted event, many vendors will be locked out of participating due to limited space or limited finances needed to acquire permitting.

Mike Oz, president of Fresno Street Eats, said that the potential of turning ArtHop into an exclusively permitted event could hurt a lot of local small businesses, many of which enjoy their biggest sale days of the month on the first Thursday of each month – the day ArtHop takes place.

"I'm generally supportive of the idea that ArtHop needs some cleanup and some fixing," Oz said. "I'm unclear on whether or not this is the right method."

### Wastewater Covid levels 'high'

The California Surveillance of Wastewater Systems Network (Cal-SuWers) and the U.S. Centers for Disease Control and Prevention (CDC) National Wastewater Surveillance System (NWSS) announced Tuesday that wastewater testing has found "high" levels of the COVID-19 virus in the San Joaquin Valley.

Wastewater monitoring is a technique used by various health departments to monitor and respond

to the spread of infectious diseases. Water samples are taken throughout the day at wastewater treatment plants to combine into a 24-hour sample. The process is then repeated multiple times weekly.

Wastewater monitoring allows water samples to be analyzed in as few as five to seven days after waste enters the sewer, providing fast analysis on the spread of communicable diseases.

Data from the CDC revealed that, compared the week ending July 15, 2023, the state's wastewater monitoring has detected levels nearly four times higher as of July 13, 2024.

Following the announcement, the Fresno County Department of Public Health (FCDPH) reminded residents that despite vast reductions in hospitalizations and severe cases, COVID-19 still circulates throughout communities and poses a threat to many including older adults and individuals with weakened immune systems.

### Social work program gets \$5.25M

The California Department of Health Care Access and Information awarded a \$5.25 million grant to the Master of Social Work program at Fresno State to expand its capacity to produce qualified health care professionals.

"This award, one of the largest in the state, is a significant commitment to meeting behavioral health needs across the Central Valley," said Marcus Crawford, the principal investigator for the grant. "The Central Valley has an acute shortage of qualified health care professionals, including social workers, and the MSW program will now have the resources to train an additional 75 highly skilled social workers."

The program produces social workers for the university's service region, characterized by high levels of concentrated poverty and significantly underserved, marginalized populations. The region has more than 70 ethnicities and 105 languages spoken. The Master of Social Work program maintains 50 field sites throughout four counties with a mixture of urban- and rural-serving sites, providing service to diverse populations with complex needs.

"This investment not only elevates our program's competitiveness nationally," said Dheeshana Jayasundara, co-principal investigator who specializes in the area of gender-based and domestic violence. "This award also provides resources to reinforce our commitment to excellence and community impact."

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PODCAST  
SPOTLIGHT

Frank Lopez - STAFF WRITER

Fresno's Jamin Brazil has built a career on utilizing technology and his deep knowledge of market research to gain a unique view on what's trending and sharing those insights on his podcast.

Brazil's podcast, Happy Market Research, dives into the latest trends in market research with expert interviews and practical advice and strategies for listeners.

Among his numerous roles, Brazil has served as chief marketing officer for FocusVision, a software company providing marketing services intended for online qualitative research now renamed Forsta.

He is also the founder of Decipher in 2000, one of the first market survey platforms.

Along with being the host of the Happy Market Research podcast, he also serves as the co-founder and CEO of HubUX, a modern project management platform for researchers.

Brazil debuted his podcast in 2016 without any prior broadcasting or podcast experience. Since its

inception, the podcast has had approximately 250,000 downloads.

He said that in the beginning, editing was a challenge. Other podcasts served as models.

"It definitely got better with time," Brazil said. "I basically found podcasts that I really liked and tried to mirror their structure."

Brazil has hosted over 600 podcast episodes with market and research people at major global companies including Frank Gregory, social intelligence lead at Nestle; Kwantum Analytics Founder and CEO Marco

Vriens; and VP Global Consumer Insights at Warner Bros. Discovery Natasha Hritzuk.

Brazil said since his podcast revolves around market research, his guests do need a bit of "gravitas" in the industry. They

tend to be associated with larger brands and corporations.

He said he's never been turned down by a guest he's asked to join for being too busy, but some have strict privacy policies with their employers.

CEOs very much pay attention to trends and what consumers are doing, Brazil said.

The podcast is centered around teaching, informing, and inspiring — themes he tries to incorporate in each episode.

After a company or brand reaches a certain size, there is not as much executive interaction with customers, which leads to the need for market

research.

The best market research a small or local company can conduct is to talk to their customers, Brazil said.

He said one of the biggest trends right now is artificial

intelligence, which is changing both the way consumer opinions are gathered and how they're analyzed.

"It's a pretty disruptive time. I'd say, from the interviews I've done, I think this time is more disruptive than when we transitioned from paper surveys and phone surveys to online surveys," Brazil.

Some companies will adapt and make the investments necessary to stay competitive, as well as employees, but many won't, which means in about five years they could face financial problems, he said.

Brazil said AI has already entered into the podcast arena, making editing simpler and voice corrections possible.

He sees the future of podcasting continuing to grow, and that more are choosing to browse social media than consume longform content, representing a shift in the type of entertainment people want.



Photo contributed | Fresno-based tech executive Jamin Brazil has done more than 600 episodes of his Happy Market Research podcast with corporate heavy hitters as guests.

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

## Broken trust: Cal State is mending how it handles sexual discrimination cases

ELIZABETH WILSON WITH CALMATTERS

Months-long delays. Lack of trust. Failure. These are just a few ways in which investigators a year ago described the inadequate responses to sexual assault and discrimination across the 23-campus California State

University system.

Now, the system says it is meeting this month's deadline for implementing 12 fixes for problems reported in a July 2023 state audit and a law firm review of how its universities have mishandled cases reported under Title

IX, the federal prohibition against discrimination on the basis of sex. Cal State spokesperson Amy Bentley-Smith says the university system is on track to meet all 16 fixes outlined in the audit by July 2026. Lawmakers are not taking the system at its word, however. Last week Gov. Gavin Newsom signed a bill requiring Cal State to implement the state auditor's recommendations and provide the Legislature a progress report by next summer.

A series of high-profile cases, including one that resulted in the head of the university system resigning, sparked the review of Title IX procedures and illuminated severe distrust among many students and employees in the Cal State system. The Chancellor's Office commissioned the Cozen O'Connor law firm to undertake a yearlong investigation, in which teams visited each campus either in-person or via Zoom, conducted interviews, and surveyed 18,000 anonymous employees and students about their experiences with the Title IX offices at their schools.

"This is not a singular issue that one

person or one group can address. This is really an issue that's going to take the work of every single member of our CSU campus community for the Chancellor's Office to really build a culture change," said Hayley Schwartzkopf, associate vice chancellor for Civil Rights Programming and Services. Hers is a new role created by the Chancellor's Office to oversee anti-discrimination efforts.

When Schwartzkopf began in February, each campus was already starting to make major changes — including hiring more staff, creating specialized roles, and communicating better with students and employees. At the system level, Cal State is adding staff to the civil rights office to provide support and oversight to the 23 campuses.

### Rape case shows how staffing leads to failures

According to the law firm's report, nearly every Cal State campus struggled with understaffing and insufficient funding in their Title IX offices, which handle reports of gender discrimination as well as sexual harassment and assault. Staff vacancies were reported at 10 campuses, while the staff available often had multiple duties beyond their job descriptions. Each institution



Photo by Larry Valenzuela for CalMatters | The Title IX office at Fresno State helped chemistry senior TJ Lake with two cases of repeated misgendering, one at the testing center and the other at the Student Health and Counseling Center.



## Cal State | From 8

receiving federal funding must have at least one Title IX coordinator, but the firm's report concluded that it takes several staff members to handle reports, investigations and disciplinary actions.

"On most campuses, there are not enough people to do the work that they are assigned," Cozen review chair Gina Maisto Smith told the Cal State Board of Trustees last May. "Individuals that are overloaded with too much responsibility are focusing on the fires, and as a consequence all the other things are just dissolving and leading to a lack of trust in the system."

Staff turnover was also a problem at several universities, including Sonoma State, where there was "historic instability in the leadership," according to the Cozen report. That office had five staff positions from 2021 to 2024, though seven people left and were replaced during that time, according to university data obtained by CalMatters.

For Sonoma State alumna Amanda, who asked not to have her last name used to protect her privacy, the turnover led to her case lasting more than a year. When Cal State released findings in her case in July 2023, the hearing officer found "based on a preponderance of the evidence" that a fellow student did "engage in Sexual Assault – Fondling and Rape" of Amanda in October 2021 in violation of Cal State policy, according to the officer's final report reviewed by CalMatters. (The hearing officer is an impartial, contracted attorney trained in Title IX investigations for educational institutions.)

Amanda first reported the incident to her campus's police department in February 2022. She decided to forgo a police investigation, and instead pursue a Title IX case, saying she hoped it would be a quicker and less cumbersome process.

"I was wrong," she said.

Amanda wanted the student expelled or suspended for at least a year. At first, she sought an informal resolution, a mutual agreement of both parties. But she and the other student were unable to agree on terms, so Amanda pursued a formal Title IX investigation through the Cal State system.

Formal investigations should be completed within 100 working days after the Title IX office notifies the students they are starting the investigation, according to Cal State policy. In Amanda's case, the investigation began on March 7, 2022, and was supposed to conclude by July 29, 2022. The preliminary report still hadn't been finished when, seven months into the still-open case, the investigator on the case left the university on Oct. 5, 2022, for an unknown reason. The Title IX office then sent Amanda four notices of extension as a new investigator took over, according to emails she shared with CalMatters.

For Amanda, a graduate of Sonoma State University who requested only

using her first name for privacy, her Title IX case lasted more than a year due to staffing turnover and other issues. Photo by Alyssa Archerda, SSU.edu

Sonoma State's current Title IX Coordinator, Julie Vivas, declined to discuss Amanda's case or past personnel issues in her office, but acknowledged "the turnover in Title IX offices is very high due to a number of factors" in California and nationally.

Confused by the delays, Amanda emailed Sonoma State's then-president, Mike Lee. His chief of staff met with her in January 2023 and a month later emailed Amanda explaining the investigation was delayed due to scheduling conflicts, additional witness interviews and the transition of the new investigator.

"We recognize that this was a long process. Moving forward, we expect these cases to be concluded within a more reasonable timeframe, especially as we become fully staffed," the email stated.

During that year, Amanda continued her studies but quit her on-campus job and didn't go into certain buildings to avoid the other student. Despite a no-contact order, she still would run into him. She said the worst was hearing the sound of a skateboard, which he often rode, feeling her stomach drop, then looking over her shoulder and sometimes seeing him ride by.

"It was like psychological torture," Amanda said. "Because this big, big traumatic thing happened and I was already falling apart from it ... And then you're put through this process. And it's like, they just keep ripping the wound open over and over again."

A hearing was finally held in June 2023, a month after she graduated. After considering testimony from both parties and other witnesses, the hearing officer's report said a preponderance of evidence led her to conclude that Amanda was sexually fondled at knifepoint and then raped by a fellow student.

The student denied wrongdoing, according to hearing documents. He was suspended for one semester, required to complete training on consent and write a reflection paper. Amanda appealed, asking for a stronger punishment. After three extensions, her appeal was denied and the case closed in October 2023. Amanda resents the time she spent on her Title IX case rather than her education at Sonoma State.

"It's hard because the school that I loved, that was supposed to take care of me and protect me, they didn't do that. They failed. And, you know, even as I was graduating, I should have been so proud of myself, I should have been focused on, like, everything I accomplished. The only thing I could think about was, it failed me."

### Campuses adding staff, restructuring offices to improve caseload

Versions of stories like Amanda's were shared over and over by students and employees throughout the Cal State system who felt as if they'd been failed by a system meant to protect them.

The Cozen survey detailed lengthy investigations, poor quality of anti-discrimination training and sexual harassment prevention programs, and overall negative campus climate.

The Cozen report cited a lack of Title IX oversight at each campus. In response, campuses and the Chancellor's Office are adding staff, including four regional directors to help campuses implement policy changes and update their systems for tracking reports.

So far, campuses have not received extra funding for Title IX positions, spokesperson Bentley-Smith stated in an email. Instead, campuses have used existing positions and funds for new staffing and costs. Cal State plans to finalize its budget plan for Title IX services by the end of July, which may include a small increase for 2024-25, she wrote.

The state audit and Cozen report both recommend each campus have six Title IX staff members. However, that amount depends on campus size, number of reports received and resources available, Schwartzkopf explained.

"When you have a lot of cases and not a lot of people, it means that you can't spend the amount of time that you would want to on a particular case," Schwartzkopf said.

For example, Cal State Monterey Bay, which has more than 7,000 students and 1,000 employees, had two Title IX staff members in 2023 and is now recruiting for a third. San Diego State, which has more than 37,000 students and 4,000 employees, had six Title IX staff in 2023 and has since hired three more.

At Fresno State — a campus with nearly 24,000 students and more than 2,000 employees — its four Title IX office staff members were splitting their time with another campus office focused on discrimination cases based on identities other than sex, such as race and religion. Fresno State was one of four Cal State campuses operating separate offices, which the Cozen report recommended combining. Now, the university has merged both offices under the Office of Compliance and Civil Rights, with six positions. With more staff, they can address issues faster, said Bernadette Muscat, dean of Library Services and co-chair of the Title IX implementation team at Fresno State. People no longer get bounced around between the two offices.

A university needs both care and compliance roles, the Cozen report found. Many Title IX office staff, however, were taking complaints and then investigating them, which led to the first points of contact switching hats to be impartial investigators. Cozen recommended restructuring offices to separate roles and prevent the perception that Title IX processes are solely legalistic.

Before December 2023, San Francisco State's Title IX office had three full-time investigators who also took initial complaints, serving 23,700 students and 3,700 employees. As a result, the university's investigators were stretched too thin and 17 of

48 open investigations were over a year old, according to the campus's Cozen report. The office has since moved one of the investigators into taking reports exclusively, and hired another investigator to fill that gap. The office restructuring has allowed the investigators to "focus solely on the investigation process," Lori Makin-Byrd, interim Title IX Coordinator, wrote in an email to CalMatters.

### Building trust through communication and victim support

To restore trust on campuses, the Cozen report recommended campus Title IX offices communicate with students and employees more quickly and in more personable, easy-to-understand ways.

Quick communication helped Fresno State chemistry senior TJ Lake, a nonbinary student, get a discriminatory practice fixed at the campus testing center. Lake was repeatedly misidentified with their "deadname," or previous name, on testing documents. After a meeting, the Title IX coordinator helped the testing center resolve the issue within a month. Lake received confirmation via email and felt satisfied with the timeframe.

But in another case, Lake said they were being repeatedly misgendered by the doctor and staff in the Student Health and Counseling Center as they sought gender-affirming care. Lake emailed the Title IX Office in April 2023, and was bounced between the anti-discrimination office and the Title IX office when they were still operating separately at Fresno State. At one point, the Title IX coordinator emailed Lake a 90-page PDF of the school's Title IX policy, including definitions of misconduct and options available. The legalese confused Lake, who was unfamiliar with the terms presented.

"I think just more communication and explanation would make it a lot better," Lake said.

By June, Lake filed a Title IX complaint against the campus health center. The Title IX coordinator emailed Lake in August suggesting an informal resolution rather than an investigation and attaching the 90-page PDF again. Lake ultimately decided to go through with the informal resolution "to see how that goes," email records show.

Per the final resolution agreed to by Lake and Janelle Morillo, associate vice president of Student Health, Counseling and Wellness, the university found an off-campus gender-affirming care provider for Lake, who remains on a waitlist there to receive treatment. The Student Health and Counseling Center also agreed to provide training related to LGBTQ+ support to its staff, which it has accomplished, Morillo said.

Additionally, the campus health center now has a "trained medical team" specifically to help support transgender and nonbinary students.

The Title IX office at Fresno State



# 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.

## BANKRUPTCIES

**Brian Wayne Bruce**  
Case No: 24-11987  
2506 Keats Ave.  
Clovis, CA 93611  
Assets: \$203,800  
Liabilities: \$529,654

**Michael Gerald Blunt, Jr.**  
Michael Blunt Salon & Bistro  
3432 Smith Ln.  
Clovis, CA 93619  
Assets: \$418,570  
Liabilities: \$2,484,065

**Javier A. Alabart, APC**  
954 E. Democracy  
Fresno, CA 93720  
Assets: \$11,570  
Liabilities: \$869,989

## REAL ESTATE

### COLLIERS INTERNATIONAL is reporting the following lease/escrow transactions:

1,700 square feet at 1300 E. Shaw Avenue, Suite 170 in Fresno to AMA Management Inc. from Fresno Supreme. Brett Todd was the agent in cooperation with Fortune Associates.

### STUMPF AND COMPANY is reporting the following commercial real estate transactions:

3,696 square feet of industrial structures at 2346 W. Belmont Ave. in Fresno sold from Stephen G. Ainsworth to James Matthews and Elizabeth Matthews. Ron Stumpf and Alexandra Stumpf were the brokers.

31,363 square foot mixed-use property at 214 Beardsley Ave., Bakersfield sold from Orange Donkey, Inc. to Mitchell Felton and Gabriel Felton. Veronica Stumpf was the broker in cooperation with Sanjeev Advani

## ABC REPORTS

A Type 30 license was issued to Lindsay Food Mart located at 235 N. Fremont Dr., in Lindsay, held by Lindsay Food Mart Inc. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 30 license was issued to Mega Food & Spirits #4, located at 5595 E. Griffith Way, in Fresno, held by Mega Food & Spirits #4. 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 21 license was issued to Sherwood Handy Mkt Inc., located at 1907 W. Morton Ave., in Porterville, held by Sherwood Handy Mkt Inc. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 21 license was issued to Day & Night Markets, located at 10 N. Belle Haven Dr., in Lemoore, held by Beal Properties Inc. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 30 license was issued to Straw Hat Pizza, located at 1111 W. Visalia Rd., in Exeter, held by Rebecca Ann Moreno-Mendoza. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

## PERMITS

SELECTED CONSTRUCTION PERMITS VIA CONSTRUCTION MONITOR, constructionmonitor.com.

**Grand Stands**  
Valuation: \$700,000  
1719 S Winery Ave  
Fresno CA 93727-5011  
pmt#:B24-02041  
07/09/2024  
Contractor  
Quiring General LLC  
5118 E Clinton Way Ste 201  
Fresno CA 93727-2094  
559-432-2800  
lic:973147  
Owner  
Fresno Pacific University  
1717 S Chestnut Ave  
Fresno CA 93702-4709  
https://www.fresno.edu  
559-453-2000

**Commercial Building**  
Valuation: \$1,576,000  
No Address Given  
Fresno CA 93722  
pmt#:B24-06517  
07/09/2024  
Contr-Owner  
Haydon Construction Inc  
2019 N Gateway Blvd # 200

Fresno CA 93727-1607  
559-251-5522

**Remodel Commercial**  
Valuation: \$5,000  
3716 E Olive Ave  
Fresno CA 93702-1237  
pmt#:B24-09207  
07/11/2024

**Remodel Commercial**  
Valuation: \$12,000  
420 N Broadway St  
Fresno CA 93701-1512  
pmt#:B24-04392  
07/11/2024  
Contractor  
Beneventos Cleaning & Restoration Service Inc  
744 E Douglas Ave  
Visalia CA 93292-3810  
559-625-8554

**Dock Doors**  
Valuation: \$25,735  
3523 S Northpointe Dr  
Fresno CA 93725-1964  
pmt#:B24-06590  
07/09/2024  
Contractor  
Lane Valente Industries Inc

**Tenant Improvement Starbucks**  
Valuation: \$186,900  
680 Derrick Ave  
Mendota CA 93640-2204  
pmt#:20240121  
06/03/2024  
Contractor  
Pacific Coast Constructio  
1825 Golden State Ave  
Bakersfield CA 93301-1028  
661-431-0796  
lic:785020  
Owner  
Quikserve Kern Inc  
25 E Airway Blvd  
Livermore CA 94551-7622

**Tenant Improvement**  
Valuation: \$487,600  
2884 E Shepherd Ave Ste 104  
Fresno CA 93720-4187  
pmt#:B24-01787  
07/09/2024  
Contractor  
Target Constructors Inc  
40405 Brickyard Dr # 110  
Madera CA 93636-9515  
559-449-9090  
Fax:559-449-9191

lic:520198

**Storage Building**  
Valuation: \$299,148  
7290 20th Ave  
Lemoore CA 93245-9616  
pmt#:2405-066  
4,950 sf  
07/08/2024  
Contractor  
All Stage Construction & Development Inc  
37451 Avenue 12 1/4  
Madera CA 93636-8651  
559-681-8947  
Richard E Lindsay  
7290 20th Ave  
Lemoore CA 93245-9616

**Tenant Improvement**  
Valuation: \$200,000  
40027 Highway 49  
Oakhurst CA 93644-8963  
pmt#:23-0003-COM  
2,313 sf  
06/19/2024  
Contractor  
Tri-Quest Builders & Developers Inc  
4630 Northgate Blvd Ste 110  
Sacramento CA 95834-1140  
916-923-0333  
lic:536909  
Samantha M Esiner Trust  
6740 N West Ave Ste 107  
Fresno CA 93711-4302

**Tenant Improvement & Remodel Office**  
Valuation: \$200,000  
2500 N American St Unit 101  
Visalia CA 93291-8372  
pmt#:B241075  
806 sf  
07/08/2024  
Contractor  
Staiger Construction Company Inc  
Daniel Field  
PO Box 9811  
Fresno CA 93794-0811  
559-275-2269  
559-435-1411  
lic:331965  
Owner  
J Beast Lp-see Diversified Development Group  
7519 N Ingram Ave Ste 104  
Fresno CA 93711-5883  
559-225-6363

**Retail Space**  
Valuation: \$545,000

4043 S Mooney Blvd  
Visalia CA 93277-9148  
pmt#:B241602  
6,684 sf  
07/10/2024  
Contractor  
Parkway C&A Lp  
Bill Helmann  
1000 Civic Cir  
Lewisville TX 75067-3493  
469-322-3763  
608-574-2336  
lic:1023585  
Owner  
Pkv Llc  
2074 Park St Ste 101  
Hartford CT 06106-2060  
https://parkvillemanagement.com

## NEW BUSINESSES

### FRESNO COUNTY

- Awake Fresno
- Monkey Cloud Clothing Co.
- Kings Winery Medical Clinic
- Mind Body Matrix
- Diebert & Associates, Certified Public Accountants
- Select Tax & Payroll Inc.
- Long Family Office
- McCoy's Coffee Shop
- Seven Bar & Grill
- Horizon West Apartments
- The Accountant
- G&R Construction
- Blinktac
- Amada Senior Care North Fresno - Clovis, CA
- Kokos Treats N More
- Mango Mechanics
- Lil' Donut Factory
- Newki Designs
- Deli Delicious



Google Earth image | A permit for grandstands was secured at 1719 S. Winery Ave. in Fresno at Fresno Pacific University.



Google Earth image | A commercial remodel permit was secured at 420 N Broadway St. in Fresno.



Google Earth image | A tenant improvement permit for Starbucks was secured at 680 Derrick Ave. in Mendota.



# Fine Dining Establishments

In the Central San Joaquin Valley - ranked by average price of entree.

	Name of establishment Address	Phone Fax	Price: Most Average Least	Indoor seating Patio seating	Restaurant specialties	Chef	Person in charge Year founded locally
1 (1)	<b>The Elderberry House</b> <sup>1</sup> 48688 Victoria Lane Oakhurst, 93644	559-683-6800 559-683-0800	\$145 \$120 \$95	WND WND	We offer a seasonal tasting menu highlighting local farms. French-European cuisine	Ethan de Graaff	Jonathan Rosenson 1984
2 (2)	<b>Ruth's Chris Steak House</b> <sup>1</sup> 7844 N. Blackstone Ave. Fresno, 93720	559-490-0358 559-490-0362	\$149 \$100 \$43	296 30	USDA Prime steaks cooked to perfection and served up on five-hundred degree plates.	Roy Young	Brian Ferry, Nik Talwar 1965
3 (5)	<b>13 Prime Steak</b> 1345 N. Willow Ave. Ste. 190 Clovis, 93619	559-216-1313 559-449-1553	\$125 \$77 \$28	150 64	Prime Steakhouse, American regional cuisine, craft cocktails, and boutique wine list	Jeff Valadez, Tommy Chavez	Falina Marihart, John D Marihart 2018
4 (NR)	<b>Cracked Pepper Bistro</b> 6737 N. Palm Ave. Fresno, 93704	559-222-9119 WND	\$84 \$40 \$35	90 40	Steaks, scallops, crab-cakes, salads, bread pudding, and seasonal offerings	Vatche Moukhtarian	Vatche Moukhtarian 2007
5 (4)	<b>Tommy's Restaurant</b> 130 N. Encina St. Visalia, 93291	559-627-6077 559-627-6076	\$98.95 \$39.95 \$14.95	100 0	Cedar plank rib-eye, bread pudding, steak nachos, prime rib, meatloaf and cheesecakes	WND	Laurie Malcolm, Wayne Malcolm 2010
6 (8)	<b>The Standard</b> 9455 N. Fort Washington Fresno, 93730	559-434-3638 559-434-3912	\$63 \$35 \$18	90 70	Custom handcrafted cocktails, vast whiskey selection. Food specializing in American classics with a twist.	Danny Luera	Steve Bisla 2008
7 (8)	<b>Campagna Restaurant</b> 1185 E. Champlain Dr. Fresno, 93720	559-433-3300 WND	\$49 \$33 \$16	130 165	Eclectic California cuisine	Floro Bugnosen	Tony Sciola 2001
8 (10)	<b>Roger Rocka's Dinner Theater</b> 1226 N. Wishon Ave. Fresno, 93728	559-266-9494 559-498-6307	\$36 \$30 \$26	230 0	We offer full service meals that change with each Good Company Players production presented on our stage.	Eric DeGroot	Denise Graziani 1978
9 (NR)	<b>The Vineyard Restaurant</b> 605 S. I St. Madera, 93637	559-674-0923 WND	\$32 \$25 \$17	120 50	Italian American, USDA Choice steaks and fresh fish, burgers and entree salads	Joy Campbell, Codee Herring	Christopher Mariscotti 1977
10 (NR)	<b>Que Pasa Mexican Cafe</b> 1549 Hillman St. Tulare, 93274	559-684-0600 661-665-9194	\$25 \$16 \$15	99 45	Molcajetes, sizzling enchiladas, steaks and seafood	WND	2001

WND-Would Not Disclose. NR-Not Ranked. All data has been provided by The Business Journal Research Department, restaurant website & representatives of the businesses listed except when otherwise noted.

Research: Alex Light  
Publication Date: July 26, 2024  
Email: alex@thebusinessjournal.com

<sup>1</sup> Based on 2023 data

# EXPERIENCE *THE MEDIA* OF BUSINESS.







Photo by Tobias Tullius on unsplash.com | The FTC is seeking information about "surveillance pricing," or using consumer data to charge different customers different prices for the same goods.

By WYATTE GRANTHAM-PHILIPS AP Business Writer

(AP) — The Federal Trade Commission has ordered information from eight companies that the agency says offer products and services that use personal data to set prices based on a shopper's individual characteristics.

In a Tuesday announcement, the FTC said it was seeking to better understand the "opaque market" of "surveillance pricing" practices using consumer data — including credit information, location and browsing history — to charge different customers different prices for the same goods.

To do this, the agency noted, third-party intermediaries claim to use advanced algorithms, artificial intelligence and other technology.

"Firms that harvest Americans' personal data can put people's privacy at risk. Now firms could be exploiting this vast trove of personal information to charge people higher prices," FTC Chair Lina M. Khan said in a prepared statement.

Khan added that the FTC's inquiry "will shed light on this shadowy ecosystem of pricing middlemen."

The FTC said it sent orders to Mastercard, Revionics, Bloomreach, JPMorgan Chase, Task Software, PROS,

## FTC orders 8 companies to provide information on 'surveillance pricing' practices

Accenture and McKinsey & Co.

The agency says its "study" will aim to understand how surveillance pricing works and investigate potential impacts on privacy and consumer protection.

The orders requested information on the "types of surveillance pricing" that each company has produced, developed or licensed — as well as details on data collection methods, which customers were offered such products or services and other potential impacts, such as different prices paid, the FTC said.

In a statement sent to The Associated Press Tuesday, Revionics said

that it "does not develop software that recommends pricing targeted to specific individuals" — or use individual consumer data "in any manner."

The software company said its AI price optimization software considers several "market-level factors" to recommend optimal prices, such as historical sales data. Revionics added that its data is often sourced from retail partners — reiterating that it "does not, in any way, conduct operations related to the surveillance of consumers."

Mastercard did not comment when reached by the AP Tuesday afternoon, but confirmed that it received the FTC's request and would cooperate in the process. The remaining companies did not immediately release additional statements.

## Retail sales unchanged in June from May, underscoring shoppers' resilience

By ANNE D'INNOCENZIO AP Retail Writer

(AP) — Shoppers paused their spending in June from May, defying economic forecasts for a pullback and proving their resilience in the face of an uncertain economy.

Retail sales were unchanged in June from May, after being revised upward to a 0.3% increase in May, according to the Commerce Department report Tuesday. Last month, April sales were revised downward — a 0.2% decline, from unchanged. Sales rose 0.6% in March and 0.9% in February. That comes after sales fell 1.1% in January, dragged down in part by inclement weather.

Sales at gas stations and auto dealerships weighed down the figure. Excluding gas prices and auto sales, retail sales rose 0.8%. Sales at gas stations were down 0.3%, while business at auto stores fell 0.2%, as dealerships were disrupted by a multiday outage after cyberattacks on a software supplier.

The snapshot offers only a partial look at consumer spending and doesn't include many services, including travel and hotel lodges. But the lone services category — restaurants — registered an uptick of 0.3%.

Elsewhere, plenty of areas were strong. Online sales rose 1.9%, while clothing and accessories store sales rose 0.6%.

Department stores posted a 0.6% increase. Stores selling building materials and garden supplies rose 1.4%.

Control retail sales, which excludes food service and drinking places, auto dealers, gas stations, construction material and garden supply stores, and a few other volatile categories, and which goes into the calculation of nominal gross domestic product, rose a solid 0.9% in the month.

Government retail data isn't adjusted for inflation, which declined 0.1% from May to June, according to the latest government report. High inflation helps to inflate retail sales figures.

"This was a legitimately strong report and inconsistent with a consumer who is on the brink of collapse," Richard de Chazal, a macro analyst at William Blair, wrote in a report. "This spending is being driven by still positive (though moderating) real income growth, from a consumer that is still widely employed."

But he added that spending is inconsistent with a host of retailers still seeing more value-conscious consumers who are trading down and generally more thoughtful about their purchases. He also said lower-income consumers, having spent their pandemic savings, are increasingly using credit cards to maintain consumption, resulting in higher delinquency rates and falling levels of confidence, as inflation has moderated along with real income growth.

Federal Reserve Chair Jerome Powell said Monday that the Federal Reserve is becoming more convinced that infla-



Photo by Artificial Photography on Unsplash | Retail sales were unchanged in June from May, after being revised upward to a 0.3% increase in May, according to the Commerce Department report Tuesday. Last month, April sales were revised downward — a 0.2% decline, from unchanged.

tion is headed back to its 2% target and said the Fed would cut rates before the pace of price increases actually reached that point.

Last week, the government reported that consumer prices declined slightly from May to June, bringing inflation down to a year-over-year rate of 3%, from 3.3% in May. June marked a third straight month of cooling deflation, a sign that the worst price spike in four decades is steadily fading and may soon bring in interest rate cuts by the Federal Reserve.

So-called "core" prices, which exclude volatile energy and food costs and often provide a better read of where inflation is likely headed, climbed 3.3% from a year earlier, below 3.4% in May.

Meanwhile, America's employers delivered another healthy month of hiring in June, adding 206,000 jobs and once again underscoring the U.S. economy's ability to withstand high interest rates.

The retail sales report comes as there's been some upheaval in the retail landscape.

Earlier this month, the parent company of Saks Fifth Avenue agreed to buy upscale rival Neiman Marcus Group, which owns Neiman Marcus and Berg-

dorf Goodman stores, for \$2.65 billion, with online behemoth Amazon holding a minority stake.

The new entity will be called Saks Global, creating a luxury powerhouse at a time when the arena has become increasingly fragmented with different players, from online marketplaces that sell luxury goods to upscale fashion and accessories brands opening up their own stores.

Macy's announced on Monday it was terminating its monthslong buyout talks with two investment firms, citing a substandard offer and the lack of certainty over financing. The department store chain alleged that Arkhouse Management and Brigade Capital didn't disclose the highest purchase price they were prepared to pay.

Macy's said it will focus on its own turnaround efforts. That previously unveiled plan includes closing 150 Macy's stores over the next three years and upgrading the remaining 350 stores.

And grocery chain Stop & Shop, squeezed by rivals like Walmart and Aldi, said Friday it will close 32 underperforming grocery stores in the Northeast by the end of the year.





# REGGIE ELLIS

**PRESIDENT & PUBLISHER | MINERAL KING PUBLISHING, INC.**

**EDUCATION:** BACHELOR'S DEGREE IN JOURNALISM FROM SAN DIEGO STATE UNIVERSITY. | **AGE:** 47 | **FAMILY:** I HAVE BEEN MARRIED TO MY WIFE BRIDGET FOR 24 YEARS AND WE HAVE TWO TEENAGE CHILDREN, ALYSSA AND ISAAC.

## What we do:

Mineral King Publishing owns and operates The Sun-Gazette and Mid Valley Times newspapers in Tulare and Fresno counties. We publish daily online and weekly in print, primarily covering local government, education, business and high school sports. We also run a commercial printing operation which prints most of the independent, locally owned newspapers in the Valley.

## Tell us a little about your career to your current position.

My first job in journalism was as a sports stringer for The Exeter Sun and Lindsay Gazette (now The Sun-Gazette) in high school. After earning my degree in journalism, I returned to The Exeter Sun and Lindsay Gazette as the editor at the age of 24 in 2001. My wife and I bought out one of the owners of the parent corporation, Mineral King Publishing, in 2005, the same year we combined the two papers into The Sun-Gazette and expanded our territory to include surrounding communities the company had previously covered. In 2016, my wife and I bought out the remaining owners and became sole owners and I took on the title president and publisher — the role I still serve in today. In 2022, I sold 20% of the company to my current partner and Executive Editor Paul Myers and his wife Courtney.

## What was the transition like from being a journalist to an executive?

It was not easy for me to give up reporting and writing every day and I still struggle with it. I held onto the idea of being a daily presence in the newsroom for far too long when what the company really needed was for me to take a leadership role of all aspects of the business. Having a business partner I can rely on to maintain the quality of the journalism gave me the confidence to step back and look at the company as a whole. It also afforded me the time to take an intimate look at the business model and begin thinking about it in new ways. I don't have an MBA, so I read a lot of books to make sure I can learn from others' mistakes as much as possible. Local news can't really afford to make many mistakes.

## What drew you to journalism?

I did not work for yearbook or the school paper in high school but had an English teacher who noticed my interest in writing and sports. She "assigned" me to watch the NCAA Tournament championship game, write a story on it, and submit it to her for review. I enjoyed all aspects of the assignment, far beyond my interest in sports. I was thrilled to find a different angle than what I read in the news about the game, the statistical analysis to provide the story with evidence coupled with my own observations to add color. She encouraged me to apply for my first stringer position. It combined all of the aspects of education I liked — writing, research, and recording my thoughts.

## How has Mineral King Publishing grown over the years?

When I first started at Mineral King Publishing in 2001 we had about 20 employees to cover two communities. By 2015, we had reduced the staff to 8 but were attempting to cover five communities and nearly closed our doors for good. Beginning in 2021, we started to see gains in circulation, expanded our coverage to include all of Tulare County, and were up to 15 employees. In 2022, we stepped in to save the Mid Valley Times before it closed its doors and shut down printing operations for many of the small newspapers operating in the South Valley. In the last year, we have added more

journalists, rack locations, subscribers, and a new marketing department at both publications. We now have 30 employees working out of offices in four different cities across two counties.

## What is Mineral King's plan to make community news profitable?

The building blocks of business are no different for media than other businesses; however, the product is something everyone thinks they already know or can find for free. Local news has been crushed under the weight of poor decisions by national chains. My company has, in many ways, decided to zig where they zag. The secret ingredient for news has always been quality content yet media conglomerates decided to cut newsrooms instead of other parts of the business. When we are struggling to make ends meet, we cut every part of the company first before ever thinking about downsizing the newsroom. That's not to say we don't put a lot of value on those other departments, because they pay for the news operations. Local news must have a diverse mix of revenue to insulate it from the ebbs and flows of advertising, inflation, and recessions.

## How is business on the commercial printing side after the acquisition of Mid Valley?

We officially purchased the Mid Valley Times and its printing operation just over a year ago on May 1, 2023. We have upgraded most of the equipment, built up an inventory of parts and supplies and drastically improved the consistency and quality of print for local newspapers, including our own. This has allowed us to streamline operations, nearly double our clientele and expand the areas to which we deliver.

## What are your roots in the Central Valley?

I was born and raised in Hanford. My parents were both born in the Valley but none of my grandparents were, so I am a second-generation Valley resident. I was somewhat of a latchkey kid, allowed to roam around town as long as I could get there on my bike. I learned to be independent, curious about my community, and had parents and other people in my life who modeled hard work and dedication.

## What was the best advice you ever received?

When you own a company and don't have set hours, you still have to find a way to leave work at work, at least for a while, to be present with your family as much as possible. Working to grow your business is one thing, but working toward a better community and a better life should be the goal. There is a fine line between possessed and blessed, commitment and contentment.

## What was your very first job and what did you learn from it?

My very first job was tarring roofs in the summertime for apartments that my grandfather owned in Visalia. I did not drink enough water or take enough breaks and I almost blacked out and fell off the roof. I learned that I do not handle extreme heat well and that I never wanted a job working outdoors in the Central Valley.

## What do you like to do in your spare time?

I enjoy reading, board games, hiking, beer tasting and watching SDSU sports and the New York Football Giants.





## GUEST VIEW

Clayton Alexander

# How you can support small businesses this fall

Small businesses are the heart and soul of your local economy, and now more than ever it's important to give them your support. What's so important about small businesses? They provide jobs, they foster community, and they provide the opportunity for unique innovations that can then be adopted by other businesses. Despite their importance, small businesses often face adversity from large corporations, economic downturns, and even the occasional global pandemic. Below, we'll explore the various ways in which you can support your local small businesses and help make a big difference in your community.

### Shopping local

The most important way you can help a local business thrive is, as you might assume, to shop there. Giving local businesses your patronage, as opposed to shopping at a large chain retailer, will result in you directly contributing to your local economy. Local business' earnings will usually be reinvested back into their community, which goes on to benefit other local entities such as schools, fellow businesses, and infrastructure. A great example of shopping local is frequenting your local farmers'

market. Not only can you get your hands on quality ingredients, but you can also directly support local farmers in the community.

### Use social media

Social media is as powerful as it is easy to use. You can significantly increase your favorite business' popularity through social media. Start by finding your favorite local businesses on platforms like Facebook, Instagram or X. Then when you like their content, those that are connected to you on social media will be more likely to shop at that business based on your endorsement. Sharing a business' post(s) is also a great way to attract potential customers, especially when the post is about some sort of special sale or deal that they are offering.

### Purchase gift cards

Purchasing gift cards from a business is a great way to supply a business with cash upfront. Even in a slow period, businesses still have costs to pay for their continued operation, which is why gift cards can be a great choice. It's best to think of them as a future investment, or rainy day fund, towards the business. And as their name implies, they make

great gifts to friends and family. Not only are you helping a business, but you're also giving the recipient the choice of what they'd like to purchase from that business.

### Participate in community events

Community events are another great way to engage with and support local small businesses. Festivals, fairs, home shows, farmers' markets, etc. all will more than likely be mostly comprised of various small, local businesses. Attending these sorts of events not only helps provide revenue for various local businesses, but also helps raise their popularity and local customer base. Not to mention, attending these events allows you to help cultivate a vibrant local community, giving both businesses and individuals the opportunity to network with one another. There are other various community events you can also participate in such as workshops and classes taught or sponsored by a local business.

### Choose local services

Supporting small businesses doesn't just mean choosing where you do your shopping every week. It's also about who you choose to provide services for you, your home, your car, etc. When you need to hire someone to like a landscaper or a cleaning service, choose a service professional

that's local. Even for services like hiring an accountant or lawyer, it's often more beneficial to get local talent. Choosing local services not only gives you a better opportunity to build a long term relationship with that individual but can also more often than not allow you to receive more direct, personalized service.

### Advocate and refer

One of the best ways to find quality service is through word of mouth. As a customer, you can play a crucial role in advocating for your favorite businesses. Start by letting folks know that you enjoy a local store or service provider. After that, you can even move on to social media, and throw some shout-out posts to these businesses.

### In conclusion...

This coming fall, show local small businesses your support. Shop local, use social media, purchase gift cards, hire local, and spread the word. Together, we can help these vital enterprises thrive and keep our local economy strong and vibrant.

*Clayton Alexander is the Storyteller/ Communications Specialist at Better Business Bureau serving Central California & Inland Empire Counties.*



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# Last week's global IT outage hits Central Valley business operations

By Gabriel Dillard and Estela Anahi Jaramillo

The global IT outage being called the largest in history and Y2K come to life disrupted business operations in the Central Valley on July 19.

Local television stations saw their morning news broadcasts disrupted by the outage of Microsoft 365-based apps and services. For some, the problems began on July 18.

ABC 30 experienced difficulties during its Action News Live at 11 newscast Thursday night. Warren Armstrong, Margot Kim, Stephen Hicks and Christine Gregory continued the show in the studio through Facebook Live.

KMPH Fox 26 also experienced Microsoft's dreaded "blue screen of death" Friday morning and was off the air. The station announced at 5 a.m. that Great Day would be off-air indefinitely until further notice. Justin Willis continued to give weather updates on Facebook through the outage. Christina Lopez also shared her live desk update on Facebook, informing viewers about the Microsoft outage.

KMPH restored service at 8:30 a.m., reporting that the massive disruption affected companies and services worldwide, highlighting dependence on software from a handful of providers.

The outage impacted businesses worldwide. Customers at certain locations were asked to pay with cash only while systems were down, Starbucks stores around the globe were impacted by the outage.

The glitch, caused by a faulty update from cybersecurity firm CrowdStrike to computers running Microsoft Windows, also impacted banks.

Bakersfield-based Valley Strong Credit Union, which opened its 32nd branch in Hanford in May, reported on social media that its online banking portal may not be available on desktop computers, though access was still available on the mobile app. They reported that their contact center wait time was higher than normal.

Valley Strong Credit Union has more than 360,000 members and nearly \$4 billion in assets.

Vikkie Calderon, Fresno airport spokesperson, said airlines at Fresno Yosemite International Airport (FAT) reported 12 flight cancellations, with the problem alleviated by the weekend.

There were approximately 25 flight delays at FAT, Calderon said.

"With the global technology issue impacting several airlines this morning, passengers are urged to please check your flight status with your airline prior to heading to the airport," local airport officials warned on social media Friday morning.

Genelle Taylor Kumpe, CEO of the San Joaquin Valley Manufacturing Alliance, said Friday at least one of their member companies was down briefly by the outage. Another saw that its truck tracking services through Verizon go down.

#### Local government servers down

The County of Fresno was impacted by the widespread global technology outage. About 400 of the County's computer servers were down at one point. At least 3,500 workstation laptops or computers were adversely affected. Each computer must be manually re-booted, which is a time-consuming process, according



Your PC ran into a problem that it couldn't handle, and now it needs to restart.

You can search for the error online: HAL\_INITIALIZATION\_FAILED

**Microsoft image** | Microsoft users across the globe encountered the feared "Blue Screen of Death" last week with the global outage caused by a faulty update.

to a statement.

The County prioritized the updating and re-booting of systems in mission critical areas involving emergency services, the Fresno County Sheriff's Office and jails, the Juvenile Justice Center, Hall of Records, and Child Welfare Services, among others.

Throughout the incident, the County did not experience any breach of employee or resident information.

#### What happened?

Last Friday's chaos began with a faulty update was pushed out from CrowdStrike. In a post on social media platform X, President and CEO George Kurtz cited a "defect found in a single content update for Windows hosts" — noting that Mac and Linux hosts were not impacted.

CrowdStrike outlined measures it would take to prevent the problem from recurring, including staggering the rollout of updates, giving customers more control over when and where they occur, and providing more details about the updates that it plans.

As part of the new prevention measures, CrowdStrike said it's also beefing up internal testing as well as putting in place "a new check" to stop "this type of problematic content" from being deployed again.

CrowdStrike has said a "significant number" of the approximately 8.5 million computers that crashed on Friday, causing global disruptions, are back in operation as customers and regulators await a more detailed explanation of what went wrong.

Once its investigation is complete, CrowdStrike said that it will publicly release its full analysis of the meltdown.

#### Health systems

In Los Angeles, the Cedars-Sinai Health System remained open and continued to provide care. Spokesperson Christina Elston said the system was affected by the outage but that they were working to address the issue and limit its impact.

Harris Health System, which runs public hospitals and clinics in the Houston area, said it had to suspend hospital visits "until further notice" due to the outage. Elective hospital procedures were being canceled and rescheduled. Clinic appointments were initially impacted, but in a post later on X, the health system said that its health centers were now open for such appointments.

There were no reports of major disruptions with local health systems.

Community Health System, the region's largest hospital system, said there was minimal impact.

"Along with so many others, Community Health System is experiencing some issues with the widespread global tech disruptions. It has not impacted our ability to provide patient care in our hospitals, and has had minimal impact to our outpatient centers and clinics. Our IT teams have been working diligently to alleviate remaining technology issues and, so far, we are seeing positive results," said Eric Saff, senior vice president, chief information office with Community Health System.

Valley Children's Healthcare experienced a brief disruption Friday that did not impact patient care, said spokesperson Zara Arboleda.

"Our Information Technology Services team quickly resolved the faulty software update that affected our systems and businesses throughout the world," according to a statement.

Emergency call centers in some US states report outages

Officials in some U.S. states, including Alaska, Virginia and Iowa, warned of problems to 911 emergency call centers in their areas. Alaska State Troopers warned that many 911 and nonemergency call centers across the state weren't working correctly and shared alternate numbers.

Ben Hensley and the Associated Press Contributed to this report.





FPU photo | Students hold numbers representing the total raised by supporters of Fresno Pacific University through a \$1.5M matching gift from longtime friends Al and Dotty Warkentine.

EDUCATION

Generosity is creating energy as friends of **Fresno Pacific University** have met and surpassed a \$1.5 million matching gift. The goal was to raise \$3 million through the gift from longtime supporters Dr. Al and Dotty Warkentine. Adding to the challenge was the timeframe—March 20 to June 30, 2024.

The calendar proved no obstacle at all to faculty, staff, administrators, donors and Advancement Office staff, as the \$1.5M match was met and surpassed. By July 1, \$3,434,222 had been collected. Al Warkentine says he and Dotty hope this success invigorates everyone at FPU. “I hope it energizes our base: the staff, faculty and, of course, the alumni,” he said.

An effort like this also shows students just how many people are looking out for them. “It should be tremendously energizing to the students to realize there are people out there who are avid supporters of the university, as Dotty and I have been. I hope this makes them realize that their education is important,” Warkentine said.

While the money will go to the general fund, the goal is to use it in ways, such as scholarships, that directly impact those very students. “We are beyond excited at this wonderful response. We feel we’ve just begun to fly—this gift helps us soar,” said Liz Garvin, vice president for advancement and executive director of the FPU Foundation.

Any gift—excluding capital and endowment donations—qualified for the match. Contributions are still welcome online at [fpu.edu/give](http://fpu.edu/give). All donations go far toward changing the lives of the nearly 3,000 FPU students earning their bachelor’s, master’s and seminary degrees at campuses in Fresno, Visalia, Merced and Bakersfield as well as online.

PHILANTHROPY

Fresno Mayor Jerry Dyer was happy to accept a **generous donation** of 20 pallets of water bottles from Producers Dairy this week. With extreme temperatures predicted, the City of Fresno is grateful for the



Donation

38,000—water bottle donation that will be provided to residents during the heatwave. The water bottles will be provided to the local community through the City’s cooling centers free of charge.

REAL ESTATE

Fresno’s Tafoya Real Estate, led by **Scott Tafoya**, recently joined The Real Brokerage. Real bills itself as the world’s fastest growing publicly traded real estate brokerage. The 40-agent Tafoya Real Estate team serves California’s San Joaquin Valley, including Fresno, Clovis and Madera. Specializing in residential and agricultural properties, the team closed sales totaling \$98 million in 2023.



Tafoya

AWARDS

**Dawn Golik**, district director in the U.S. Small Business Administration was awarded



Golik



Barajas-McGahan

a US Senate Certificate of Commendation from U.S. Senator Laphonza Butler’s office in recognition of her work as one of California’s dedicated public servants.

HEALTH

CARE

Family HealthCare Network (FHCN) welcomes **Maria Barajas-McGahan**, MD, to the pediatrics team at the Fresno First health center. Dr. Barajas-McGahan brings a passion toward providing family-centered care and a history of excellence throughout the course of her educational journey. Raised in Reedley, Dr. Barajas-McGahan’s healthcare journey started in the Central Valley at University of California Merced, where she earned her Bachelor of Science degree in

biological sciences with an emphasis in human biology while graduating with high honors. Dr. Barajas-McGahan furthered her education at University of California Davis in Sacramento, where she received her Doctor of Medicine degree. During her time at UC Davis, Dr. Barajas-McGahan was featured in two research projects that focused on supporting breastfeeding mothers. After completing her residency at Valley Children’s Hospital in Madera, Dr. Barajas-McGahan accepted a position with Family HealthCare Network in 2024.

Kaweah Health Dialysis Center has received a five-star patient-satisfaction rating and a four-star quality rating from the Centers for Medicare & Medicaid Services, the highest ratings for any dialysis clinic in Visalia. The patient satisfaction rating is based on patient surveys that center on

doctor communication and caring, interactions with dialysis center staff, providing information to patients, and the cleanliness and comfort of the dialysis facility.

“We really try to focus on providing the best care and comfort for our patients,” said Amy Baker, Director of Renal Services at Kaweah Health. “We are honored that our patients have chosen to rate us five stars and will strive to maintain that rating.”

The four-star quality rating is calculated in part on a low rate of hospitalizations or re-admissions to the hospital, preventing unnecessary transfusions, and preventing bloodstream infections. The national average is three stars.

Kaweah Health Dialysis Center is the largest hospital-based dialysis facility in the South Valley and the only non-profit facility in Visalia.

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# Pistachio palace

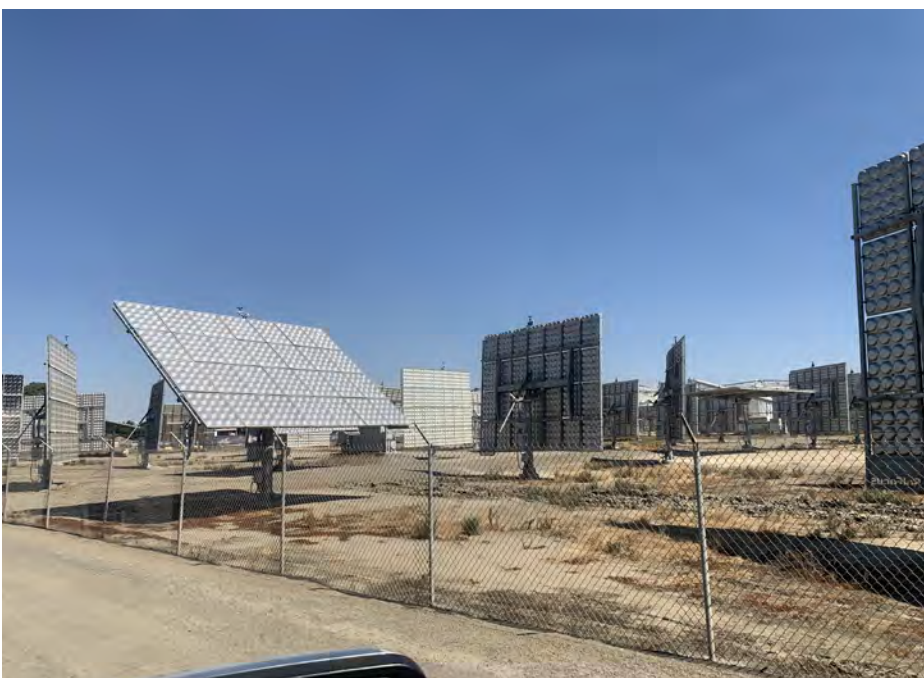
Here are some sights from Nichols Farms in Hanford, a fourth-generation family farm established more than 60 years ago. Founded in 1960 by Nic and Virginia Nichols, the operation started with row crops, with cotton as the staple. In 1981 Nic planted their first almond and pistachio tree, one of the first to transition his orchards. Today, the farm is led by the family's third generation, Operations Director Jeff Nichols, and VP of Farming Operations James Nichols.



Photos by Frank Lopez | Jeff Nichols (left) and Grower Relations Manager Gerrid Climer (right) stand in Nichols Farms' pistachio orchards. Pistachios have a higher price than many other nuts because it takes six years for trees to start producing, and more advanced equipment and machinery is required during harvests.



Photos by Frank Lopez | Nichols inspects the farm's almond trees, which typically bloom between mid-February and mid-March, and harvested from August to October in California.



Photos by Frank Lopez | Nichols Farms utilizes solar panels to harness the power of the sun and power a significant portion of the farm's operations, and continuously try to do more with less to spare natural resources.



Photos by Frank Lopez | Nichols stands in one of their warehouses where packaged pistachios and almonds are stored for the Nichols Farms brand, as well as for other large, national brands.



**Cal State | From 8**

helped chemistry senior TJ Lake with two cases of repeated misgendering, one at the testing center and the other at the Student Health and Counseling Center. Photo by Larry Valenzuela for CalMatters

Cal State is working to update its nondiscrimination policy by Aug. 1 to meet the Biden administration's deadline for implementing new Title IX protections for transgender and nonbinary students, among other provisions, which 26 Republican-led states have sued to block. So far, judges have temporarily blocked the rule in 14 states.

In the Cozen survey, 24% of students, faculty and staff who chose not to report discrimination or assault said they did not trust the university process. A similar percentage didn't report because they thought their university would not do anything.

Cal State Los Angeles alumna Esmeralda Gollas said she knew of the Title IX Office's negative reputation at her university. But in her experience, she felt supported both times she reported cases, first for sexual harassment during her freshman year and then a sexual assault during her junior year. When reporting the assault, Gollas called the Title IX Office at 4:30 p.m., about 30 minutes before closing. The office's coordinator stayed on the phone with her until 7 p.m., she said.

"They kind of talked me through what opening a case would mean if I wanted to press charges. They let me know, it's not gonna be easy," Gollas said. "They were very real with me, which I appreciated."

She was directed to the campus police instead of the Title IX office because her assault occurred off-campus. Title IX offices respond to reports of incidents that occur on campus or during campus-sanctioned off-campus events, according to Cal State policy. Gollas didn't pursue an investigation for personal reasons. During her reporting process, she received counseling through Cal State Los Angeles' contracted victim advocate service, Peace Over Violence.

"I felt very listened to," she said. "I think they did the best they could with what I was willing to agree to at that time."

The Cozen report acknowledges campus advocates play an integral role in supporting students and employees who've experienced sexual harassment or assault.

At Sonoma State, Amanda's case advocate, Susan Pulido, provided her support, even after retiring in May 2023. Pulido walked students through the Title IX process and, upon request, attended every Title IX intake meeting. According to Pulido, some students told her she was one of the only people validating their experiences. The Title IX intake process can be "cumbersome" and confusing, Pulido said. There's no one to explain the steps, so the advocate is there to answer any questions.

"And they can get honest feedback and honest information," Pulido said.



**Illustration by Gabriel Hongdsusit, CalMatters** | Nearly every Cal State campus struggled with understaffing and insufficient funding in their Title IX offices, which handle reports of gender discrimination as well as sexual harassment and assault. Staff vacancies were reported at 10 campuses, while the staff available often had multiple duties beyond their job descriptions.

The Cozen report recommends a campus-employed case advocate attend each intake meeting. According to the report, each university had at least one advocate but more would help spread the workload. The report also suggested campuses add a designated advocate for those who are accused of harassment or assault, which only five campuses had at the time of the report.

**Sustaining Title IX changes over time**

The California State Auditor identified the Chancellor's Office as responsible for the failings at each campus Title IX office. The audit recommended policies for hiring procedures, adding a more in-depth data tracking system, and clarifying procedures for investigations. The Assembly Committee on Higher Education then called out Cal State and other California higher education systems in a February 2024 report, which provided further recommendations for each campus and oversight guidance statewide.

"It's really important that we are deliberative and thoughtful in our process," Schwartzkopf told CalMatters. "And it's very important that we get it right. You don't want to rush through these kinds of changes. And so if we need additional time, then we need to take that time to get it right for our campuses and for our communities and for our students and for our employees."

The Board of Trustees will receive a progress report on Title IX reforms from Cal State staff during its bimonthly meeting July 22 to 24.

*Wilson is a fellow with the College Journalism Network, a collaboration between CalMatters and student journalists from across California. CalMatters higher education coverage is supported by a grant from the College Futures Foundation.*

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# PUBLIC NOTICES

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JULY 26, 2024

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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.: 24-30923 A.P.N.: 417-332-11 NOTICE OF TRUSTEE'S SALE . YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/25/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: Rebecca L Pafford, An Unmarried Woman Duly Appointed Trustee; Carrington Foreclosure Services, LLC Recorded 5/31/2017 as Instrument No. 2017-0067698-00 in book , page of Official Records in the office of the Recorder of Fresno County, California , Described as follows: As more fully described in the Deed of Trust Date of Sale: 8/22/2024 at 10:00 AM Place of Sale: AT THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS, FRESNO, CA Amount of unpaid balance and other charges: \$209,167.97 (Estimated) Street Address or other common designation of real property: 5052 N BUNGALOW LANE FRESNO, CA 93704 A.P.N.: 417-332-11 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal

liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this Internet Web site [www.realtybid.com](http://www.realtybid.com), using the file number assigned to this case 24-30923. 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. For sales conducted after January 1, 2021: **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 , or visit this internet website [www.realtybid.com](http://www.realtybid.com), using the file number assigned to this case 24-30923 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: 07/18/2024 Carrington Foreclosure Services, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: or for NON-SALE information: 888-313-1969 Tai Alailima, Director 07/26/2024, 08/02/2024, 08/09/2024

(1)  
**NOTICE OF TRUSTEE'S SALE T.S. No.: 2024-01863 Loan No.: FR4032382 APN: 403-474-17 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/1/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Khalid Chaoui An Unmarried Man Duly Appointed Trustee; Superior Loan Servicing Recorded 4/15/2022 as Instrument No. 2022-0049097 in book , page of Official Records in the office of the Recorder of Fresno County, California, Date of Sale: 8/15/2024 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 Amount of unpaid balance and other charges: \$519,943.81 Street Address or other common designation of real property: 1839 East Cole Avenue Fresno, California 93720 A.P.N.: 403-474-17 "As Is Where Is" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **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, CA07000307-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant **NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can

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 (714) 730-2727 or visit this Internet Web site [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-01863. 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 (714) 730-2727, or visit this internet website [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-01863 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 7/18/2024 Superior Loan Servicing, by Asset Default Management, Inc., as Agent for Trustee 7525 Topanga Canyon Blvd. Canoga Park, California 91303 Sale Line: (714) 730-2727 Julie Taberdo, Sr. Trustee Sale Officer A-4821334 07/26/2024, 08/02/2024, 08/09/2024 07/26/2024, 08/02/2024, 08/09/2024

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APN: 312-463-04 TS No: CA07000307-24-1 TO No: 3055695 **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 August 30, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On September 17, 2024 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 September 7, 2007 as Instrument No. 2007-0167395, of official records in the Office of the Recorder of Fresno County, California, executed by JUDITH M. MORALES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of ONE MORTGAGE NETWORK, INC. 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: 4343 WEST PRINCETON AVENUE, FRESNO, CA 93722 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 \$237,311.38 (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, CA07000307-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant **NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can

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Adjudicated a newspaper of general circulation by Decree No. 14315 of the Superior Court of Fresno County March 4, 1911.



## TRUSTEE SALES

Continued | From 18

call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA07000307-24-1 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 18, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07000307-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 103912, Pub Dates: 07/26/2024, 08/02/2024, 08/09/2024, FRESNO BUSINESS JOURNAL 07/26/2024, 08/02/2024, 08/09/2024

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T.S. No. 121495-CA APN: 481-371-46 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/21/2007. 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 On 8/30/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/24/2007 as Instrument No. 2007-0225874 of Official Records in the office of the County Recorder of Fresno County, State of CALIFORNIA executed by: MELISSA CANO AND RICARDO RODRIGUEZ, WIFE AND HUSBAND AS COMMUNITY 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: 2303 S. VILLA AVENUE, FRESNO, CA 93725 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: \$297,103.14 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 (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 121495-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](http://www.clearreconcorp.com), using the file number assigned to this case 121495-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 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 07/26/2024, 08/02/2024, 08/09/2024

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T.S. No. 102141-CA APN: 458-113-05 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/24/2006. 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 8/30/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/13/2006 as Instrument No. 2006-0260970 of Official Records in the office of the County Recorder of Fresno County, State of CALIFORNIA executed by: JOSE DAFONTE, MARIA DAFONTA 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: THE SOUTH HALF OF LOT 3 OF BERRYHILL TRACT, AS PER MAP RECORDED NOVEMBER 17, 1913, IN PLAT BOOK 7 AT PAGE 13, FRESNO COUNTY RECORDS. WITH THE APPURTENANCES THERETO. The street address and other common designation, if any, of the real property described above is purported to be: 443 N TEILMAN AVE, FRESNO, CA 93706 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: \$23,674.03 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 (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 102141-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](http://www.clearreconcorp.com), using the file number assigned to this case 102141-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 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 07/26/2024, 08/02/2024, 08/09/2024

NOTICE OF TRUSTEE'S SALE TS No. CA-24-986946-SH Order No.: 240149484-CA-VOO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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): ALFREDO FERNANDEZ AND MARIA T. VERBERA, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 11/1/2005 as Instrument No. 2005-0258532 of Official Records in the office of the Recorder of Fresno County, California; Date of Sale: 9/3/2024 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: \$57,798.80 The purported property address is: 835 N WILSON AVE, FRESNO, CA 93728 Assessor's Parcel No.: 452-182-03 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-24-986946-SH. 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-24-986946-SH to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. 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 CORPORATION . TS No.: CA-24-986946-SH IDSPub #0203098 7/12/2024 7/19/2024 7/26/2024 07/12/2024, 07/19/2024, 07/26/2024

APN: 118-031-37 TS No: CA09000027-24-1 TO No: 240095411-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 August 26, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE

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## TRUSTEE SALES

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OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 13, 2024 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 August 31, 2022 as Instrument No. 2022-0109585, of official records in the Office of the Recorder of Fresno County, California, executed by SAMANTHA PAGE, AN UNMARRIED WOMAN, AND PAMELA FLEMING AND JEFFREY FLEMING, WIFE AND HUSBAND, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CASTLE & COOKE MORTGAGE, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 27506 TWIN PONDS RD, CLOVIS, CA 93619 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 \$370,065.02 (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, CA09000027-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA09000027-24-1 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 3, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA09000027-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 103582, Pub Dates: 07/12/2024, 07/19/2024, 07/26/2024, FRESNO BUSINESS JOURNAL 07/12/2024, 07/19/2024, 07/26/2024

NOTICE OF TRUSTEE'S SALE T.S. No.: 2024-01863 Loan No.: FR4032382 APN: 403-474-17 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/1/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Khalid Chaoui An Unmarried Man Duly Appointed Trustee: Superior Loan Servicing Recorded 4/15/2022 as Instrument No. 2022-0049097 in book, page of Official Records in the office of the Recorder of Fresno County, California, Date of Sale: 8/1/2024 at 10:00 AM Place

of Sale: At the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 Amount of unpaid balance and other charges: \$549,669.99 Street Address or other common designation of real property: 1839 East Cole Avenue Fresno, California 93720 A.P.N.: 403-474-17 "As Is Where Is" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 (714) 730-2727 or visit this Internet Web site [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-01863. 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 (714) 730-2727, or visit this internet website [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-01863 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: 7/5/2024 Superior Loan Servicing, by Asset Default Management, Inc., as Agent for Trustee 7525 Topanga Canyon Blvd. Canoga Park, California 91303 Sale Line: (714) 730-2727 Julie Taberdo, Sr. Trustee Sale Officer A-4820524 07/12/2024, 07/19/2024, 07/26/2024 07/12/2024, 07/19/2024, 07/26/2024

## CIVIL

(1) SUMMONS (CITACION JUDICIAL) NOTICE TO DEFENDANT: (AVISO AL DEMANDADO) GEORGE TORRES YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO) EL DAMANDANTE) VIVINT SOLAR DEVELOPER, LLC NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.courtinfo.ca.gov/selfhelp/espanol/](http://www.courtinfo.ca.gov/selfhelp/espanol/)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. CASE NUMBER (Numero del Caso) 23CECG03095 The name and address of the court is: (El nombre y dirección de la corte es) Fresno County Superior Court

1130 "O" Street  
Fresno, CA 93721  
B.F. Sisk Courthouse  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado es), Joseph Woodson, Aldridge Pite LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, CA 92108  
(858) 750-7600  
DATE: (Fecha) 8/7/2023  
Clerk, (Secretario)  
by S. Garcia, Deputy (Adjunto)  
(SEAL)  
07/26/2024, 08/02/2024, 08/09/2024, 08/16/2024

## PROBATE

(1) NOTICE OF PETITION TO ADMINISTER ESTATE OF Shirley Ann House CASE NO: 24CEPR01037 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Shirley Ann House A Petition for Probate has been filed by Tyra Jonathan House in the Superior Court of California, County of FRESNO. The Petition for Probate requests that Tyra Jonathan House 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 26, 2024 9:00 a.m., Dept.: 97A 2317 Tuolumne St.  
Fresno, California 93724  
M STREET COURTHOUSE  
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:  
Colten D. Ballinger, Esq. 348051  
Wanger Jones Helsley PC  
265 E. River Park Circle, Suite 310  
Fresno, CA 93720  
(559) 233-4800  
07/26/2024, 08/02/2024, 08/09/2024

(1) NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIO VEJAR aka MARIO MORENO VEJAR CASE NO: 24CEPR01077 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARIO VEJAR aka MARIO MORENO VEJAR A Petition for Probate has been filed by Mark Vejar in the Superior Court of

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## PROBATE

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California, County of FRESNO.

The Petition for Probate requests that Mark Vejar 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 20, 2024, 9:00 a.m., Dept.: 97A  
2317 Tuolumne Street  
Fresno, California 93724  
M Street Courthouse

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:  
Amber M. Bridges 290127  
BAKER MANOCK & JENSEN, PC  
5260 N. Palm Avenue, Suite 201  
Fresno, California 93704  
(559) 432-5400

07/26/2024, 08/02/2024, 08/09/2024

(1)  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF FRESNO

Street Address: 1130 "O" Street  
Mailing Address 1130 "O" Street  
FRESNO, CA 93721

Probate Division  
ESTATE OF LYNN ANDERSON,  
DECEDENT

NOTICE OF PETITION TO  
ADMINISTER OF ESTATE OF  
LYNN ANDERSON, DECEDENT  
CASE NO.: 24CEPR01051

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of LYNN ANDERSON.

A Petition for Probate has been filed by SHELLEY PRINCE. in the Superior Court of California, county of FRESNO.

The Petition for Probate requests that SHELLEY PRINCE. be appointed as EXECUTRIX 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 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:

Date: AUGUST 26, 2024

Time: 9: 00 a.m.

Dept: 97A

Address of Court: 2317 TUOLUMNE STREET, FRESNO, CA 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 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:  
TRES A. PORTER  
2141 TUOLUMNE STREET, SUITE B  
FRESNO, CA 93721  
(559) 392-0589

07/26/2024, 08/02/2024, 08/09/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
Gayola Delsid, aka, Gayola Nellie Delsid

CASE NO: 24CEPR00984  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Gayola Delsid, aka, Gayola Nellie Delsid

A Petition for Probate has been filed by Dawn Marie Lewis in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Dawn Marie Lewis 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 19, 2024, 9:00 A.M., Dept. 97A  
2317 Tuolumne Street  
Fresno, CA 93724

M Street Courthouse  
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.

Petitioner:  
Dawn Marie Lewis  
3825 Little Rock Drive #93  
Antelope, CA 95843  
(559) 273-8727  
IN PRO PER  
07/26/2024, 08/02/2024, 08/09/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
Michael Allen Windsor aka Michael A. Windsor aka Allen Windsor

CASE NO: 24CEPR01023  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Michael Allen Windsor aka Michael A. Windsor aka Allen Windsor

A Petition for Probate has been filed by Donna Windsor and Raedina Windsor in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Donna Windsor and Raedina Windsor 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 12, 2024, 9:00 A.M., Dept.: 97A  
M Street Courthouse  
2317 Tuolumne Street  
Fresno, CA 93724

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:  
Philip M. Flanigan #124109  
The Law Offices of Philip M. Flanigan  
4082 N. Cedar Avenue, Suite 104  
Fresno, California 93726  
(559) 435-0455

07/26/2024, 07/29/2024, 08/02/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
STACY MONIQUE SERBERA

CASE NO: 24CEPR00970  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STACY MONIQUE SERBERA

A Petition for Probate has been filed by Adam Isaac Diaz in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that ADAM ISAAC DIAZ 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 13, 2024, 9:00 A.M. Dept. 97A  
2317 Tuolumne Street  
Fresno, CA 93724

M Street Courthouse  
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.

Petitioner:  
ADAM ISAAC DIAZ  
2914 East Balch Avenue  
Fresno, CA 93721  
(559) 840-9729  
IN PRO PER  
07/12/2024, 07/19/2024, 07/26/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
PAO YANG

CASE NO: 24CEPR00971  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PAO YANG

A Petition for Probate has been filed by Kelly Xiong in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Kelly Xiong 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 14, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, California 93724  
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:  
Claire J. Chang, Esq. (SBN 315254)  
Wright & Wright, Attorneys at Law, Inc.  
265 E. River Park Circle, Suite 260  
Fresno, CA 93720  
(559) 228-8184  
07/12/2024, 07/19/2024, 07/26/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
Johnny Michael Azevedo, a.k.a. John M. Azevedo

CASE NO: 24CEPR00963  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Johnny Michael Azevedo, a.k.a. John M. Azevedo

A Petition for Probate has been filed by Theresa Azevedo in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Theresa Azevedo 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 12, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, California 93724  
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:  
Luke V. Stempniak 333399  
GRISWOLD, LaSALLE, COBB,  
DOWD & GIN, L.L.P.  
111 E. SEVENTH STREET  
HANFORD, CA 93230  
(559) 584-6656

07/19/2024, 07/26/2024, 08/02/2024

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
JULIO G. BERNAL

CASE NO: 24 CE PR 00229  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JULIO G. BERNAL

A Petition for Probate has been filed by JOSE M. D. BERNAL, JUAN E. BERNAL, MARIA E. CAVAZOS,

Continued | Next Page



## PROBATE

Continued | From 21

ROSEMARY BERNAL in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that JOSE M. D. BERNAL 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 12, 2024, 9:00 A.M., Dept. 97A  
2317 Tuolumne Street  
Fresno, CA 93724

M Street Courthouse

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.

Petitioner:  
JOSE M. D. BERNAL  
286 E. SHIMIZU AVE  
REEDLEY, CA 93654  
(559) 318-0661  
IN PRO PER  
07/19/2024, 07/26/2024, 08/02/2024

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE  
Date: August 13, 2024  
Time: 9:00 a.m.

Dept: 97A (Hon. Brian M. Arax)  
SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF FRESNO

Estate of  
JUDY C. MATHIS, Deceased  
Case No. 24 CE PR 00605

Notice Is Hereby Given that Sarah Santiago, the administrator of the Estate of Judy C. Mathis, deceased, will sell at private sale on August 13, 2024, to the highest and best bidder on the terms and conditions set forth below, and subject to confirmation by the court, all right, title and interest of the decedent in and to the following described real property in the unincorporated area of the County of Fresno, State of California: The following described property in the County of Fresno, State of California: Lot 38 of Tract No. 2871, Rancho Rialto, in the County of Fresno, State of California, according to the map thereof recorded in Book 33, Pages 20 and 21 of Plats, Fresno County Records. Commonly known as 13339 E. Rialto Avenue, Sanger, CA 93657 Fresno County Assessor's Parcel No. 308-322-10

1. No real estate agent is involved in the sale.

2. The terms and conditions of the sale are:  
The terms and conditions of the sale are:

- Sales price is \$585,000.00, or higher offer

- Earnest money deposit from Buyer is \$1,000.00 (0.17% of purchase price)
- Balance of sales price to be paid all-cash at the close of escrow
- Title/ Escrow Company is Lennar Title.
- Buyer agrees to pay all closing cost/escrow fees, including Owner's Title Insurance Policy and county transfer tax.

- Close of escrow on or after July 20, 2024

- The property will be sold subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record

- Property to be sold "As Is" in its present condition

- Buyers are purchasing property with current Occupants

- No warranties, guarantees, or representations regarding the adequacy, condition, performance, suitability of the property or its systems or components are expressed or implied. Buyers shall be responsible for all repairs and reports associated with the sale of the property
- Taxes shall be prorated as of the date of recording of conveyance.
- Examination of title shall be at the expense of the purchaser or purchasers.

3. The property will be sold on the following terms: All cash, with \$1,000.00 to accompany the offer by certified check, and the balance to be deposited in escrow on confirmation of sale by the court.

4. Bids or offers for this property must be in writing and mailed or delivered to the Law Offices of Randolph Krbechek, attorney for the personal representative at 9477 N. Fort Washington Road, Ste. 104, Fresno, California 93730, anytime before 5:00 p.m. on August 9, 2024. The undersigned reserves the right to reject any bids not in conformance with the terms and conditions set forth herein.

5. The sale is set for confirmation hearing on August 13, 2024 at 9:00 a.m. in Department 97A of the above-entitled Court, located at 2317 Tuolumne Street, Fresno, California.

6. All sales are subject to confirmation by the Superior Court, and no sale may be consummated and no deed may be recorded and delivered to a purchaser until court confirmation has been acquired by the personal representative. For further information please contact Randolph Krbechek, Attorney at Law at (559) 434-4500.

Dated: July 16, 2024.

Law Offices of Randolph Krbechek  
By: /s/ Randolph Krbechek  
Attorneys for Sarah Santiago  
Randolf Krbechek (SBN 143120) Law Offices of Randolph Krbechek  
9477 N. Fort Washington Road, Suite 104 Fresno, California 93730  
Telephone: (559) 434-4500  
Facsimile: (559) 434-4554 Email: rkrbechek@msn.com  
07/19/2024, 07/26/2024, 08/02/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Sandra Jo Fernandez

CASE NO: 24CEPR01024

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Sandra Jo Fernandez

A Petition for Probate has been filed by Ronni Wilde in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Ronni Wilde 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 20, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, California 93721-2220  
M Street Courthouse

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:  
Jared C. Kapheim, Esq., 316639  
PASCUIZZI, PASCUIZZI & STOKER  
2377 W. SHAW AVENUE, STE 101  
FRESNO, CA 93711  
(559) 227-1100  
07/19/2024, 07/26/2024, 08/02/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF

JONATHAN COLE BALDWIN

CASE NO: 24CEPR01016

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Jonathan Cole Baldwin

A Petition for Probate has been filed by Summer Baldwin in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Summer Baldwin 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 22, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, California 93724  
M Street Courthouse

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:  
Kim M. Herold, Esq., #132572  
McCormick Barstow LLP  
7647 N. Fresno Street  
Fresno, CA 93720  
(559) 433-1300  
07/19/2024, 07/26/2024, 08/02/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Gregory Allen Beavers

CASE NO: 24CEPR01021

To all heirs, beneficiaries, creditors, contingent creditors, and persons who

may otherwise be interested in the will or estate, or both, of Gregory Allen Beavers

A Petition for Probate has been filed by Brittany Gretsche in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Brittany Gretsche 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 22, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, CA 93724  
M Street Courthouse

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:  
Kuldeep Kaur  
Law Offices of Kuldeep Kaur  
1233 West Shaw Ave., Ste #100  
Fresno, CA 93711  
(805) 453-3560  
07/19/2024, 07/26/2024, 08/02/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Roel Canales Jr.

CASE NO: 24CEPR00993

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Roel Canales Jr.

A Petition for Probate has been filed by Christina Valerie Sheldon & Richard Brian Canales in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Christina Valerie Sheldon & Richard Brian Canales 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 19, 2024, 9:00 A.M., Dept.: 97A  
2317 Tuolumne Street  
Fresno, CA 93724  
M Street Courthouse

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:  
Kuldeep Kaur  
Law Offices of Kuldeep Kaur  
1233 West Shaw Ave., Ste #100  
Fresno, CA 93711  
(805) 453-3560  
07/19/2024, 07/26/2024, 08/02/2024

## FICTITIOUS

(1)  
FICTITIOUS BUSINESS  
NAME STATEMENT  
File No. 2202410003588

The following person(s) is (are) conducting business as  
BARRAGAN CLEANERS at 4674 W  
ASHLAN AVE, FRESNO, CA 93722  
FRESNO COUNTY:

Full Name of Registrant:  
AURORA CUEVAS REYES, 4674 W  
ASHLAN AVE FRESNO CA 93722  
MA. ELENA BARRAGAN-LOPEZ,  
4674 W ASHLAN AVE FRESNO CA  
93722

PERLA YASMIN SANCHEZ  
MENDOZA, 4674 W ASHLAN AVE  
FRESNO CA 93722.

Registrant commenced to transact business under the Fictitious Business Name listed above on: 07/15/2024.

This business conducted by: a general partnership.  
AURORA CUEVAS REYES,  
GENERAL PARTNER.

This statement filed with the Fresno County Clerk on: 07/15/2024.

(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."  
07/26/2024, 08/02/2024, 08/09/2024, 08/16/2024

(1)  
FICTITIOUS BUSINESS  
NAME STATEMENT  
File No. 2202410003611

The following person(s) is (are) conducting business as  
AMS - JIG JV at 4717 E. Hedges,  
Fresno, CA 93703 Fresno County  
Phone (559) 276-7726:

Full Name of Registrant:  
AMS Consulting and Design, Inc 28205  
Englemann Oak Trail Escondido, CA  
92026

J. I. Garcia Construction, Inc. 4717 E.  
Hedges Fresno, CA 93703.

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

This business conducted by: joint venture.  
Articles of Incorporation Number:  
C4303259 - C1629701  
Joseph V. Garcia, Joint Venture Partner.  
This statement filed with the Fresno County Clerk on: 07/16/2024.

(Seal)  
JAMES A. KUS,  
COUNTY CLERK.

Continued | Next Page



## FICTITIOUS

Continued | From 22

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."  
07/26/2024, 08/02/2024, 08/09/2024, 08/16/2024

(1)  
FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003604  
The following person(s) is (are) conducting business as  
De Alba Counseling at 5635 N Figarden Dr, Suite 108, Fresno, CA 93722 Fresno County Phone (559) 930-5962:  
Full Name of Registrant:  
Veronica De Alba, 3750 W Vincent Lane Fresno CA 93711.  
Registrant commenced to transact business under the Fictitious Business Name listed above on: 07/08/2024.  
This business conducted by: an individual.  
Veronica De Alba, Owner.  
This statement filed with the Fresno County Clerk on: 07/16/2024.  
(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."  
07/26/2024, 08/02/2024, 08/09/2024, 08/16/2024

FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003223  
The following person(s) is (are) conducting business as  
HVC Plumbing Services Inc. at 5746 E Shields Ave Ste 103 Fresno, CA 93727 Fresno County Phone 559-878-2700.  
Full Name of Registrant:  
HVC Plumbing Services Inc, 5746 E Shields Ave Ste 103 Fresno CA 93727.  
Registrant commenced to transact business under the Fictitious Business Name listed above on: 04/19/2024.  
This business conducted by: a corporation.  
Articles of Incorporation Number: 6102230  
Cristela Villalobos, President/CEO.  
This statement filed with the Fresno County Clerk on: 06/21/2024.  
(Seal)  
JAMES A. KUS, County Clerk.  
By: MELISSA ZAVALA, 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."  
07/05/2024, 07/12/2024, 07/19/2024, 07/26/2024

FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003317  
The following person(s) is (are) conducting business as  
Western Fresh Marketing at 6710 N. West Ave., Ste. 108 Fresno, CA 93711 Fresno County:  
Full Name of Registrant:  
Western Fresh Marketing Services, Inc., 6710 N West Ave, Ste. 108 Fresno, CA 93711.  
Registrant commenced to transact business under the Fictitious Business Name listed above on: 1998.  
This business conducted by: a corporation.  
Articles of Incorporation Number: C2263052  
Christopher Kragie, President.

This statement filed with the Fresno County Clerk on: 06/27/2024  
(Seal)  
JAMES A. KUS, COUNTY CLERK.  
By: PRICILLA GONZALEZ, 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."  
07/05/2024, 07/12/2024, 07/19/2024, 07/26/2024

FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003341  
The following person(s) is (are) conducting business as  
LA PERLA TAPATIA MEXICAN FAST FOOD TAQUERIA at 1627 E ASHLAN AVE, FRESNO, CA 93704 FRESNO COUNTY  
Full Name of Registrant:  
KAREN NATHALY ARAMBULA, 1330 E VIA DORATA WAY, FRESNO, CA 93730  
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.  
This business conducted by: an individual  
KAREN NATHALY ARAMBULA, OWNER  
This statement filed with the Fresno County Clerk on: 06/28/2024  
(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."  
07/05/2024, 07/12/2024, 07/19/2024, 07/26/2024

FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003443  
The following person(s) is (are) conducting business as  
DON LOUIE MEXICAN RESTAURANT at 302 N. FRESNO ST, FRESNO, CA 93701 FRESNO COUNTY PHONE (559) 449-3331:  
Full Name of Registrant:  
RUTH MIRELLA SANTANA, 302 N. FRESNO ST, FRESNO CA 93701  
MANUELA DURAN, 302 N. FRESNO ST FRESNO CA 93701  
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.  
This business conducted by: a general partnership.  
RUTH MIRELLA SANTANA, GENERAL PARTNER.  
This statement filed with the Fresno County Clerk on: 07/05/2024.  
(Seal)  
JAMES A. KUS, COUNTY CLERK.  
By: BRYANT FLORES, 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."  
07/19/2024, 07/26/2024, 08/02/2024, 08/09/2024

FICTITIOUS BUSINESS NAME STATEMENT  
File No. 2202410003599  
The following person(s) is (are) conducting business as  
The Sawl Law Group  
Sawl Law firm  
Sawl Law  
Sawl Law Group at 2150 Tulare St Fresno, Ca 93721 Fresno County Phone (559) 266-9800:  
Full Name of Registrant:  
Martin Taleisnik, 2150 Tulare St Fresno, Ca 93721.  
Registrant commenced to transact business under the Fictitious Business Name listed above on: 5/1/2014  
This business conducted by: an individual.  
Martin Taleisnik, Owner.  
This statement filed with the Fresno County Clerk on: 07/16/2024.  
(Seal)  
JAMES A. KUS, COUNTY CLERK.  
By: MELISSA ZAVALA, 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."  
07/19/2024, 07/26/2024, 08/02/2024, 08/09/2024

## MISC.

(1)  
NOTICE INVITING BIDS  
Sealed or electronic bids will be received at the office of the Purchasing Manager of the City of Fresno for the following:  
KNIGHT AVENUE IMPROVEMENTS FROM JENSEN AVENUE TO GROVE AVENUE  
BID FILE NUMBER: 12500187  
The scope of work includes but is not limited to: Construction of roadway improvements, including construction of a new pavement section; adjustment of utilities to finished grade; and installation of curb and gutter, sidewalk, curb ramps, signage, striping, and street lighting.  
The Construction Allocation for this project is \$ 657,069.  
Bids will be taken on complete work, in accordance with Plans and Specifications on file in the office of the Purchasing Manager, 2101 G St, Bldg A, Fresno California 93706, phone number (559) 621-1332.  
Specifications for these items can be downloaded at the City's online website at: <http://www.fresno.gov>. Click "Business" (at the top of the screen), scroll down to "Doing Business" section and click "Bid Opportunities".  
Bids will be submitted electronically via Planet Bids or by paper only.  
Bid Proposals must be filed with the Purchasing Manager prior to the bid opening at 3 p.m. on, Tuesday, August 27, 2024, when the bids will be publicly opened and recorded. Electronically filed is defined as by means of electronic equipment or devices. Join the bid opening meeting at: <https://zoom.us/j/92047244398> or call 1 (669) 900-9128, meeting ID 920 4724 4398.  
The work hereunder constitutes a "public work" as defined in Chapter 1, Part 7, Division 2 of the California Labor Code, and Contractor shall cause the work to be performed as a "public work" in accordance with such Chapter of the California Labor Code. The Council of the City of Fresno has adopted Resolution No. 82-297 ascertaining the general prevailing rate of per diem wages and per diem wages for holidays and overtime in the Fresno area for each craft, classification, or type of worker needed in the execution of contracts for the City. A copy of the resolution is on file at the Office of the City Clerk. Actual wage schedules are available from the Construction Management Division located at 747 R St., 2nd floor, Fresno, California 93721, (559) 621-5600.  
All proposals must be made on the Bid Proposal Form provided by the Purchasing Manager and must be accompanied by a Bid Deposit in the amount of FIVE PERCENT (5%) of the Total Net Bid Amount (or, in bids with Add Alternates, the highest possible combination of the Base Bid plus Add Alternates) in the form of a certified or cashier's check, an irrevocable letter of credit, or a certificate of deposit or a bidder's bond executed by a corporate surety, admitted by the California Insurance Commissioner to do business in California, payable and acceptable to the City of Fresno; or the Bidder shall have registered with the Purchasing Manager of the City an annual bid bond sufficient to provide coverage in such amount. All Bid Deposits will be held until a Contract has been executed with the successful Bidder or all bids have been rejected. Copies of Bid Deposits may be submitted electronically, with the exception of a certified or cashier's check, which must be brought to the Purchasing Manager's office and labeled accordingly with bid number prior to the bid opening.  
The City of Fresno hereby notifies all Bidders that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era or on any other basis

prohibited by law.  
A pre-bid conference will be held at 10:00 AM, on Wednesday, August 7, 2024. Join the meeting by going to <https://fresno-gov.zoom.us/j/95684472626> or call 1-669-900-9128, Meeting ID: 956 8447 2626. Prospective Bidders are encouraged to attend since City Staff will be present to answer any questions regarding the Specifications, and there may be an inspection tour of the job site(s).  
The services of an interpreter and additional accommodation can be made available. Requests for accommodation should be made at least five working days but no later than 48 hours prior to the scheduled meeting/event. Please contact the designated Procurement Specialist at 559-621-1165 or through the Questions and Answers field on Planet Bids.  
"Contractors and Subcontractors must meet any and all requirements of Labor Code sections 1771.1 and 1771.5 prior to submitting bids."  
Furthermore, the City of Fresno hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, low- and very low-income persons residing in the community in which the funds are spent, and the businesses that substantially employ them, will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, national origin, religion, age, or disability in consideration for an award.  
The City will carry out applicable federal requirements in the award and administration of any contract awarded hereunder. This is a federal project funded in full or in part by the Community Development Block Grant (CDBG) Program administered by the U.S. Department of Housing and Urban Development (HUD).  
The Contractor will be required to be registered with Central Contractor Registration (CCR) database. CCR is the primary registrant database for the US Federal Government. CCR collects, validates, stores, and disseminates data in support of agency acquisition missions. Registration information on the CCR website can be found at <https://uscontractorregistration.com>.  
Subcontracting with Small and Minority Firms, Women's Business Enterprises, and Labor Surplus Area Firms - This project is subject to Title 2 CFR part 200: The Contractor shall carry out the steps in 2 CFR part 200.320(c) and (c)(1) and (c)(2) in the award and administration of HUD-assisted contracts to use minority and women's business enterprises described in Executive Orders 11625, 12432 and 12138, and 2 CFR part 200 whenever possible Failure by the Contractor to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract or such other remedy as the City deems appropriate. Contractor shall take necessary and reasonable steps to ensure that small business firms, minority firms, women's business enterprises, and labor surplus area firms have an opportunity to participate in the Contract (2 CFR part 200).  
In accordance with provisions of section 22300 of the California Public Contract Code, Contractor may substitute securities for any monies withheld by City to ensure performance under the Contract  
A 100 percent Payment Bond and 100 percent Performance Bond for all public works contracts must be filed with the Contract Documents and approved by the City before the Contractor enters upon performance of the Work.  
No bid will be considered for award unless the Bidder at the time of bid opening is licensed with a valid Class "A" and "C-31" or "C-12" and "C-31" Contractor's License issued by the State of California.  
The City reserves the right to reject any and all bids.  
07/26/2024

(1)  
NOTICE TO CREDITORS OF BULK SALE  
(UCC Section 6105)  
Escrow No. 24-164132  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made.  
The name(s) and business address of the seller(s) is/are: CRAVE COOKIE, LLC, 6525 N RIVERSIDE DR #101, FRESNO, CA 93722  
Doing Business as: CRAVE COOKIE  
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the

seller(s) is/are: NONE  
The location in California of the chief executive office of the seller(s) is: 6525 N RIVERSIDE DR #101, FRESNO, CA 93722  
The name(s) and address of the buyer(s) are: FABIANO COFFEE COMPANY, 6142 W. CONCORDIA DR., FRESNO, CA 93722  
The assets to be sold are generally described as: ALL STOCK, TRADE, INVENTORY, TANGIBLES AND INTANGIBLES, CHATTEL, FURNITURE, FIXTURES AND EQUIPMENT LOCATED AT THE BUSINESS CURRENTLY KNOWN AS CRAVE COOKIE and are located at: 6525 N RIVERSIDE DR #101, FRESNO, CA 93722  
The bulk sale is intended to be consummated at the office of: WFG NATIONAL TITLE INSURANCE COMPANY OF CALIFORNIA, 5060 CALIFORNIA AVENUE, SUITE 1090-H, BAKERSFIELD, CA 93309 and the anticipated date of sale is: AUGUST 26, 2024  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.  
The name and address of the person with whom claims may be filed is: JANA EASTIN, WFG NATIONAL TITLE INSURANCE COMPANY OF CALIFORNIA, 5060 CALIFORNIA AVENUE, SUITE 1090-H, BAKERSFIELD, CA 93309 and the last day for filing claims shall be AUGUST 23, 2024 which is the business day prior to the anticipated sale date specified above.  
Dated: JULY 19, 2024  
FABIANO COFFEE COMPANY, Buyer(s)  
2537098-PP FRESNO BUSINESS JOURNAL 7/26/24  
07/26/2024

(1)  
CANCELATION OF PROJECT  
The office of the Purchasing Manager of the City of Fresno announces that the following project originally advertised on July 17, 2024 is canceled but may be advertised again in the future:  
REBID FURNISH & INSTALL FILTER GATES & LADDERS AT THE NORTHEAST FRESNO  
BID FILE NUMBER: 12402089-1  
The above project has been canceled and is not currently open for bidding.  
07/26/2024

(1)  
NOTICE INVITING BIDS  
Electronic bids will be received at the office of the Purchasing Manager of the City of Fresno for the following:  
RADIO PARK RENOVATION  
BID FILE NUMBER: 12402889  
The scope of work includes but is not limited to; renovation of the existing Radio Park, including construction of a new splash pad, playgrounds, restroom facilities, picnic pavilion, shade structure, amphitheater with concrete stage and overhead structure, walking paths, fencing, artwork displays, and parking lot improvements, in addition to improvement to the landscape and irrigation, playfield renovation, sidewalks, and bus stop.  
The Construction Allocation for this project is \$6,600,000.00.  
Bids will be taken on complete work, in accordance with Plans and Specifications on file in the office of the Purchasing Manager, via Planet Bids, phone number (559) 621-1332.  
Specifications and bid proposal forms for these items can be downloaded at the City's online website at: <http://www.fresno.gov>. "Business" (at the top of the screen), under the Doing Business header, click "Bid Opportunities".  
Bids will be submitted electronically via Planet Bids.  
Bid Proposals must be filed electronically prior to the bid opening at 3:00 PM on Tuesday, August 27, 2024 when the bids will be publicly opened and recorded. Electronically filed is defined as by means of electronic equipment or devices. Join the bid opening meeting at <https://zoom.us/j/92047244398> or call 1 (669) 900-9128, meeting ID 920 4724 4398.  
The work hereunder constitutes a "public work" as defined in Chapter 1, Part 7, Division 2 of the California Labor Code, and Contractor shall cause the work to be performed as a "public work" in accordance with such

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## MISCELLANEOUS

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Chapter of the California Labor Code. The Council of the City of Fresno has adopted Resolution No. 82-297 ascertaining the general prevailing rate of per diem wages and per diem wages for holidays and overtime in the Fresno area for each craft, classification, or type of worker needed in the execution of contracts for the City. A copy of the resolution is on file at the Office of the City Clerk. Actual wage schedules are available at Construction Management Office, 747 R Street, 2nd Floor, Fresno, California 93721, (559) 621-8880. Contractors and Subcontractors must meet any and all requirements of Labor Code sections 1771.1 and 1771.5 prior to submitting bids.

All proposals must be made on the Bid Proposal Form provided by the Purchasing Manager. A Bid Deposit, which can be provided separately, in the amount of TEN PERCENT (10%) of the Total Net Bid Amount (or, in bids with Add Alternates, the highest possible combination of the Base Bid plus Add Alternates) in the form of a certified or cashier's check, an irrevocable letter of credit, or a certificate of deposit or a bidder's bond executed by a corporate surety, admitted by the California Insurance Commissioner to do business in California, payable and acceptable to the City of Fresno; or the Bidder shall have registered with the Purchasing Manager of the City an annual bid bond sufficient to provide coverage in such amount. All Bid Deposits will be held until

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

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

A pre-bid conference will be held at 1:00 PM, on Wednesday, August 14, 2024. Join the meeting by going to <https://fresno-gov.zoom.us/j/4788788074> or call 1-669-900-9128. Meeting ID: 478 878 8074. Prospective Bidders are encouraged to attend since City Staff will be present to answer any questions regarding the Specifications, and there may be an inspection tour of the job site(s).

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 on the cover at 559-621-1332 or through the Questions and Answers field on Planet Bids.

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

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

Bidders are advised that, as required by the Fresno Municipal Code, the city has established a National Targeted Worker mandatory participation level.

Bidders are advised that as required by the Fresno Municipal Code, the City of Fresno is implementing new National Targeted Worker requirements for public work of improvement contracts over \$200,000. The mandatory participation level for National Targeted Workers is 15%.

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

The City reserves the right to reject any and all bids.

Bidders are advised that this contract is subject to the City's Community Workforce Agreement, a project labor agreement executed by the City and the

Fresno, Madera, Tulare, Kings Building Trades Council. Which includes a local hiring program, wherein the contractor must use best faith efforts to meet the hiring percentage requirements for Journey-level and apprentice level project work hours. A copy of the Community Workforce Agreement is attached to the bid solicitation. 07/26/2024

(1) Notice of Public Hearing Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE APPLICATION NO. 4164 filed by DALE MELL. On May 16, 2024, the Fresno County Planning Commission denied this application, and on May 31, 2024, an appeal was filed by VINCENT NAPOLI to the Fresno County Board of Supervisors for consideration.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, August 6, 2024, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow the creation of two substandard sized legal parcels, a 1.4-acre parcel, and a 18.6-acre parcel from an existing 20-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District. The subject parcel is located on the east side of Maple Avenue on the south/west corner of Maple Avenue and Clayton Avenue, approximately 2-miles from the City of Fresno (APN: 334-310-06) (6532 S. Maple Avenue) (Sup. Dist. 1).

For information, contact Reymundo Peraza, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4224, or email [rperaza@fresnocountyca.gov](mailto:rperaza@fresnocountyca.gov).

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the August 6, 2024 meeting at the Meeting Details link by Wednesday, July 31, 2024.

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.

To help ensure this meaningful access, the County will reasonably modify policies/ 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 [jpotthast@fresnocountyca.gov](mailto:jpotthast@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.

Nathan Magsig, Chairman  
Board of Supervisors  
ATTEST:  
BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
Published in the Fresno Business Journal on Friday, July 26, 2024  
07/26/2024

(1) Notice of Public Hearing Notice of hearing before the Board of Supervisors of the County of Fresno on VARIANCE APPLICATION NO. 4165 filed by KYLE EHLERS. On May 16, 2024, the Fresno County Planning Commission approved this application, and on May 28, 2024, an appeal was filed by RUSSEL EFIRD to the Fresno County Board of Supervisors for consideration.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, August 6, 2024, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow a zero-foot front yard setback for an attached deck, and allow an 8.0-foot front yard set-back for the existing residential addition, where a minimum of 20 feet are required; and allow a 38-foot-tall peak building height, where a maximum of 35 feet are allowed for the existing residential addition, on an approximately 6,435 square-foot parcel, in the R-1(m) (Single-Family Residential, 6,000 Square-Foot Minimum Parcel Size, Mountain Overlay) Zone District. The subject parcel is located on the north side of Dalton Avenue, approximately 55 feet west of its intersection with Lakeview Ave, within the unincorporated community of Shaver Lake (APN: 120-291-11) (44452 Dalton Ave.) (Sup. Dist. 5).

For information, contact Jeremy Shaw, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4207, or email [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov).

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the August 6, 2024 meeting at the Meeting Details link by Wednesday, July 31, 2024.

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.

To help ensure this meaningful access, the County will reasonably modify policies/ 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) 600-5473 or at [ecalvillo@fresnocountyca.gov](mailto:ecalvillo@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.

Nathan Magsig, Chairman  
Board of Supervisors  
ATTEST:  
BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
Published in the Fresno Business Journal on Friday, July 26, 2024  
07/26/2024

(1) NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on Monday, August 12, 2024, at 6:00 p.m., a public hearing will be conducted in the Council Chamber of the Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. The Clovis City Council will consider the following item:

Consider Approval - Res. 24-\_\_\_, CUP2024-003 Appeal. A request to consider an appeal of the Planning Commission's approval of CUP2024-003 for an 18-bed congregate care facility for the properties located at 2901 and 2939 Armstrong Avenue. Cheryl Nelson, owner; ARK Congregate Living - Fresno, LLC, applicant, and Orlando Ramirez, representative.

The City has determined that Project Item No. 1 is exempt from CEQA pursuant to a Class 32 categorical exemption. Class 32 exemptions consist of in-fill development less than 5 acres in size meeting the conditions described in California Government Code Section 15332(a), (b), (c), (d) and (e). A Notice of Exemption has been completed during the preliminary review and is

kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

All interested parties are invited to comment in writing to the Planning Division by no later than 4:00 p.m. on Monday, August 12, 2024 and/or to appear at the hearing described above to present testimony in regard to the above listed request. Questions regarding this item should be directed to Dave Merchen, City Planner at (559) 324-2346 or email at [davidm@cityofclovis.com](mailto:davidm@cityofclovis.com).

If you would like to view the City Council Agenda and Staff Reports, please visit the City of Clovis Website at [www.cityofclovis.com](http://www.cityofclovis.com). Select "City Council Agendas" from right side of the main page under "Frequently Visited." Reports will be available approximately 72 hours prior to the meeting time.

If you challenge a project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Renee Mathis, Planning and Development Services Director  
PUBLISH: Friday, July 26, 2024, The Business Journal  
07/26/2024

(1) Notice of Public Hearing Notice of hearing before the Board of Supervisors of the County of Fresno on INITIAL STUDY NO. 7918, GENERAL PLAN AMENDMENT NO. 561, CLASSIFIED CONDITIONAL USE PERMIT NO. 3688, and AMENDMENT APPLICATION NO. 3847 filed by BEN EWELL ON BEHALF OF CLARKSFIELD COMPANY, INC., WHITE FOX CREEK, LLC. Note: On May 16, 2024, the Fresno County Planning Commission considered this application, and forwarded its recommendation(s) to approve the application to the Board of Supervisors for final determination.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, August 6, 2024, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Amend the White Fox Creek Sub-Unit Plan of the Millerton Specific Plan to allow a 200-unit multiple-family residential complex as an alternative to the planned Hotel/Conference Center and 3-Par Course use, and related text in the Specific Plan; and adopt Amendment Application No. 3847 to adjust the boundaries of the existing O(c) (Open Conservation, Conditional) and C-6(c) (General Commercial, Conditional) Zone Districts, and approve Conditional Use Permit No. 3688 to allow a Planned Residential Development for the 200-unit multiple-family residential complex. The project site is comprised of a 23-acre site located on the east side of Mariana Drive, beginning approximately 150-feet south of Millerton Road. The site is approximately three miles east of the unincorporated community of Friant (APN: 300-350-27s) (Dist. No. 5).

For information, contact Elliot Racusin, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4245, or email [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov). The full text of this Land Use Hearing will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the August 6, 2024 meeting at the Meeting Details link by Wednesday, July 31, 2024.

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.

To help ensure this meaningful access,

the County will reasonably modify policies/ 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 [jpotthast@fresnocountyca.gov](mailto:jpotthast@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.

Nathan Magsig, Chairman  
Board of Supervisors  
ATTEST:  
BERNICE E. SEIDEL  
Clerk, Board of Supervisors  
Published in the Fresno Business Journal on Friday, July 26, 2024  
07/26/2024

(1) MARJAREE MASON CENTER REQUEST FOR PROPOSAL RFP # 07-2024

Community Resource Center Furniture NOTICE OF INVITATION Notice is hereby given that Marjaree Mason Center ("MMC") will receive sealed responses for RFP # 07-2024, Community Resource Center Furniture. This solicitation includes furniture for crisis response area, office spaces, therapy spaces, group counseling rooms, break room, enrichment center, training room, conference rooms, and board room.

A MANDATORY Pre-proposal site walk is scheduled for July 31, 2024 at 10:00 AM. Contractors interested in responding to this RFP must attend in order to have their proposal accepted as responsive. The Pre-Proposal site walk will be at the Community Resource Center at 255 W Bullard (West of Blackstone), Fresno, CA 93704.

Proposals will be received prior to 4:00 P.M. on August 20, 2024 delivered to MMC's main office located at 1600 M Street, Fresno, CA 93721. Proposals received later than the designated time and date will not be accepted. Facsimile (FAX) or e-mailed copies of submittals will not be accepted. Marjaree Mason Center reserves the right to accept or reject any or all proposals or any combination thereof and to waive any informality or irregularity in the RFP process. Copies of the RFP documents may be downloaded from MMC's website at: <https://mmcenter.org/bidopportunities> Refer any questions to Mike Elrod Pace Management Group, Owner's Representative at 559-696-8668 or by email: [mike@pacemgt.com](mailto:mike@pacemgt.com)  
07/26/2024, 08/02/2024

(1) NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that pursuant to Section 21700 of the Business and Professions Code, State of California, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at Public Auction by competitive bidding on

August 6, 2024 at 9:00 am. at A to Z Storage, LP 169 N. Valentine Ave., City of Fresno, County of Fresno, State of California. International Fidelity Insurance Company, Bond # 0410815, auctioneer Paula Seals. The goods, chattels of personal goods and property of the tenants/units listed below.

Tools, household furniture, misc. boxes and bags, luggage, kitchen wares, clothes, TV's, dressers, kitchen appliances, boxes/totes:

Carrie Hudson, Tiffany Palacios, Jesse Garcia, Fancy Dale, Gabriel Ramirez, Lamika Williams, Virginia Lopez, Chet Elia, Vernon Robinson III, Nicholas Guzman, Tom & Manon Kerr, Jordan Saenz, Keven Myers, Denise Ramirez, Akiba Shani Ivory, Guy G Abad, Rachel Cabrera

Purchased goods are sold as is and must be removed within one (1) day of purchase. Payment is to be with cash only and made at the time of purchase. This sale is subject to cancellation without notice in the event of settlement between the owner and obligated party. A-Z Storage, 169 N. Valentine Ave. Fresno, CA 93706  
07/26/2024, 08/02/2024

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## MISCELLANEOUS

Continued | From 24

(1) Public Notice: This is to notify the following persons that his/her personal household and/or miscellaneous goods will be sold at public auction or private sale. Stor It Self Storage & Business Center at 2491 Alluvial Ave, Clovis, CA 93611. The sale will take place online at [www.storagetreasures.com](http://www.storagetreasures.com); bidding will end August 12, 2024 at 5pm. A1404 Kevin Fuller; Boxes, shelving, furniture, misc. B2131 Anthony Lee Cheever; Shelving, boxes, appliances, etc. C4124 Paul Renteria; Boxes, furniture, etc. B2112 Hunter Lee; Boxes, bags, misc. 07/26/2024, 08/02/2024

(1) STATE CENTER COMMUNITY COLLEGE DISTRICT NOTICE TO BIDDERS NOTICE IS HEREBY GIVEN that the Board of Trustees of the State Center Community College District ("District") invites and will receive sealed bids ("Bids") from general contractors ("Contractor(s)") or "Bidder(s)") for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for the following project ("Project"): PROJECT NAME: WEST FRESNO SITE SIGNAGE, FRESNO CITY COLLEGE, CUPCCAA PROJECT SCOPE: Fabrication and installation of the following printed aluminum sheets co-extruded with a polyethylene core that can provide a 7-year UV durability sign panels with stainless steel posts and concrete footings; the addition of printed aluminum sheets co-extruded with polyethylene core that can provide a 7-year durability on five (5) existing sign pedestals; and four (4) mile markers with lumber post with pin-mounted printed aluminum sheets co-extruded with a polyethylene core that can provide 7-year UV durability. Contractor will protect and restore all existing irrigation lines, planting and site improvements damaged or removed during construction.

**BIDS DUE:** Bids will be received no later than August 15, 2024 prior to 2:00 pm, via PlanetBids. All bids shall be submitted electronically through PlanetBids Vendor portal to be accepted. Incomplete, late, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness. Bids shall be valid for a period of 45 calendar days from the Due Date. Bids must be electronically submitted on the forms prepared by the District and included in the contract documents located on PlanetBids Vendor portal. Contractors and subcontractors must be registered with the District as a California Uniform Construction Cost Accounting Commission ("CUPCCAA") approved contractor in order to bid on this project. Contractors are encouraged to prequalify for this project and other CUPCCAA projects by completing the form available at: PlanetBids.

**PRE-BID CONFERENCE:** A pre-bid conference will be held in person on August 1, 2024, at 9:00 am. Those attending the non-mandatory, but highly recommended, pre-bid conference shall meet at: 600 E. Church Ave Fresno, CA 93706 Meet at the south steps of Academic Building (parking lot side) Representatives of the District and consulting engineers, if any, will be present. Questions asked by Bidders will be answered in writing by written addenda.

**CONTRACTOR'S LICENSE(S):** Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract:

C-45 Bidders are solely responsible for on-time electronic submission of their bid through PlanetBids. It is the bidder's sole responsibility to contact State Center Community College District's online bid management provider, PlanetBids at 818-992-1771, to resolve any technical issues related to electronic bidding, including (but not limited to) registering as a vendor,

updating passwords, updating profiles, uploading/downloading documents, submitting an electronic Proposal, and for the stability of their internet service, prior to bid due date and time.

The District will only consider bids that have been transmitted successfully and have been issued an ebid confirmation number (VBID) with a timestamp from the bid management system. Transmission of bids by any other means will not be accepted. Failure of Bidder to submit an electronic bid shall be the bidder's sole risk and no relief will be granted. Bidders experiencing technical difficulties shall contact PlanetBids at (818) 992-1771 for technical difficulties or help with the bid submission process.

Bids must be complete and responsive to all portions of the Contract Documents. Bids must be submitted on the District's Bid Forms. Any addenda will be posted on PlanetBids ("Website"). Bidders must check the Website on a daily basis through the Due Date for any applicable addenda or updates. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading, or printing of the Bid Documents. Information on PlanetBids may change without notice to prospective bidders. The Contract Documents shall supersede any information posted or transmitted by PlanetBids.

**REQUEST FOR INFORMATION ("RFI"):** All requests for information ("RFI") must be submitted electronically via PlanetBids Question & Answer ("Q&A") tab at PlanetBids by 2:00 pm on August 8, 2024. Questions submitted after this date will not be reviewed or answered.

**BONDS AND INSURANCE:** Each Bid shall be accompanied by a Bid Bond as bid security secured from a California admitted surety company the form provided by the District in the Contract Documents ("Bid Security"). The amount of the Bid Security shall be at least ten percent (10%) of Bidder's Total Bid Price, made payable to the State Center Community College District. The Bid Security shall be provided as a guarantee that within five (5) working days after the District provides the successful Bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The successful bidder will forfeit the Bid Security if the Bidder fails to comply. No interest will be paid on funds deposited with District.

The successful Bidder will be required to furnish a Performance Bond and a Labor and Material Payment Bond, from a California admitted surety company and, on the forms, provided in the Contract Documents, each in an amount equal to one hundred percent (100%) of the Contract Price. Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract.

**DEPARTMENT OF INDUSTRIAL RELATIONS ("DIR"):** The successful Bidder and all Bidder's Subcontractors must pay all workers on work performed pursuant to a contract for the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California ("DIR"), for the type of work performed and the locality in which the work is to be performed, pursuant to sections 1770 et seq. of the Labor Code. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the DIR, are on file at the District's administrative office. Prevailing wage rates are also available from the District or on the internet at (<http://www.dir.ca.gov>).

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. The Project is subject to compliance monitoring and enforcement by the DIR. The successful Bidder must post job site notices, as prescribed by regulation. The successful Bidder must comply with

all requirements of Labor Code section 1771.4, except the requirements that are exempted by the Labor Commissioner of California ("Labor Commissioner") for the Project. All Bidders must comply with the registration and compliance monitoring provisions of Labor Code section 1771.4, including furnishing its certified payroll records to the Labor Commissioner and complying with enforcement by the DIR.

**DISTRICT'S RIGHT TO REJECT:** District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

Any claim by Bidder that its Bid contains an error, or request for relief from its Bid, made after the time for opening of Bids, must be made in compliance with Public Contract Code section 5100 et seq. Upon written request, Bidder may withdraw its Bid prior to the time for opening of Bids without forfeiting its Bid Security. Upon written request, Bidder may withdraw its Bid prior to the time for opening of Bids without forfeiting its Bid Security. Any request to withdraw a Bid must be executed by the Bidder or its duly authorized representative. Bidder's withdrawal of its Bid does not prejudice the Bidder's right to submit a new Bid before the time of Bid opening. All communications with, or questions to, District in any way concerning the Project, Contract Documents, or Bid, must be in writing and submitted via e-mail to Teresa Campagna Bryant, District Director, Procurement and Contracts at [teresa.campagna@sccd.edu](mailto:teresa.campagna@sccd.edu), and Sofia McClellan, Senior Buyer, at [sofia.mcclellan@sccd.edu](mailto:sofia.mcclellan@sccd.edu). Dr. David El Fattal, Vice Chancellor, Finance and Administration In the name of: Board of Trustees STATE CENTER COMMUNITY COLLEGE DISTRICT PUBLISHED: July 26, 2024 and July 31, 2024 07/26/2024, 07/31/2024

**NOTICE OF RIGHT TO CLAIM EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY** (Made pursuant to Section 4676, Revenue and Taxation Code) Excess proceeds have resulted from the sale of tax-defaulted properties on June 07, 2024, listed below. Parties of interest, as defined by California Revenue and Taxation Code Section 4675, have rights to claim the excess proceeds.

All claims must be in writing and must contain sufficient information and proof to establish a claimant's right to all or any part of the excess proceeds. Claims filed with the County more than one year after the June 30, 2025, recodation of the tax collector's deed to the purchaser cannot be considered. Item # 46, APN 479-211-16, 2593 S ELM FRESNO, WHITE CURTIS F; Item # 46, APN 479-211-16, 2593 S ELM FRESNO, WHITE JAMES P & JOYFUL; Item # 46, APN 479-211-16, 2593 S ELM FRESNO, WHITE CURTIS; Item # 46, APN 479-211-16, 2593 S ELM FRESNO, WHITE PAUL JAMES PLEASANT VALLEY STATE PRISON; Item # 46, APN 479-211-16, 2593 S ELM FRESNO, LOS ANGELES COUNTY DEPT OF CHILD SUPPORT SERVICES; Item # 144, APN 158-341-15S, SUR RTS 1.57 AC LOT 18 WONDER VALLEY RANCHOS, BUCAGO GEORGE R; Item # 372, APN 465-183-07, 612 S TRINITY FRESNO, HARSHAW ROBERT JR; Item # 372, APN 465-183-07, 612 S TRINITY FRESNO, HARSHAW BOBBIE (ROBERT JR); Item # 372, APN 465-183-07, 612 S TRINITY FRESNO, CITY OF FRESNO CODE ENFORCEMENT DIVISION; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, ARENAS DELIA (CHAVEZ); Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, ARENAS DELIA; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, CHAVEZ DELIA; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, WORLDWIDE ASSET PURCHASING LLC; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, COMMUNITY FACILITIES DISTRICT NO 2014-1; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, CALIFORNIA HOME FINANCE AUTHORITY; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, CALIFORNIA HOME FINANCE AUTHORITY C/O YGRENE POST CLOSING DEPARTMENT; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, COMMUNITY FACILITIES DISTRICT NO 2014-1 C/O YGRENE

POST CLOSING DEPARTMENT; Item # 380, APN 470-243-03, 4766 E LOWE FRESNO, WORLDWIDE ASSET PURCHASING LLC C/O LAW OFFICE OF RORY W CLARK; Claim forms and information regarding filing procedures may be obtained at the office of the Fresno County Auditor-Controller/Treasurer-Tax Collector, 2281 Tulare, Room 105, Fresno, CA 93721 or by calling (559) 600-3482 between 8:00 a.m. and 5:00 p.m., Monday through Friday or on our internet site at [www.fresnocountyca.gov](http://www.fresnocountyca.gov) select Departments, select Auditor-Controller/Treasurer-Tax Collector, select Tax Sale, select Excess Proceeds. All claims with supporting documentation must be submitted to the Tax Collection Division of the Auditor-Controller/Treasurer-Tax Collector's Office by June 30, 2025.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

Oscar J. Garcia, CPA, County Tax Collector State of California Executed at Fresno, Fresno County, California, on July 12, 2024. Published in the Fresno Business Journal on July 12, July 19 and July 26, 2024. 07/12/2024, 07/19/2024, 07/26/2024

**NOTICE OF UNCLAIMED MONEY IN THE AMOUNT OF \$18,519.99** Tax-defaulted property identified by APN 491-173-27 was declared subject to the Fresno County Tax Collector's power of sale for non-payment of taxes and sold at public auction on March 9-12, 2018. Each party of interest, as defined in California Revenue and Taxation Code Section 4675, had a right to file a claim for the excess proceeds remaining after the tax and assessment liens and costs of the sale were satisfied.

The Fresno County Public Administrator, acting "for the estate of Anita Hernandez," filed a claim for the one-fifth share of APN 491-173-21 that was previously assessed to Anita Hernandez. On March 9, 2021, by resolution 21-048, the Fresno County Board of Supervisors approved the distribution of excess proceeds from the County's 2018 sale of tax-defaulted property, including 20% of the excess proceeds from APN 491-173-27, in the amount of \$18,519.99, to Anita Hernandez. The Tax Collector issued payment of \$18,519.99 to the Public Administrator for the estate of Anita Hernandez. On June 16, 2021, the Public Administrator returned the check to the Tax Collector because they discovered they filed claim for the wrong Anita Hernandez. No other claims by or on behalf of Anita Hernandez were made, and there have been no further claims on the money since then.

NOTICE IS HEREBY GIVEN, under California Government Code section 50051, that unclaimed excess proceeds in the amount of \$18,519.99, will become the property of the County of Fresno on September 10, 2024, which is not less than forty-five days nor more than sixty days after the first publication of the notice. The Fresno County Tax Collector will continue to receive claims until the designated date of September 10, 2024, has passed, and will accept or reject every claim that is received by this date.

A claim for the money must include the claimant's name, address, amount of claim, the grounds on which the claim is founded, and any other information that may be required by the Fresno County Tax Collector.

All claims with supporting documentation must be submitted to the Tax Collection Division of the Auditor-Controller/Treasurer-Tax Collector's Office, 2281 Tulare Street, Room 105, Fresno, California 93721, by September 10, 2024, at 5 p.m.

I certify (or declare), under penalty of perjury, that the foregoing is true and correct.

Oscar J. Garcia, CPA, County Tax Collector State of California Executed at Fresno, Fresno County, California, on July 17, 2024. Published in the Fresno Business Journal on July 19 and July 26, 2024. 07/19/2024, 07/26/2024





**GUEST VIEW**  
By Baruch Feigenbaum

# California needs to quicken efforts to replace the gas tax

California's highways and bridges need repair, maintenance and expansion, but the state's gas tax revenue is falling and is projected to drop significantly. While the gas tax has been reliable for many decades, it is increasingly unsustainable and needs to be replaced.

Today's cars and trucks use less fuel, which reduces the state's gas tax revenue. Most internal combustion engine vehicles— still representing most vehicles on the road today— drive further on a gallon of gas. For example, today's Toyota Camry is five gallons more fuel efficient than 20 years ago. Thus, a Camry owner who drives 12,000 miles a year pays \$61 less in state fuel taxes.

California also has 1.2 million electric and hybrid vehicles, which is by far the largest in any state. Owners of these vehicles need to pay their proportional share to maintain the road system. Under California law, electric vehicles pay \$100 yearly to use highways, while an equivalent internal combustion engine car pays about \$300 a year. Thus, the shift to electric and hybrid vehicles results in a loss of about \$200 million a year in state transportation revenue to maintain roads and bridges. State law is set to ban new gasoline-

powered vehicles from being sold by 2035. While the unrealistic law may be delayed, as electric and hybrid vehicles replace older vehicles, the state's gas tax funding shortfall will only increase.

"Compared to 2023-24, by 2034-35, gasoline excise tax revenues decrease by \$5 billion (64 percent), diesel excise tax revenues decrease by about \$290 million (20 percent), and diesel sales tax revenues decrease by about \$420 million (32 percent)," the Legislative Analyst's Office projected last year.

To address the gas tax's falling purchasing power, California policymakers passed Senate Bill 339 in 2021, authorizing a new road user charge pilot program. Unlike past pilot programs, drivers will pay charges for the miles they drive and be reimbursed for fuel taxes they pay.

With a road user charge, drivers pay based on the number of miles they drive. People who drive more pay more, and people who don't drive don't pay. This road user charge system is more equitable for those who don't own vehicles than other potential infrastructure payment methods, like a highly regressive sales tax or the state budget's general fund.

The road charge pilot program will

select 800 people who will answer a survey to gauge their feelings towards road charges before the program. After participating in a six-month program and paying the charges, they'll take a survey to see if their feelings have changed and what the state can learn and improve upon.

However, the pilot program's design could be better. For a state the size of California, which, after losing residents for years, reportedly grew to 39 million residents last year, more than 800 participants are needed for a pilot program at this stage.

Further, California has already conducted six other studies on mileage-based user fees. With this pilot program, the state will have studied almost every aspect of road charging. California needs to join the five other states—Hawaii, Oregon, Utah, Vermont, and Virginia—that have moved beyond studies and starting to implement permanent mileage-based user fee programs. More progress should be made in scaling up and implementing a permanent shift to replace gas taxes with road user charges.

Transitioning from gas taxes will take time, and California can learn from other states' experiences. Oregon has

some of the strictest privacy laws, ensuring drivers' personal data is protected from the government and other actors. Virginia has the most extensive pilot program and the best overall state model thus far.

Virginia's Mileage Choice Program is a voluntary program open to drivers with vehicles that average 26 miles per gallon or higher. Electric and hybrid cars that don't enroll pay the state's highway use fee, averaging \$200 to \$300 a year. Fuel-efficient internal combustion engine vehicles not enrolled in the program also pay Virginia's annual highway use fee. Most of those drivers found it cheaper to pay a road charge than the annual fees, so almost 20,000 people enrolled in the program, five times higher than any other state.

It's time for California to be more forward-thinking in its road usage charge program by opening it up to more drivers and moving more quickly to a long-term replacement for gas taxes.

*Baruch Feigenbaum is senior managing director of transportation policy at the Reason Foundation.*

## Small business announces opposition to Prop. 33



The California arm of the National Federation of Independent Business (NFIB) has announced its opposition to Proposition 33 on the Nov. 5 General Election ballot.

"Too bad there's no law against vexatious ballot-initiative filers like there is against vexatious litigants in court cases," said NFIB California State Director John Kabateck. "Prop. 33 is mainly one man's third attempt in the past six years to empower cities and counties with greater rent-control abilities, and we hope it fails by the same 60% or greater this year."

Prop. 33, the so-called Justice for Renters Act, seeks to repeal the Costa-Hawkins Rental Housing Act of 1995, which generally prevents cities and counties from limiting the initial rental rate that landlords may charge to new tenants in all types of housing, and, according to the Secretary of State, "it would prohibit the state from limiting the right of cities and counties to maintain, enact, or expand residential rent-control ordinances."

When last surveyed, 54% of NFIB-

member, small-business owners rent the building(s) (including home-based) their business is operated from and 32% had investments in commercial or residential buildings.

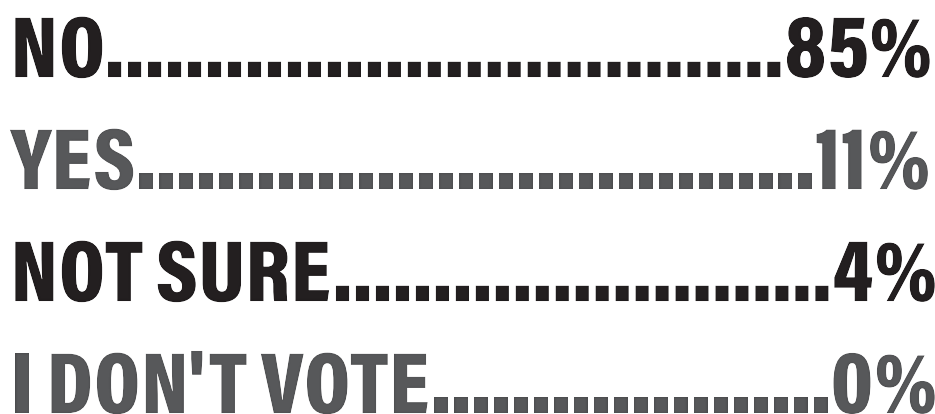
"Giving local governments unlimited power to set rent controls would create a patchwork of regulations similar to the compliance mess the state has created for itself with its crazy quilt of minimum wage rates," said Kabateck. "Small businesses thrive when rules and regulations are the same for everyone everywhere. We hope the voters see the Pandora's box Proposition 33 would create and reject it by at least the same margin it has rejected two previous attempts to toy with the Costa-Hawkins Act."

*The National Federation of Independent Business is the voice of small business, advocating on behalf of America's small and independent business owners, both in Washington, D.C., and in all 50 state capitals. NFIB is nonprofit, nonpartisan, and member-driven. Since its founding in 1943, NFIB has been exclusively dedicated to small and independent businesses, and remains so today.*

### WEB POLL

#### How will you vote on Proposition 32, which would eventually raise the California minimum wage to \$18/hour?

Nearly a dozen statewide propositions have qualified for the November 2024 presidential ballot in California. One of them, Proposition 32, would raise the California minimum wage from \$16 to \$18 an hour. The rates would increase at different times depending on how many employees a company has. All workers would hit \$18 by 2026. A vast majority (85%) of respondents to this week's web poll will vote "not" on Prop. 32. Only 11% intend to vote yes and 4% are unsure. No one voted for the "I don't vote" option. One hundred six votes were cast.





# THE BUSINESS JOURNAL

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## Upcoming FOCUS TOPICS

Each week, The Business Journal takes an in-depth look at an industry or an issue facing the Valley with its Focus section. We welcome input from the business community. If you would like to be considered as a source for an upcoming focus, please call the editorial department at 559.490.3400 or e-mail: editor@thebusinessjournal.com

- 8/2 Family Owned Business Awards (FOBA)
- 8/9 Hospitality
- 8/16 Health Care
- 8/23 Environment

## Upcoming LISTS

Each week, The Business Journal ranks the Valley's hottest growth industries from tourism to health care to mortgage lenders. To be considered for one of our lists, please contact Alex Light at 559.490.3493 or e-mail: alex@thebusinessjournal.com

- 8/2 Oldest Family-Owned Business
- 8/9 Podcasts
- 8/16 Senior Living
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Contact Abner Garcia for any questions: [abner@thebusinessjournal.com](mailto:abner@thebusinessjournal.com)