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Founder and CEO
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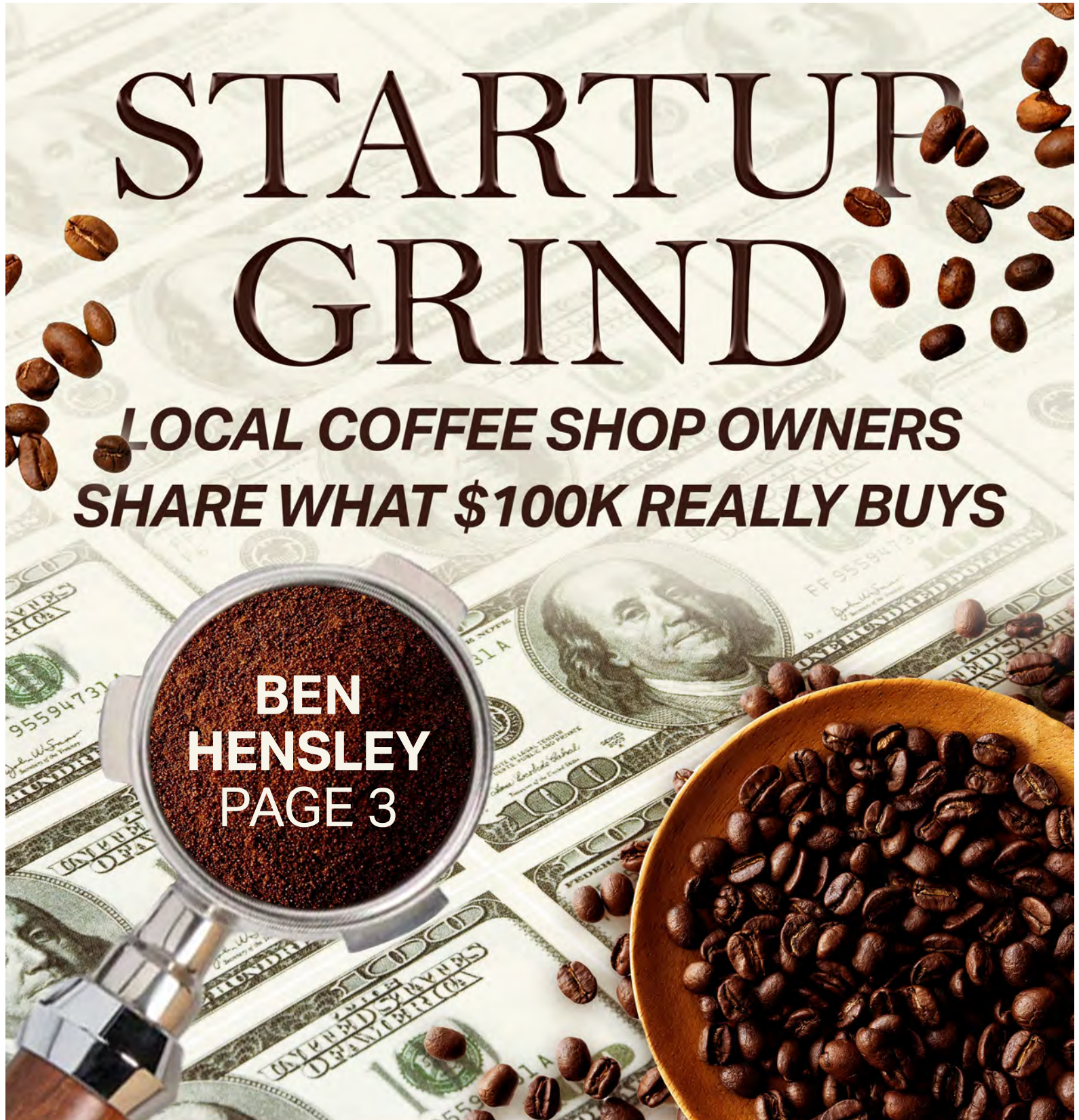


Photo Illustration by Cecilia Lopez | A new study estimates the startup cost for a coffee shop at \$100,000 to \$350,00. Local owners found ways to cut those costs.

Scale Fresno's goal: Boost small biz ownership by 30%

Dylan Gonzales - STAFF WRITER

In May, a group of over 20 community and business-serving partners officially launched Scale Fresno, a regional initiative aimed at increasing small business ownership in Fresno County

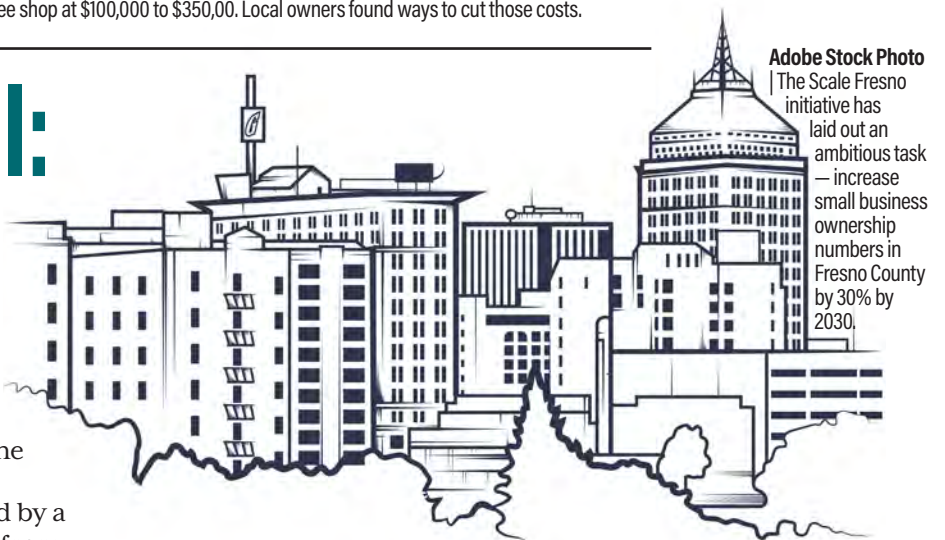
by 30% by the end of the decade.

Scale Fresno is backed by a \$1 million investment from The James Irvine Foundation. The initiative has been in development since early 2024 and is now entering its

complete implementation phase.
"Originally the planning phase was getting the right

stakeholders in the room and seeing who can actually make the commitment," said Ushan Samarakone, vice president

Scale Fresno | Page 4



Adobe Stock Photo
The Scale Fresno initiative has laid out an ambitious task — increase small business ownership numbers in Fresno County by 30% by 2030.

PERIODICAL:
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SENSITIVE
PRIORITY
HANDLING



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We will be honoring the achievements and contributions of our distinguished honorees. This in-person event is a fantastic opportunity to honor the hard work and dedication of family-owned and operated businesses in our community. Come mingle, network, and cheer on the 2025 FOBA honorees as we highlight the incredible stories and legacies from generation to generation.

Don't miss this opportunity to connect with industry leaders, share experiences, and be part of a memorable event that celebrates our shared history and future successes.

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STARTUP GRIND

LOCAL COFFEE SHOP OWNERS SHARE WHAT \$100K REALLY BUYS

Ben Hensley - STAFF WRITER

California: land of avocado toast, mimosa Saturdays—and a booming coffee culture rivaling Wall Street’s Monday mornings.

For business owners eyeing the espresso market, the path to opening a coffee shop isn’t always smooth. From rising real estate costs to inflation on ingredients, launching a café requires more than just passion and caffeine.

A recent startup guide by Ohio-based Crimson Cup Coffee & Tea estimates startup costs for seated cafés range from \$100,000 to \$350,000. Drive-thru-only operations can cost up to \$250,000. But these national averages don’t reflect California’s higher real estate and labor expenses.

Still, many Central Valley entrepreneurs are launching successful shops with creative cost-cutting strategies.

Starting small, staying smart

Alexander Osuna opened Monkey Dog Coffee in Clovis in June 2022 with a mix of personal funds and a loan from the U.S. Small Business Administration. His startup cost? Just under \$100,000.

“That’s including all of the equipment, all the start-up supplies and all of the furniture,” Osuna said. “We were trying to do as much ourselves as possible.”

By handling much of the buildout with a friend, Osuna avoided major contracting costs, hiring only an electrician and plumber for specialized work. He also saved money by keeping the design minimal and skipping a kitchen hood installation due to zoning restrictions.

“We are not zoned for a hood, which cut out a potential café cost,” he said.

Osuna, his wife and brother ran the shop themselves the first year, hiring just one employee. That lean approach helped the business stay profitable.

“I think that saved us in a lot of ways,” he said. “There’s a lot of things that you don’t know that you don’t know.”

Unexpected expenses, including taxes and fees, forced the team to adjust on the fly. Menu strategy became essential to controlling costs.

Despite delays due to a loan misunderstanding, Osuna called the SBA experience “a good process.”

The value of guidance, microloans Dawn Golik, district director of the SBA’s Fresno office, urges aspiring café owners to start by connecting with SBA resource partners.

“These are organizations that, at no charge to business owners, will help them start up and scale up their business,” Golik said.

Partners include SCORE (Service Corps of Retired Executives), the Small Business Development Center, the Veteran Outreach Center and the Women’s Entrepreneurship Center.

Golik added the SBA also works with microlenders offering loans of \$50,000 or less—funding that can be the difference between opening a café or simply buying coffee from one.

“Not every small business needs a million dollars,” Golik said. “Sometimes businesses just need a little bit of capital to get going.”

Lessons from the gridiron

Former NFL linebacker Zack Follett entered the coffee world in 2012 with no prior business experience. He launched Kuppa Joy in Old Town

Startup Grind | Page 4



File Photo | Alexander Osuna opened Monkey Dog Coffee in Clovis in June 2022 with a startup cost of just under \$100,000, made possible by doing much of the buildout with a friend.



BETTER HEALTH FOR YOUR FAMILY STARTS HERE.

Community Health Partners is honored to include Anshu Varma, M.D., among our talented and remarkable team of primary care providers. Dr. Varma is a member of the American College of Physicians, American Medical Association, Doctors of America, and is an active board member of Indian Physicians Association of Central California. She understands the unique healthcare needs of our Valley’s diverse families and is passionate about providing personalized care. In addition to caring for her patients, Dr. Varma volunteers her time locally as a translator transcribing Hindi and Punjabi to English. She enjoys participating in community fundraising and charity events.



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Scale Fresno | From 1

of impact at Access Plus Capital, the convener of Scale Fresno. “It has been, at this point, solely the investment of the James Irvine Foundation that has funded the initiative.”

Access Plus Capital helped organize the various partners so they could collaborate to support small businesses. They primarily provide flexible financing, expert support and customized resources to help entrepreneurs across Central California launch, expand and scale their businesses.

The goal for Scale Fresno is to help launch nearly 7,000 new businesses in Fresno County by 2030 through capital access, technical assistance and outreach to underserved entrepreneurs.

According to Samarakone, the initiative is guided by an investable plan that helps lay out a series of projects currently underway. The plan includes providing 180 microloans annually, totaling \$9 million over three years and supporting a 30% increase in the number of businesses served annually through technical assistance.

Scale Fresno notes a ten-figure capital gap faced by small businesses in the region, primarily among underserved groups.

“Based on a study that was done by the Urban Institute two years ago, the understanding was that there’s a \$3 billion gap in the small businesses in Fresno County,” Samarakone said. “This specific program’s focus was to scale up the small businesses and then get the support needed for that.”

The support ranges from business planning and financial projections to marketing and legal assistance.

“Even after getting funding, how would you handle marketing? How

would you get legal support?” he added about some of the questions brought up during discussions. “Most of those concerns were taken into account when Scale Fresno was created.”

While Scale Fresno is open to all industries, there is a strategic focus on entrepreneurs of color, women, immigrants and first-time founders.

According to a news release, only 20% of businesses in Fresno County are currently owned by women or people of color.

“Scale Fresno is exactly the kind of community-rooted, systems-level approach California needs to unlock inclusive economic opportunity,” said Jessica Kaczmarek, priority communities initiative director at The James Irvine Foundation.

More than 20 organizations — many with years of experience in the area — are now working together as one team to support small businesses.

“What sets Scale Fresno apart is that it’s not just a program — it’s a coordinated ecosystem built by the organizations that have supported

Fresno County’s small businesses for decades,” said Tate Hill, CEO of Access Plus Capital.

The collaborative is also attempting to address a longtime frustration among local businesses, fragmented resources and lack of awareness.

“There are many organizations that already exist and provide much-needed support and services to the small businesses, which weren’t really known to the small business community,” Samarakone said.

Fresno was chosen as a launchpad for Scale due to its diverse population, variety of industries and manageable size, which makes it ideal for leading a model that could be replicated in the future.

“It’s not too big a metro, like Los Angeles. It’s a focused small group, which you can use as an incubator and then see how year-on-year this support would drive the businesses’ growth,” Samarakone said.

In the coming years, Scale Fresno’s success will be measured by the number of microloans disbursed, technical assistance provided, businesses launched

and participation across rural and underrepresented communities.

Statewide economic leaders are closely monitoring the initiative.

“This model shows what’s possible when we align around community-driven, coordinated approaches to grow inclusive economic opportunity,” said Tara Lynn Gray, Director of the California Office of the Small Business Advocate.

Looking ahead, Samarakone said the goal is not only to help individual businesses but to strengthen the entire entrepreneurial ecosystem in Fresno County and eventually beyond.

“We are still working towards optimizing how these networks function, but so far, we’ve done well,” he said. “Everyone has a common mission of supporting this community and the small businesses. So that has been very encouraging and positive.”

Dylan Gonzales | Writer can be reached at: 490-3448 or e-mail dylan@thebusinessjournal.com



Photo via Access Plus Capital | Local stakeholders celebrate the launch in May of Scale Fresno, backed by a \$1 million investment and convened by Access Plus Capital.

Startup Grind | From 3

Clovis after taking a weeklong course in Oregon and securing a lease.

“Once you sign that lease it’s game on,” Follett said. “Luckily, I had a dad who was somewhat of an entrepreneur and taught me a lot.”

His mother also encouraged him to attend the course, even paying the \$2,500 tuition.

Follett estimated a new café in an existing building would cost about \$290,000. He kept his investment to \$130,000 by handling much of the remodeling himself.



Screenshot via Instagram | Zack Follett, Kuppa Joy Owner.

The one misstep? Underestimating customer demand. He soon invested another \$50,000 in equipment to meet the surge.

As the business grew, he expanded into kiosks—including one at Herndon and Cedar avenues, later adding locations in Madera and Visalia. The total cost to buy and convert the kiosk site was about \$200,000. Today, he estimates that same build would cost more than \$400,000.

Despite rising costs, Follett sees strong customer loyalty as a reason to remain optimistic.

Kuppa Joy has since grown from its Old Town Clovis roots, with five storefronts and three drive-through kiosks.

A growing market

Monkey Dog built its early following from nearby office workers — well before a Starbucks opened nearby in late 2024. That early base helped foster long-term loyalty.

Crimson Cup’s report backs that up. Scott Fullerton, head of the company’s 7 Steps to Success



Photo by Ben Hensley | The Kupa Joy coffee shop in Old Town Clovis is busy with customers on the morning of Monday, July 14. Owner Zack Follett estimates a new café in an existing building would cost about \$290,000.

program, said the desire for locally owned cafés is growing.

“Specialty coffee now accounts for nearly 60% of all coffee consumed in the United States,” the report notes.

Still, California remains one of the toughest states to launch a business, and national cost averages don’t always reflect local realities.

But Osuna and Follett prove that with the right planning, resource use and strategic growth, independently owned coffee shops remain a viable — and rewarding — business venture.

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

Fresno's 40 Under 40 class announced. Know someone on the list?

Gabriel Dillard - EDITOR

Fresno's 40 Under 40 class for 2025 has been announced, recognizing 40 young business professional who demonstrate a strong work ethic and emerging leadership.

Presented by BusinessLeaders.TV host Lance Cardoza, the 40 Under 40 winners hail from the public and private sectors.

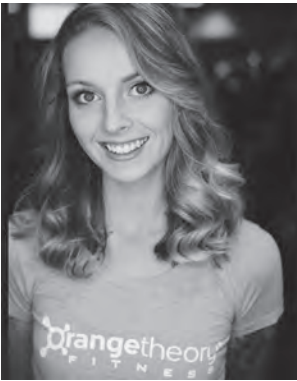
The program has been held almost annually since 2007, with nearly 700 winners represented in past classes.

BusinessLeaders.TV will hold its annual 40 Under 40 networking reception on Thursday, Dec. 4, at Chukchansi Park. Tickets will go on sale soon at 40u40.com.

The 40 Under 40 class of 2025:

1. AJ Meyers – PepsiCo
2. Alton Williams – Fresno Pro-Am Foundation
3. Amber Jimenez Flores – JB Lawn Services, LLC
4. Audrey Aparicio – Audrey Aparicio Private Chef Services
5. Brandon Simons – Fresno County Department of Social Services
6. Brett Ford – JD Foods

7. Brian Kelly – Downtown Fresno Partnership
8. Brian Surabian – Crockett Family Farms
9. Carlos Pompa – Elite Barber Studio
10. Demetria Miller – Valley Children's Healthcare
11. Emily Erwin – KSEE 24
12. Dr. Estevan Parra Guerrero – Fresno State Upward Bound
13. Gabriel Holguin – Access Plus Capital
14. Gloria Valdovinos – Downtown Fresno Partnership
15. Henry Garcia – Fresno Police Department
16. Indira Vilchez Salaverri – Education and Leadership Foundation
17. Jonathan Bravo – Fresno Grizzlies
18. Karen Gill Esq. – Karen Gill Esq.
19. Lucky Nunthatee – LuckyDesigns
20. Marcel McAlister – FURY
21. Martel Golden – Golden Charter Academy
22. Marianela Borbon – Uplift Balloon Events
23. Mario Trevino – Iron Key Real Estate
24. Mayra Campa – Office of Fresno City Councilwoman Annalisa Perea



25. Meagan Grossman – HelpDesk.tech
26. Michael Manjarrez – Whelan Financial
27. Myca Greer – Morgan Stanley
28. Peter Maokosy – Coalinga College
29. Dr. Pooja Mehta, DMD – Bright Now! & Mehta Dental LLC
30. Roger Brown – Breath of Evolution
31. Ryan Kelly – KHB Construction Inc.
32. Ryan Parsley – Reborne Brewing Company, LLC
33. Sabrina Pendergast – Orangetheory Fitness
34. Sarah Maokosy – Coalinga College
35. Savanna Meinert – PREM PR & Social

36. Steven Mauro Baronian – California Autism Center
37. Sundeep Grandhe – Central Valley Hospice Palliative Medicine
38. Tabish Naz – WiseCare
39. Yasi Lajevardi – The Aesthetic Club
40. Zachary Robinson – Farmers Insurance

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

Photos contributed (from top left, clockwise)
Marianela Borbon, owner, Uplift Balloon Events
Jonathan Bravo, communications, Fresno Grizzlies
Emily Erwin, anchor, KSEE24
Tabish Naz, physician, WiseCare
Ryan Parsley, CEO, Reborne Brewing
Sabrina Pendergast, franchise owner, Orangetheory Fitness

Raw Farm's bold play: Unpasteurized milk to fuel California's next generation of athletes?

Dylan Gonzales - STAFF WRITER

A popular Central Valley dairy farm known for its unprocessed product is building brand awareness in a new way – by delivering raw milk directly to sports teams across California.

Raw Farm, based in Fresno County, announced the launch of its “Raw Athlete” campaign on June 11. Raw Athlete is a free outreach campaign that supplies deliveries of whole raw milk and protein powder to athletic groups, gyms and schools throughout the state.

Raw milk – unpasteurized milk, which is legal to sell in California under strict safety and labeling guidelines – is at the center of the program.

The idea began from a donation to a high school football fundraiser and has since grown into a movement with over 100 interested groups.

“The Clovis North High School

football team had reached out to be part of a fundraiser,” said Kaleigh Stanziani, vice president of marketing at Raw Farm. “I had donated a truck that comes to houses and delivers products, and it was a huge hit.”

The success of the fundraiser, combined with Clovis being one of Raw Farm's top-selling cities, led to a bigger idea. Inspiration also came from a younger memory from Stanziani when Red Bull promoted itself to athletes.

“My brother told me back in high school that Red Bull used to come in their little Red Bull cars and throw drinks over the fence line before it even launched,” she said. “It was highly effective.”

Stanziani also turned to artificial intelligence, using ChatGPT to help develop a more nutritious version of that model.

“Between myself and ChatGPT, Raw Athlete kind of came to life,” she said.

What originally began as nothing more than a small test quickly blossomed into a success.

“I’m looking at over 100 people on my list right now that are all wanting it,” Stanziani said. “Now I’m kind of looking at it going, ‘Oh, do I need to hire someone?’”

Deliveries are currently handled by existing drivers on Raw Farm's store routes.

The response from athletes and coaches has been overwhelmingly positive.

“Our very first time doing this delivery was to the Clovis North High School football team,” said Stanziani. “I had 140 football players and I ran out of all the quarts– these kids were just chugging their quarts after their practice.”

She said that younger athletes today are already tuned into whole-food diets, making raw milk an easy sell.

“These coaches are looking for anything to give their team the extra edge, and their athletes are asking for it,” she said.

Stanziani noted that they have also been in contact with nutritionists from professional sports teams.

The skepticism of raw milk stems from concerns that it could potentially cause illness without the step of

pasteurization. The FDA website states, “raw, unpasteurized milk can carry dangerous bacteria such as Salmonella, E. coli and Listeria, which are responsible for causing numerous foodborne illnesses.”

Raw Milk has issued voluntary recalls in the past over links to foodborne illness outbreaks that sickened dozens of people.

On overcoming skepticism regarding non-processed products – particularly raw milk, Stanziani said she focuses on receptive audiences.

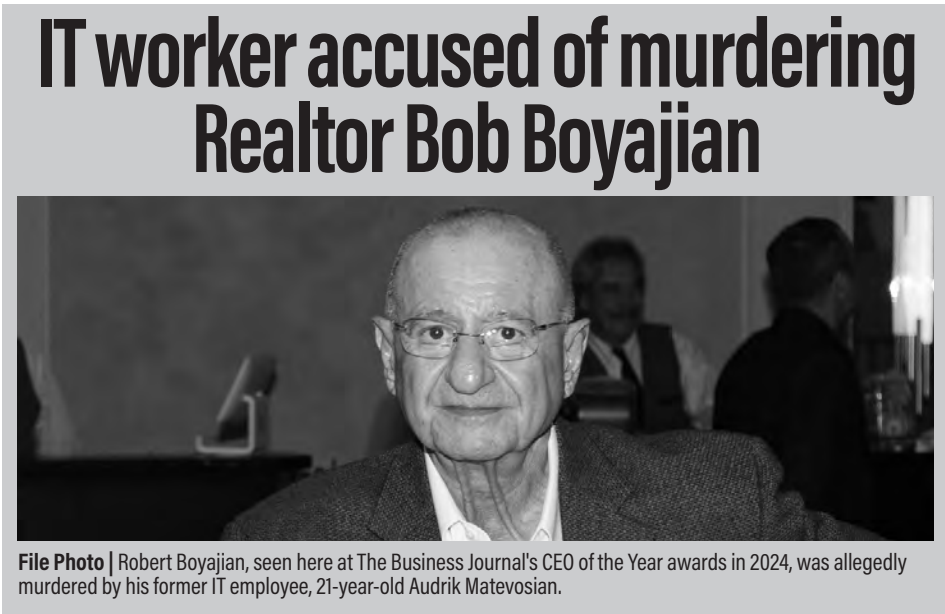
“It is not wise to speak to the wrong choir,” she said. “I stay in my own lane. I don’t need to butt my head up against someone.”

While interest has poured in from across the country, the program is currently limited to California due to logistical constraints related to transporting raw milk.

Groups already applying include football teams, Pilates clubs, cheer squads and mom stroller groups – even a Bible study asked if “exercising their brains” would qualify them.

“I just hope I have enough ice chests to be able to keep up,” Stanziani said.

Dylan Gonzales | Writer can be reached at: 490-3448 or e-mail dylan@thebusinessjournal.com



File Photo | Robert Boyajian, seen here at The Business Journal's CEO of the Year awards in 2024, was allegedly murdered by his former IT employee, 21-year-old Audrik Matevosian.

Madera County Sheriff Tyson J. Pogue said on Thursday, July 17, that a 21-year-old IT worker for Bass Lake Realtor Robert “Bob” Boyajian admitted to murdering the 75-year-old and leaving his body in the Mojave Desert.

Audrik Matevosian confessed to killing Boyajian, whose body was found in a cave in San Bernardino County, said Madera County Sheriff Tyson Pogue. Matevosian, who lived with his parents in Clovis, had previously provided IT services at Boyajian’s home in Bass Lake.

Matevosian faces nine separate charges, including murder, intentional murder carried out for financial gain, theft of a bank ATM card and grand theft of a firearm. He is currently in Madera County Jail and was arraigned Friday. He has pleaded not guilty.

During an interrogation, Matevosian initially referred to Boyajian in the past tense, Pogue said, first claiming he had committed suicide. He later changed his story, saying that Boyajian had requested assistance in ending his life.

Pogue said that Matevosian ultimately confessed to killing Boyajian around midnight on Saturday, July 12, and then driving his body to the Mojave Desert and burying him in a cave.

Matevosian said that Boyajian had previously taken him to that location on a road trip, according to Pogue.

Pogue said Matevosian’s motives were two fold —Boyajian had spoken disparagingly about his family, and also for financial gain.

Pogue said a week prior to the incident, Matevosian had purchased a body bag from Amazon. He also rented a vehicle in Fresno.

“We now consider this a premeditated homicide,” Pogue said.

The sheriff’s department recovered two firearms in Matevosian’s bedroom — a 9mm handgun that was reported stolen in March, and a 10 mm handgun that was identified as Boyajian’s concealed carry.

Boyajian’s wallet was discovered in Matevosian’s gym locker, and the shovel used in the burial was also located, Pogue said.

“This is a deeply disturbing case. It’s a case of betrayal and premeditated violence. Mr. Boyajian was a trusted figure in our community and our

hearts go out to his loved ones in this case,” Pogue said.

Surveillance footage revealed that on Sunday, July 13, at around 8:30 p.m., Matevosian made a \$1,000 ATM withdrawal at a bank near East Herndon Avenue in Clovis.

There were two other withdrawals attempted that same night that were rejected.

Judge tosses Fresno Costco approvals

A Fresno County judge has set aside approvals for the new Costco facility near Herndon Avenue and Highway 99, saying the city must try again to comply with state environmental laws.

A group called Herndon-Riverside Coalition for Responsible Planning and Development challenged the project in court after the council approved the relocation in April 2024.

Plans call for the store to be relocated to Herndon Avenue and Riverside Drive from its current location at West Shaw Avenue. It would total 219,000 square feet and include a 32-pump gas station.

The news was first reported by GVwire on Monday.

The council approved a general plan amendment and rezone for the project, but the protest group contends that the project includes a warehouse and distribution facility, called a “market delivery operation” or MDO, that doesn’t fit the general commercial zoning.

The City’s contention is that the entire retail warehouse is consistent with that zoning. But Judge Jonathan M. Skiles didn’t make that finding, and is telling the City of Fresno to set aside approvals and an environmental review for the project, and approve another set of documents that comply with the California Environmental Quality Act.

“The City’s approval of the Plan Amendment Rezone Application is devoid of any finding of fact supporting the conclusion that the MDO is an accessory use to the retail warehouse component,” according to the court ruling dated July 17.

Skiles also found that the certification of the environmental impact has an inadequate plan for reducing greenhouse gas emissions.

Fresno’s tax roll grows

Fresno County’s real estate tax assessment roll grew nearly 7% to \$123.3 billion for 2025 — representing nearly \$7.4 billion in addition value.

The Roll consists of \$117.5 billion of locally assessed properties and \$5.8 billion of state assessed properties.

“The property tax base of the County is strong and getting stronger. Better days could be ahead for Fresno as large-scale solar utility projects, previously excluded from property taxation, continue to fill up the vast expanse of fallow lands in west Fresno. This is good news for our communities,” said Fresno County Assessor-Recorder Paul Dictos.

A provision in the tax code prevents solar energy farms from reassessment, but that is scheduled to sunset on Jan. 1, 2027.

Property taxes collected help pay for vital public services such as public education, first responders, public health, as well as other county and municipal services, according to a news release.

Assessor Dictos wants to remind residents that the 6.4% growth does not mean property owners will be subject to a corresponding increase on their annual property tax bills. Nearly nine out of ten property owners will see only the modest 2% adjustment prescribed by Proposition 13.

Cities with the largest increases in assessed value from the prior year include, Sanger (14.96%), Huron (10.97%), Reedley (9.05%), Kingsburg (7.90%), Mendota (7.57%), Parlier (7.48%), Selma (7.07%), Clovis (6.85%), Coalinga (6.57%), Kerman (6.24%) and Fresno (5.87%).

The City of Fresno has the largest assessment value at \$54.88 billion, followed by Clovis at \$17.48 billion and Sanger at \$1.89 billion.

“The great group of public servants in my department work hard and help me deliver the tax roll to you on time, all the time,” said Dictos.

Body of missing store owner found

The Clovis Police Department announced on Friday that the body of Fresno businessman Surinder Pal was found in a canal at Temperance and McKinley avenues.

A person fishing in the canal spotted the body and alerted authorities on Thursday morning, July 17. Pal, 55, who owned Standard Sweets and Spices with his wife, was last seen at the store at Blackstone and Dakota avenues on June 22.

His car was found near Temperance and McKinley avenues the next day, on June 23.

In their update Friday, Clovis

Police said there were no suspicious circumstances in Pal’s death at this time. Authorities thanked the community for their assistance in the case.

Police put out an alert on Pal’s disappearance on June 26, saying that he was considered at-risk, and didn’t have his wallet or cellphone.

Detectives search by car, on foot and by drone to locate Pal.

Pal’s wife, Tracy Hansen, told yourcentralvalley.com that they had been together for 30 years. That day, she said Pal told her he needed to go out for more supplies, but never returned.

“We all miss him. His dad is missing him. His brothers and sisters are missing, nieces and nephews. Just everyone, we want him back,” Hansen said.

Fresno’s Peppertree Plaza purchased

The 51,000 square-foot Peppertree Plaza shopping center at Shaw and Marks avenues in Northwest Fresno has been sold for \$6.68 million.

Built in 1980, Peppertree Plaza is 87% leased. Current tenants include Outback Steakhouse, Deli Delicious, FastSigns and State Bank of India. That’s according to a news release from Rancho Cucamonga-based Progressive Real Estate Partners, which represented the seller, a Bay Area private investor.

Peppertree Plaza was marketed as on one of Fresno’s busiest retail corners, with visibility to an average of 72,400 cars per day.

According to real estate records, the buyer is Los Angeles-based ABH1, LLC — a private investor, according to the release.

Within a three-mile radius of Peppertree Plaza, there are more than 147,000 people with an average household income of \$107,700, according to Progressive Real Estate Partners. Nearby national retailers include Target, Walmart and Home Depot.

Greg Bedell, senior vice president for Progressive Real Estate Partners, represented the seller. He said the listing generated multiple offers.

“The buyer was drawn to the center’s high-traffic location and the opportunity to unlock value through strategic leasing and repositioning,” he said in a statement. “Our marketing efforts generated nine offers illustrating that demand for well-located, value-add retail remains strong — particularly in established California markets and in properties with diverse, service-oriented tenant mixes and clear paths to upside.”

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the LEADS

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HOW IT WORKS

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

REAL ESTATE

NEWMARK PEARSON COMMERCIAL, a part of Pearson Companies, is reporting the following transactions:

1,000 square feet of industrial space at 1261 Hoblitt Avenue, Suite 202 in Clovis, CA leased to Aaron Welch. Kelsey McKenney and Troy McKenney of Newmark Pearson Commercial were the agents.

1,400 square feet of industrial space at 1311 Hoblitt Avenue, Suite 102 in Clovis, CA leased to Buitragos Doors. Kelsey McKenney and Troy



Google Earth photo | A residential grading permit was issued at 4728 W. Alluvial Ave. in Fresno.

McKenney of Newmark Pearson Commercial were the agents.

1,426 square feet of office space at 55 Shaw Avenue, Suite 207 in Clovis, CA leased to HHM Engineers from 55 Shaw Offices. Coryne McKenney and Kelsey McKenney of Newmark Pearson Commercial were the agents.

1,600 square feet of office space at 5479 N. Fresno Street, Suite 102 in Fresno, CA leased to Ardent Home Health & Hospice from DA Aquarius, LLC. Nick Sorensen and Phil Souza of Newmark Pearson Commercial were the agents.

1,620 square feet of office space at 5477 N. Fresno Street, Suite 104 in Fresno, CA leased to Ardent Home Health & Hospice from DA Aquarius, LLC. Nick Sorensen and Phil Souza of Newmark Pearson Commercial were

the agents.

1,800 square feet of industrial space at 1261 Hoblitt Avenue, Suite 205 in Clovis, CA leased to Byron Owens. Kelsey McKenney and Troy McKenney of Newmark Pearson Commercial were the agents. No social media

2,040 square feet of office space at 1187 E. Herndon Avenue, Suite 106 in Fresno, CA leased to Valley Children's Medical Group from Herndon-Warner Medical Buildings, LLC. Scott Christensen of Newmark Pearson Commercial was the agent.

COLLIERS INTERNATIONAL is reporting the following lease/escrow transactions:

1,621 square feet leased at 642 Pollasky Avenue, Suite 110 in Clovis to Schweitzer and Davidian APC from PSC Properties. Bobby Fena was

the agent in cooperation with Fortune Associates.

7,140 square feet at 1110 N. Gateway Drive sold in Madera. Buyer – Thomas/Stark. Seller – Ross Borba. Brian Decker was the agent.

CUSHMAN & WAKEFIELD is reporting the following lease transactions:

4,795 square feet at 9 River Park Place East, Suite 330 to Cornerstone Structural Engineering Group, Inc., a California corporation from River Park Properties III, a California limited partnership. The agent was Tony Cortopassi and cooperating agent was Scott Buchanan of Colliers International.

1,500 square feet at 4565 N. Blackstone Avenue leased to Super Print from Desantis Commercial. The agent was Marcus Velasquez.

1,500 square feet at 244 W. Bullard Avenue to Pain Rehabilitation Consultants Medical Group from Jeff Davis. The agents were Tony Cortopassi and Marcus Velasquez.

1,500 square feet at 2918 McCall Avenue in Selma to Nails by Tamara. The agent is Marcus Velasquez.

BANKRUPTCY

Apple Corial-Symns & Anthony Symns JAB Investments LLC As One Investments LLC Case No: 25-12371 Assets: \$1,092,040 Liabilities: \$2,487,0505

Sleep Fit Corporation Mattress Land Case No: 25-12382 PO Box 76 Kingsburg, CA 93631 Assets: \$903,237 Liabilities: \$9,049,610

Mattress Land of WA, Inc. Case No: 25-12383 PO Box 71 Kingsburg, CA 93631 Assets: \$370,449 Liabilities: \$603,901

Sweet Surprise LLC Case No: 25-12389 1052 Kern St. Taft, CA 93268 Assets: \$550 Liabilities: \$30,002

Niolas Filiberto Gomez Madrid G&G Transport Case No: 25-12448 21724 Valley View Rd Madera, CA 93638 Assets: \$689,030 Liabilities: \$1,043,687

PERMITS

Storage Building Valuation: \$444,431 5365 Island Waterpark Dr Bldg 8 Fresno CA 93722-5022 Il pmt#:B22-11622

07/09/2025 Contractor Huff Construction Company Inc 4917 Stoddard Rd Modesto CA 95356-9389 209-545-7505 lic:385014 Kashian Group Ltd 677 W Palmdon Dr Ste 107 Fresno CA 93704-1094

Grading Residential Valuation: \$0 4728 W Alluvial Ave Fresno CA 93722-3478 Lot 040 pmt#:BG25-00015 07/10/2025 Contractor Image Custom Homes 1298 E Jamestown Turlock CA 93730-5927

Triplex Valuation: \$265,754 12428 W G Biola CA 93606-7219 pmt#:*062 000 00 FC 2,986 sf 06/10/2025 Contractor Energize Solar 4933 W Jennifer Ave Fresno CA 93722-5087 559-369-7984

Demolition Commercial Valuation: \$12,000 7525 N Cedar Ave Ste 115 Fresno CA 93720-2697 pmt#:B25-08606 07/09/2025 Contractor Pickett & Sons Construction Inc 7310 N Remington Ave Fresno CA 93711-5750 559-225-2500 lic:283723

Warehouse & Office Valuation: \$960,000 6157 S Lincoln Ct Fresno CA 93725-8934 pmt#:*077 000 00 FC 20,000 sf 06/25/2025 Contractor West Star Construction Inc



Google Earth photo | A warehouse and office permit was issued at 6157 S Lincoln Ct. in Fresno.

Law Firms

In the Central San Joaquin Valley ranked by number of local attorneys; if tied, by number of local staff; if tied by year founded.

	Name of law firm Address	Telephone Fax	Local attorneys staff	# Offices, Local # Offices, Total	New hires for 2024 attorneys staff	Typical hourly fee	Areas of practice	Managing partner(s) or committee Year founded locally
1 (1)	McCormick, Barstow, Sheppard, Wayte and Carruth LLP 7647 N. Fresno St. Fresno, CA 93720	559-433-1300 559-433-2300	61 144	1 2	WND WND	WND	Agriculture, appeals, bankruptcy, business, civil litigation, employment, insurance, estates and trusts, tax, family law, intellectual property matters	Kenneth Baldwin 1951
2 (2)	Fennemore LLP 8080 N. Palm Ave., Third Floor Fresno, CA 93711	559-432-4500 559-432-4590	35 54	1	8 6	WND	Litigation, agribusiness, business transactions, construction, creditor's rights & insolvency, employment, environmental, real estate, trusts and estates, water law & more	Steven D. McGee 1885
3 (3)	Wanger Jones Helsley PC 265 E. River Park Circle, Ste. 310 Fresno, CA 93720	559-233-4800 559-233-9330	33 65	1 2	WND WND	WND	Ag, bankruptcy, business/real estate, commercial litigation, construction, crop insurance, family law, environmental, labor, personal injury and more	Timothy Jones 1994
4 (4)	Baker Manock & Jensen, PC 5260 N. Palm Ave., Ste. 201 Fresno, CA 93704	559-432-5400 559-432-5620	27 WND	1	WND WND	WND	Agribusiness, business litigation, corporate & general business commercial development, employment, environmental law, financial institutions and more	Dirk B. Paloutzian 1906
5 (5)	Lozano Smith, LLP 7404 N. Spalding Ave. Fresno, CA 93720	559-431-5600	23 59	1	WND WND	WND	Full-service education and public agency law firm	Karen Rezendes 1988
6 (8)	Sagaser, Watkins & Wieland, PC. 5260 N. Palm Ave., Ste. 400 Fresno, CA 93704	559-421-7000 559-473-1483	19 45	4	WND WND	WND	Business, litigation, labor and employment law	Ian B. Wieland, Paul Bauer 2013
7 (9)	Whitney Thompson & Jeffcoach LLP 970 W. Alluvial Ave. Fresno, CA 93711	559-753-2550 559-753-2560	19 36	1	WND WND	WND	Litigation and corporate/business law	Marshall Whitney, Timothy Thompson, Mandy Jeffcoach, Niki Cunningham, Kristi Marshall, Courtney McKeever 2018
8 (6)	Fitzgerald, Alvarez & Ciummo A Professional Law Corporation 2014 Tulare St., Ste. 300 Fresno, CA 93721	559-441-0114 559-441-0890	18 WND	1	WND WND	WND	Indigent defense	Michael Fitzgerald, Antonio Alvarez 1988
9 (10)	Coleman & Horowitz, LLP 499 W. Shaw Ave., Ste. 116 Fresno, CA 93704	559-248-4820 559-248-4830	15 40	3	WND WND	WND	Administrative law, civil litigation, incorporation, real estate, tax law, wills, alternative dispute resolution, agribusiness, intellectual & more	Gregory Norys 1994
10 (NR)	Griswold, LaSalle, Cobb, Dowd & Gin, LLP 111 E. 7th St. Hanford, CA 93230	559-584-6656	12 31	1	WND WND	WND	Agriculture, business, civil litigation, construction, criminal, education, environmental, estate planning, family, municipal law, real estate & more	Mario Zamora 1945
11 (13)	Alternate Defense Office (ADO) 2014 Tulare St., Ste. 400 Fresno, CA 93721	559-264-8872 559-264-8875	12 17	1	WND WND	WND	Criminal defense, conflict contract public defender	Michael Fitzgerald, Antonio Alvarez
12 (14)	Atkinson, Andelson, Loya, Ruud and Romo, A Professional Law Corporation 10 River Park Place E., Ste 240 Fresno, CA 93720	559-225-6700 559-225-3416	12 WND	1	WND WND	WND	Employment & labor relations representing management, school law facilities, construction and real estate law, civil litigation, corporate, securities	David A. Soldani 2007
13 (18)	Dias Law Firm, Inc. 502 W. Grangeville Blvd. Hanford, CA 93230	559-585-7330 559-585-7335	11 28	1	2 2	\$250–\$350	Civil litigation, ag law, eminent domain, business, estate planning/trusts, family, criminal, labor, real estate, corporations, limited liability co.	Michael A. Dias, Jonette M. Montgomery, Steven E. Alfieris, Ella R. Floresca 1996
14 (15)	Kahn, Soares & Conway, LLP 219 N. Douty St. Hanford, CA 93230	559-584-3337 559-584-3348	11 25	31	1 141	\$220–\$460	Business and civil litigation, corporate, criminal, family, labor, real estate and tort/personal	Richard C Conway 1975
15 (12)	Fitzgerald, Alvarez & Ciummo 221 N. I St. Madera, CA 93637	559-674-4696 559-674-9631	11 WND	1	WND WND	WND	Public defender services & representation in dependency matters	Michael Fitzgerald, Antonio Alvarez 1988
16 (16)	Wild, Carter & Tipton 246 W. Shaw Ave. Fresno, CA 93704	559-224-2131 559-229-7295	9 22	1	WND 2	WND	Business & civil litigation, corporate, criminal, family, labor law, estate planning, real estate, personal injury, insurance defense, trademark	Michael C. Titus, Partick J. Gorman, Richard A Harris, Bruce M. Brown, Dana French, Tracy Agrall 1893
17 (20)	Herr Pedersen & Berglund LLP 100 Willow Plaza, Suite 300 Visalia, CA 93291-6215	559-636-0200 559-636-9759	9 17	2 2	WND WND	WND	Public entity representation; litigation; business transactions; wealth transfer planning and administration	Leonard Herr, Rachele Berglund, Kris Pedersen 1990
18 (27)	Webb Law Group, APC 466 W. Fallbrook Ave. Suite 102 Fresno, CA 93711	559-431-4888 559-821-4500	8 WND	1	WND WND	WND	Business property & employment litigation	Lenden F. Webb 2008
19 (nr)	Yarra Rivas & Associates 2000 Fresno St., Ste. 300 Fresno, CA 93721	559-441-1214 559-441-1215	7 WND	3	WND WND	WND	Immigration	Alfonso Rivas
20 (24)	Pascuzzi, Pascuzzi & Stoker 2377 W. Shaw Ave., Ste. 101 Fresno, CA 93711	559-227-1100 559-227-1290	6 15	1	WND WND	WND	Real estate, civil litigation, estate planning, probate and trust administration	Harry Pascuzzi, Susan L. Pascuzzi, Steven R. Stoker 1990

Law Firms

In the Central San Joaquin Valley ranked by number of local attorneys; if tied, by number of local staff; if tied by year founded.

	Name of law firm Address	Telephone Fax	Local attorneys staff	# Offices, Local # Offices, Total	New hires for 2024 attorneys staff	Typical hourly fee	Areas of practice	Managing partner(s) or committee Year founded locally
21 (25)	Juvenile Law Center 2014 Tulare St. Fresno, CA 93721	559-475-7046 559-475-7047	6 10	1	WND WND	WND	Dependency law	Michael Fitzgerald, Antonio R. Alvarez
22 (22)	Emerzian Shankar Legal Inc. 2037 W. Bullard Ave. #237 Fresno, CA 93711	559-490-0451	5 15	1	WND WND	\$150–\$330	Employment law, corporate law, human resources, education law, investigations, Title IX, special education	Ashley Emerzian 2018
23 (23)	Tomassian, Pimentel & Shapazian 3419 W. Shaw Ave. Fresno, CA 93711	559-277-7300 559-277-7350	5 15	1	WND WND	WND	Estate planning, probate, family law, employment law, personal injury and workers' compensation	Paul Pimentel, Gerald M. Tomassian 1991
24 (29)	Madera Alternate Defense Office 321 W. Yosemite Ave. Madera, CA 93638	559-661-8673 559-661-1820	5 9	1	WND WND	WND	Criminal defense	Michael Fitzgerald, Antonio R. Alvarez 1988
25 (30)	Fresno Dependency Office (FDO) 2014 Tulare St., Suite 202 Fresno, CA 93721	559-442-1244 559-442-1008	5 9	1	WND WND	WND	Dependency law	Michael Fitzgerald, Antonio R. Alvarez
26 (NR)	Larson, Lindenau, Ladd & Janisse, P.C. 5200 N. Palm Ave., Suite 404 Fresno, CA 93704	559-578-8054 559-272-9591	5 WND	WND	WND WND	WND	WND	Jennifer E. Larson 2022
27 (NR)	Rusca & Rusca 1327 N St. Fresno, CA 93721	559-268-1600 559-268-0471	4 7	1	WND WND	WND	Family	Rodney Rusca, Rosemarie Rusca 1997
28 (33)	Fear Waddell, P.C. 7650 N. Palm Ave., Ste 101 Fresno, CA 93711	559-436-6575 559-436-6580	4 WND	1	WND WND	WND	Bankruptcy	Peter Fear 2004
29 (28)	Fishman, Larsen & Callister Law Corporation 7112 N. Fresno St. Fresno, CA 93720	559-256-5000 559-256-5005	4 WND	1	WND WND	WND	Employment, tax & business planning, estate planning, bankruptcy, real estate & litigation	Jared Callister, Douglas Larsen, Robert Fishman 2000
30 (26)	Barsamian & Moody, A Professional Corporation 1141 W. Shaw Ave. Ste 104 Fresno, CA 93711	559-248-2360 559-248-2370	4 WND	WND	WND WND	WND	Employment law, ag labor relations, collective bargaining, serious and willful injuries	Catherine M. Houlihan, Patrick S. Moody, Ronald H. Barsamian 1995
31 (32)	Miles Sears & Eanni 2844 Fresno St. Fresno, CA 93721	559-486-5200 559-486-5240	4 WND	1	WND WND	WND	Personal Injury, catastrophic injury, wrongful death, product liability, automobile/trucking accident litigation, aircraft accident litigation	Richard Watters, Douglas Gordon 1956
32 (36)	Sawl Law Group 2150 Tulare St. Fresno, CA 93721	559-266-9800 559-266-3421	3 11	1 1	31 8	WND	Criminal defense and personal injury	Martin Taleisnik
33 (NR)	Johnson & Black, LLP 1007 N. Demaree St. Visalia, CA 93291	559-741-1800 559-741-1801	3 6	1	WND WND	WND	Trust and estate planning, trust administration/ probate, business entities, real estate transactions	James C. Johnson
34 (NR)	Peltzer Richardson & Koontz Law Corporation 3746 W. Mineral King Ave. Visalia, CA 93291	559-372-2400	3 WND	1	WND WND	WND	Water and environmental law, public agency, real estate, water rights, and development law	Alex M. Peltzer, Kenneth J. Richardson, James D. Koontz 2008
35 (38)	Chielpegian Cobb, LLP 5200 N. Palm Ave., Ste. 201 Fresno, CA 93704	559-225-5370 559-244-6931	3 WND	1	WND WND	WND	Civil litigation, business transactions, estate planning	Michael S. Chielpegian, Mark E. Chielpegian, Lee S.W. Cobb 1979
36 (NR)	Goldberg & Ibarra, APLC 925 "N" St., Ste 130 Fresno, CA 93721	559-264-4878 559-486-4878	2 22	2	2 22	WND	Workers' compensation, personal injury, social security	David Ibarra 1994
37 (65)	Gromis & Aguirre 6700 N. First St., Suite 135 Fresno, CA 93710	559-435-0437 559-435-6638	2 3	1	WND WND	WND	Family law and estate planning	Kim Aguirre, David Paul Gromis 1986
38 (79)	Hammerschmidt Law Corporation 2445 Capitol St. Suite 215 Fresno, CA 93721	559-233-5333 559-233-4333	2 2	1	WND WND	WND	Federal and state criminal defense, federal and state government investigations, professional licensing related to criminal matters	Jeffrey T. Hammerschmidt 2005
39 (NR)	Ward Legal, Inc. 448 W. Shaw Ave. Fresno, CA 93704	559-301-5135 559-364-3499	2 WND	1	WND WND	WND	Business law, healthcare law, contracts, nonprofits	Laura E. Ward, Robert E. Ward 2015
40 (91)	Fitzgerald, Alvarez & Ciummo, Juvenile Division 3333 E. American Ave. Fresno, CA 93725	559-600-6684 559-600-7654	2 WND	WND	WND WND	WND	Juvenile law	Michael Fitzgerald, Antonio R. Alvarez 1988



Google Earth photo | A parking lot permit was issued at 12168 N. Willow Ave. in Clovis.

Leads | From 7

Sandra Staats
13837 S Zediker Ave
Kingsburg CA 93631-9726
http://weststarconstruction.com
559-897-0349
559-977-2396
Fax:559-897-1427
lic:766260

Parking Lot
Valuation: \$1,000,000
12168 N Willow Ave
Clovis CA 93619-8378
pmt#:*027 000 00 FC
06/18/2025
Contractor
Quiring General LLC
5118 E Clinton Way Ste 201
Fresno CA 93727-2094
559-432-2800
lic:973147
Applicant
Paul Halajian Architects
6790 N West Ave
Fresno CA 93711-4306
559-297-7900
Fax:559-297-7950

Plumbing Commercial
Valuation: \$300,000
5191 E McKinley Ave
Fresno CA 93727-2033
pmt#:B25-06228
07/10/2025
Contractor
City of Fresno
2600 Fresno St
Fresno CA 93721-3620
559-621-2489
Owner
NWestCo LLC
115 Industrial Ct
Kalispell MT 59901-7991
406-755-4343
lic:1073967

Tenant Improvement
Valuation: \$50,000
653 E Shaw Ave
Fresno CA 93710-7703
Lot 5,6
pmt#:B25-05528
07/10/2025
Contractor
Halstead Innovative Builders
2300 Knoll Dr Ste K

Ventura CA 93003-8059
805-644-2884
lic:581267
Owner
Macerich Fresno Limited
Partner
4841 N 1st St
Fresno CA 93726-0515

Tenant Improvement
Valuation: \$2,000,000
1255 Van Ness Ave
Fresno CA 93721-1711
pmt#:B23-17528
07/07/2025
Owner
City of Fresno
2600 Fresno St
Fresno CA 93721-3620
559-621-2489
Contractor
Katch Environmental Inc
929 L St
Fresno CA 93721-2616
559-260-2992
lic:933096

Warehouse Commercial
Valuation: \$150,000
8201 W Elowin Ct
Visalia CA 93291-9262
pmt#:B251439
3,080 sf
07/01/2025
Contractor
American Incorporated
1345 N American St
Visalia CA 93291-9334
559-651-1776
lic:292529
Applicant
Martin Hale
559-786-7107
Owner
Broadstone Prgs Portfolio

Addition Commercial
Valuation: \$200,000
715 N Divisadero St
Visalia CA 93291-4607
Lot 7-9 Visalia Garden Farms
pmt#:B243499
07/03/2025
Contractor
Montelongo Builders Inc
592 W Mountain View Ave
Woodlake CA 93286-1415
559-365-9163
lic:1028863
Owner

Milk Specialties Company
715 N Divisadero St
Visalia CA 93291-4607
559-732-1220

Replace Racking
Valuation: \$35,000
720 W Riggan Ave
Visalia CA 93291-1959
pmt#:B252103
07/02/2025
Owner
RP Invest Prop LP
Contractor
Building Installation Group
1609 Western Ave Unit B
Green Bay WI 54303-9015
877-244-9310
Applicant
Lilia Lozano
747-227-6549

Remodel Commercial
Valuation: \$182,000
7940 W Doe Ave Ste 400
Visalia CA 93291-9720
pmt#:B252454
06/30/2025
Owner
PW Fund B Lp

555 Capitol Mall
Sacramento CA 95814-4504
Contractor
Cwc Diversified Inc
Rickardo Gomez
2980 N Sunnyside Ave Ste 111
Fresno CA 93727-8610
559-323-4416
559-213-0050

Remodel Interior
Valuation: \$60,000
4150 S Demaree St
Visalia CA 93277-9551
pmt#:B251795
07/01/2025
Contractor
JR Scott Construction Inc
Larry Bunelos
PO Box 1184
Hanford CA 93232-1184
559-584-6871
559-584-6871
Fax:559-584-1593
lic:429036
Marvin Douglass
4905 W Monte Verde Ct
Visalia CA 93277-8887

NEW BUSINESSES
FRESNO COUNTY



Google Earth photo | A tenant improvement permit was issued at 1255 Van Ness Ave. in Downtown Fresno.

- APR Aviation
- E&L Trucking
- AEA House and Carpet Cleaning
- Esmeralda's Mobile Detailing
- Kinda Pages Co.
- Made Whole
- HK Trucking
- Jazzy Trucking
- H P Logistics
- TULARE COUNTY**
- G.T.O Sanitation Service
- Jim Ruiz Lawn Care
- Sunrise Farms

- Unruh Extermination
- Cluckee's
- Airgraphixx3
- Drivezo
- Jenni's Happy Pollitos Daycare
- Ooh La Lash
- Nails Til Death
- Master Touch Kitchen & Bath Refinishing, Master Touch Epoxy Coatings
- Checks & Balances
- True Brows By Alyssa
- Safety & Risk Management

- All Out Sports Management
- Sanchez Solutions
- Satchel Wine Co.
- S&S Farms and Nursery
- Learning Effortlessly
- Jettison Amenities
- National Building Maintenance
- Stagg Leasing Company
- Ama's Homemade Flour Tortillas
- Perfection Flooring
- Ott-O-Matic
- Appliances for Less
- MK Creations By Mikaela Munoz
- Buddy's Junk Removal and Hauling
- Panel Pros Cleaning Co.



JOHN LEDESMA

FOUNDER AND CEO | ELEVARE ADVISORS, INC.

AGE: 62 | **FAMILY:** WIFE ANNA DIBENEDETTO-LEDESMA — A REAL ESTATE LITIGATION ATTORNEY. WE HAVE 5 CHILDREN: BRITTANY, LANCE, ALEXANDRA, GUNNER AND MAX.

What we do:

Elevare is a financial advisory firm that provides financial planning services, as well as investment and retirement planning services.

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

I started in the financial services industry 37 years ago. I came to Fresno, California in 2013 to take over the regional managing director responsibilities for a Fortune 250 financial services company overseeing the Central Valley and Silicon Valley offices. In 2023 I founded and launched Elevare Advisors.

What's the story behind Elevare Advisors?

I wanted to design a financial firm that provided advisors with an amazing environment in which to grow their practice and run their business so that in turn they could provide their clients with an extraordinary experience. With that in mind, I founded Elevare Advisors in 2023.

What sets Elevare Advisors apart from other firms?

Elevare is a financial firm made up of Individual, independent financial advisors and advisor teams. We believe that today, clients seek a relationship with their financial advisor that extends beyond just managing their investments. They desire an experience that delivers a holistic approach encompassing personalized financial planning, tailored strategies, and clear communication. Clients expect transparency, trustworthiness, and accessibility from their advisor. They value proactive guidance, not just reactive responses. In essence, clients today are looking for a collaborative relationship with a trusted partner who offers a comprehensive and empathetic approach to secure their financial future.

What services are most in demand currently?

I believe the service in most demand right now is financial planning services. Clients want to work with a trusted advisor who can help them plan and implement strategies that lead to financial success. What is not in demand, are people in financial services looking to sell financial products only.

What are some of the biggest challenges financial advisors currently face?

The financial industry is changing at light speed, and it will only speed up in the future. Today's advisor needs the ability to keep with up with these changes in real time. Being able to tap into the newest technology and support systems is paramount so that the advisor can focus on what matters most—their clients.

What are the biggest opportunities?

The biggest opportunities lie in the fee-based/fiduciary space. As an advisor, you want to position yourself on the same side of the table as the client.

Where do you see Elevare Advisors in five years?

Elevare Advisors is a rapidly growing firm, and in five years, we envision having a national footprint with over 100 advisors across the United States.

As someone who has worked in the insurance industry, what's going on with the insurance industry in California and will it improve?

I'm all about having systems and processes in place to make sure the public is protected. I also believe that bureaucracy and red tape can impede the process. It would be nice to see elected officials look at things differently and be proactive with meaningful solutions rather than reactive...continuing to do things the same way they've always been done, only to get the same results.

What cause/organization is closest to your heart?

There are two: Taking care of our veterans who have sacrificed so much and The Monterey Bay National Sanctuary Foundation — protecting one of the world's great resources...the Monterey Bay.

What are your roots in the Central Valley?

I am a transplanted Oklahoma boy where I grew up and spent most of my life until 2013 when I moved to Fresno. I absolutely love it here. Oklahoma is a great place to be from, but Fresno is my home.

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

My very first job was working for my dad during the summer months at the age of 12. He owned a construction and remodeling business in Guthrie, Oklahoma. I learned my work ethic from him...the hardest working man I have ever known.

What do you like to do in your spare time?

Going to our home away from home in Santa Cruz. Wine tasting in Napa and Paso Robles. Listening to live music. Enjoying great food at the Elbow Room, Pismo's, The Five and the many other great restaurants in town. My passion is OU Sooner football. You can take the boy out of Oklahoma, but you can't take Oklahoma football out of the boy.



ELEVARE
ADVISORS

Bee losses sting California's farm economy

Frank Lopez - STAFF WRITER

While agriculture spans diverse professions — from farmers and veterinarians to botanists and machine operators — one group plays a vital but often overlooked role: beekeepers.

Like other growers, beekeepers face increasing challenges: volatile weather, rising input costs, theft and widespread disease. Across the U.S. and in California, beekeepers are reporting significant die-offs among honeybee colonies.

Although Colony Collapse Disorder has been studied for decades, recent data show commercial beekeeping operations lost an average of 60% of colonies this spring alone. Since last summer, that represents 1.7 million bees lost and a \$600 million financial hit.

A common thread in the failed hives: varroa mites, parasitic pests that spread disease and have grown resistant to many chemical treatments. These mites are compounding existing threats such as pesticide exposure, habitat loss and food scarcity.

A local perspective

Ben Edkins, a beekeeper originally from England, runs Sweet Beezus in Selma. The business offers bee removal services and sells honey, bee pollen, and beeswax products. His goods are sold in locations such as Maiden Voyage Coffee Roasters in Selma, Watson's Organic Market in Visalia and Casa de Fruta in Hollister.

Edkins started his beekeeping journey in 2021 with a backyard hive. He now manages around 380 hives at peak season. He said the Central Valley's unique fruit-growing ecosystem makes bees indispensable.

"We are farmers," Edkins said. "Bees are our livestock as opposed to cows. Everyone is aware that people selectively breed for different purposes. We do the exact same thing with bees."

Unlike some operations, Edkins has avoided collapse by allowing hives to complete full cycles — letting queens stop laying eggs and letting colonies shrink naturally. He also studies wild bees to adapt more resilient practices.

Despite these efforts, rising input costs — including electricity for honey extraction and storage, and glass jars — are squeezing margins.

Edkins also faces a troubling trend: beehive theft. Thieves, often experienced with bees, rebrand stolen hives and sell pollination services to farmers under false pretenses.

"The worst part is, it's generally committed by someone who has experience with bees," he said.

Even as operating costs rise, Edkins said it's hard to raise honey prices. Consumer spending appears to be tightening.

"People are currently dropping off in buying with higher prices across the board," he said.

Public awareness is another concern. Edkins said some people fail to understand bees' critical role in agriculture.

"One bee could visit 1,000 flowers in a



Photo contributed by Ben Edkins | A beekeeper who works with Sweet Beezus in Selma hoists a beehive removed from a home. There is less demand for removal services due to winter colony collapse.

day. That 1,000 flowers could become 1,000 more apples," he said. "When it comes to removals, we get people that tell us if we can't remove the bees they're going to kill them. It's as if we are being blackmailed to get the bees out of someone's house."

He's also seen a drop in removal calls, likely due to winter colony collapses.

BeeHero's AI approach

BeeHero, a precision pollination company with offices in Fresno County, Israel and Australia, is using data analytics, AI and sensors to improve hive management and crop pollination.

CEO Omer Davidi said their tools help beekeepers monitor hive health and navigate environmental stressors. Australia, once free of varroa mites,

has recently seen outbreaks.

"Getting more visibility into the hives and helping beekeepers handle the changing environment is critical," Davidi said. "In certain areas in Australia, pollination was provided by wild insects — that's going to shift."

Davidi noted that mites affect both managed and wild bee populations, forcing farmers and beekeepers to rethink pollination strategies. Beekeepers have struggled with colony collapse for over 15 years, but the 60% loss this year has some questioning whether this is a one-off event — or the new norm.

"There are not a lot of profit margins to support a 60% loss," Davidi said.

He emphasized that solving the crisis will require collaboration among scientists, companies, and farmers. Strategies include breeding more resilient bee colonies and deploying new mite treatments that don't harm bees.

The California almond industry, which contributes an estimated \$11 billion in economic added value, is wholly dependent on bees for pollination services. The fate of the industry is tied to bees.

"Certain beekeepers are very hesitant to send bees from other areas to California because there is a lot of diseases in the area," Davidi said. "We are seeing beekeepers charge higher prices to keep their head above water, but it's still too early to say if it's going to be a long-term thing or a one-year thing."



Photo contributed by BeeHero | BeeHero, a precision pollination company with offices in Fresno County, Israel and Australia, is using data analytics, AI and sensors to improve hive management and crop pollination.

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

ARTS AND ENTERTAINMENT

Fresno artist and award-winning book designer **Carlos Mireles-Guerrero** will make his author/



Guerrero

illustrator debut Nov. 4 with 100 First Words for Little Gamers, published by Sanger-based indie press Familius. The colorful, nostalgia-packed title joins the popular 100 First Words series and celebrates

tabletop and video game culture — a gift-ready pick for gaming parents and geeky uncles alike.

A proud graduate of Bullard Talent and Central East High, Mireles-Guerrero studied graphic communications at Fresno City College before launching a nationally recognized career in book design. His murals have become vibrant fixtures across the city, with past work for the Fresno Grizzlies, Taco Truck Throwdown, FresYes Fest and other Central Valley favorites. This is his first book as both author and illustrator.

The book will launch with a signing and game-a-thon fundraiser hosted by Judging by the Cover: A Bookstore, which Mireles-Guerrero co-owns with his wife and fellow author Ashley Marie Mireles-Guerrero.

EDUCATION

Fresno Pacific University has named **Andre Payne**, Ph.D., as its new associate provost for academic

strategy and excellence, effective July 1. Reporting to the provost and senior vice president of academic affairs, Payne will lead efforts to develop new graduate and undergraduate programs while strengthening existing offerings to align with student needs, market demand and the university's mission.



Payne

"We are so pleased to welcome Dr. Payne to Fresno Pacific University and look forward to the ways he will employ imagination, collaboration, data analytics and a commitment to FPU's mission in shaping our evolving academic portfolio," said Alison R. Noble, Ph.D., provost/senior vice president of academic affairs.

Payne previously served as dean and associate professor in the Division of Business and Technologies at Malone University. His past experience includes faculty and administrative roles at Indiana Wesleyan and Taylor universities, as well as entrepreneurial ventures in real estate and consulting. He holds a Ph.D. in organizational leadership from Indiana Wesleyan.

EDUCATION

Winner of the "Significant Sig" award **Brad Fischer**, Fresno State class of 1981, has been named as an inductee into the Sigma Chi International Fraternity's prestigious Order of Constantine

— the organization's highest honor recognizing 20 years of exemplary service.

Fischer, senior vice president banker emeritus with Premier Valley Bank, is one of 21 men named to the 2025 class, which will be inducted during the 85th Grand Chapter in Denver, Colorado, or at a local fraternity event. Fewer than 900 Sigma Chi brothers have received this distinction since the Order of Constantine was established in 1948.



Fischer

To be considered for the honor, candidates must be endorsed by four Sigma Chis, including at least three current members of the Order, and demonstrate two decades of faithful service to the Fraternity.

EDUCATION

Sara Higgins, a teacher at Reyburn Intermediate, has been selected as one of just 30 educators nationwide to attend C-SPAN's Summer Educators' Conference in Washington, D.C.,



Higgins

from July 28 - 30. Higgins, who teaches social studies, English Language Arts and the AVID Elective, will explore C-SPAN Classroom's free digital resources — including

lesson plans, current events videos and the StudentCam documentary competition — and learn strategies for incorporating them into classroom instruction. The professional development event includes hands-on training, guest speakers and access to C-SPAN's vast Video Library.

Participants were chosen based on their commitment to using innovative educational tools and sharing their learning within their school communities. Travel and accommodations are provided by C-SPAN's Education Foundation. In Clovis, C-SPAN is available through Comcast.

CONSULTING

MP Consultants has appointed **Falina Marihart** as its new chief financial officer to support its mission of guiding small and mid-sized restaurants through strategic planning and payroll compliance.

MP Consultants was founded in 2025.

The firm's specialized division, My Payroll Audit, offers hands-on services in employee training, compliance and operations consulting — all designed to protect restaurant owners from costly mistakes.



Marhiart

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PUBLIC NOTICES

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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.		
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TRUSTEE SALES

(1)
APN: 433-152-03 TS 127186-CA NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 4/6/2007, a certain Mortgage Deed of Trust was executed by JUAN SANCHEZ AND NETTIE SANCHEZ, TRUSTEES OF THE JUAN AND NETTIE SANCHEZ FAMILY TRUST, DATED JULY 22, 1996 AND EXECUTED OCTOBER 22, 1996 as trustor in favor of SEATTLE MORTGAGE COMPANY as beneficiary, and was recorded on 4/19/2007, as Instrument No. 2007-0078958, in the Office of the Recorder of Fresno County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 1/28/2025, recorded on 2/13/2025, as instrument number 2025-0016680, in the office of Fresno County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 7/10/2025 is \$324,507.79; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, SEE ATTACHED notice is hereby given that on 8/22/2025 at 10:30 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 82 OF TRACT NO. 1458, ASHLAN VILLAGE HOMES, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 17 AT PAGES 77 AND 78 OF PLATS, FRESNO COUNTY RECORDS. Commonly known as: 1923 WEST PONTIAC WAY, FRESNO, CA 93705 The sale will be held at: AT THE BACKSIDE OF THE COUNTY COURTHOUSE BUILDING AT 1100 VAN NESS, FRESNO, CA 93724 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$330,031.85. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$33,003.19. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$33,003.19 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time

as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: July 10, 2025 CLEAR RECON CORP Foreclosure Commissioner By: Alison Arrendade Title: Senior Foreclosure Specialist 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705 07/25/2025, 08/01/2025, 08/08/2025

NOTICE OF TRUSTEE'S SALE Trustee Sale No. F2502003 Loan No. 2023-R02 Title Order No. F2502003-LM APN 462-072-13 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/01/2023. 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 07/31/2025 at 10:00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust recorded March 3, 2023 as Document No. 2023-0019539 of official records in the Office of the Recorder of Fresno County, California, executed by Francisco Rodriguez and Anita Rodriguez, as Trustor, in favor of Robert G. Roden, Trustee of The Robert G. Roden Living Trust Established The 1st Day of October, 2004, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: THE VAN NESS AVENUE EXIT FROM THE COUNTY COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93721 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 4 OF BELMONT GARDENS NO. 3, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 12, PAGE 36 OF PLATS, FRESNO COUNTY RECORDS. Beneficiary Phone: (480)518-2199 Beneficiary: Robert G. Roden, Trustee of the Robert G. Roden Living Trust Established The 1st Day of October , 2024, 9036 N. 125th Place, Scottsdale, AZ 85259 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: 5064 Belmont Avenue, Fresno, CA 93727. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS): NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2502003 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g. The law requires that information about trustee sale postponements be made

available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2502003. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$235,429.63 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 7/25 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711 (559) 451-3700 Arlene Fontes, Trustee Sale Officer A-4847226 07/11/2025, 07/18/2025, 07/25/2025 07/11/2025, 07/18/2025, 07/25/2025

TSG No.: 8789840 TS No.: CA2400290010 APN: 313-901-01-S Property Address: 805 S BRIDLE AVE FRESNO, CA 93727 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/18/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 08/05/2025 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/19/2021, as Instrument No. 2021-0135063, in book , , of Official Records in the office of the County Recorder of FRESNO County, State of California. Executed by: ERNEST RENAULT MCKINNEY AND VIRGINIA SMITH MAKINI, HUSBAND AND WIFE, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the Van Ness Avenue exit from the County Courthouse at 1100 Van Ness Avenue, 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 313-901-01-S The street address and other common designation, if any, of the real property described above is purported to be: 805 S BRIDLE AVE, FRESNO, CA 93727 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 510,209.68. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are 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 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290010 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290010 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0476256 To: FRESNO BUSINESS JOURNAL 07/11/2025, 07/18/2025, 07/25/2025 07/11/2025, 07/18/2025, 07/25/2025

NOTICE OF TRUSTEE'S SALE Trustee Sale No. F2503001 Loan No. 2022-R03 Title Order No. F2503001-LMAPN 447-061-32 and 452-065-05 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/07/2022. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/31/2025 at 10:00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust recorded December 08, 2022 as Document No. 2022-0146843 of official records in the Office of the Recorder of Fresno County,

Continued | Next Page

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

TRUSTEE SALES

Continued | From 14

California, executed by; Miguel Rodriguez, as Trustor, in favor of Pacific Mortgage and Realty Co, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: THE VAN NESS AVENUE EXIT FROM THE COUNTY COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93721 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCEL 1: LOT 18 OF TRACT NO. 1242, SCANDINAVIAN TERRACE, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 15, PAGE 80 OF PLATS, FRESNO COUNTY RECORDS. PARCEL 2: LOTS 11 AND 12 IN BLOCK 11 OF BLACKSTONE VILLA, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 18 OF RECORDS OF SURVEY, FRESNO COUNTY RECORDS. Beneficiary Phone: (559)363-3345 Beneficiary: Bill and Yolanda Ramos 401K PSP, 2450 Equestrian Loop S, Salem, OR 97302 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: 4719 E. Simpson Avenue, Fresno, CA 93703 and 1838 E. Clay Avenue, Fresno, CA 93701. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS): NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2503001 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2503001. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not

immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$47,707.95 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 7/2/25 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711 (559) 451-3700 Arlene Fontes, Trustee Sale Officer A-4847338 07/11/2025, 07/18/2025, 07/25/2025 07/11/2025, 07/18/2025, 07/25/2025

T.S. No.: 25-14114 Loan No.: *****9922 APN: 426-032-09 FKA 426-032-09-8 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/14/2005. 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 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: Keith Allen Avera, Sr., An Unmarried Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/21/2005 as Instrument No. 2005-0298251 in book , page of Official Records in the office of the Recorder of Fresno County, California, Date of Sale: 8/7/2025 at 10:00 AM Place of Sale: AT THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS, Fresno CA 93721 Amount of unpaid balance and other charges: \$361,465.49 Street Address or other common designation of real property: 1033 West Norwich Avenue Fresno, California 93705 A.P.N.: 426-032-09 FKA 426-032-09-8 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. All checks payable to Prestige Default Services, LLC. 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 (949) 776-4697 or visit this Internet Website https://prestigepostandpub.com, using the file number assigned to this case 25-14114. 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 (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 25-14114 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: 7/1/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-004476 07/11/2025, 07/18/2025, 07/25/2025

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN DATED OCTOBER 24, 2024. 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. THIS PROPERTY IS SOLD WITH A 90-DAY PERIOD FOR REDEMPTION PURSUANT TO CIVIL CODE SECTION 5715 AND CODE OF CIVIL PROCEDURE SECTION 729.035. On August 8, 2025, at 10:30 A.M., STEVEN R. HRDLICKA, P. C., as the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment Lien, recorded on November 1, 2024, as Document No. 2024-0101666 of Official Records in the office of the Recorder of Fresno County, California, and MEDVETTA FINANCIAL INC., a California corporation dba MEDVETTA LIEN SERVICES, as Agent of said Trustee, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, payable at time of sale in lawful money of the United States, in the form of a CASHIER'S CHECK IN FAVOR OF MEDVETTA FINANCIAL INC., drawn on a state or national bank, drawn on a state or federal credit union, or drawn on 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 Fresno County Courthouse building located at 1100 Van Ness, Fresno, CA 93724, all right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein as follows: LOT 7 OF TRACT NO. 3644, ACCORDING TO THE MAP RECORDED IN VOLUME 42, AT PAGES 15 & 16 OF PLATS, IN THE OFFICE OF THE FRESNO COUNTY RECORDER. The street address and other common designation, if any, of the real property

described above is purported to be: 961 E. Foxhill Drive, Fresno, CA 93720 aka 961 East Foxhill Drive, Fresno, CA 93720. Said property is owned of record by DENNES BOYD COOMBS, also known as DENNES B. COOMBS, Trustee of the DENNES B. COOMBS LIVING TRUST. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment Lien, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$8,093.54. Accrued interest, including but not limited to the interest on the purchase price paid by the purchaser and additional advances, if any, will increase this figure prior to sale. (Please refer to Code of Civil Procedure Section 729.060.) The claimant, PARK FORT WASHINGTON ASSOCIATION, under said Notice of Delinquent Assessment Lien heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. 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 contact 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 The STOX Group - Posting And Publishing at (714) 929-1052 or visit this Internet Web Site www.stoxposting.com using the file number assigned to this case #MLS331. 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 POTENTIAL BIDDERS AND PROPERTY OWNER: This property is being sold with a 90-Day redemption period pursuant to Civil Code Section 5715 and Code of Civil Procedure 729.035. In the event the Property Owner attempts to redeem the property prior to the expiration of the 90-Day redemption period, the redemption price may include those items set forth pursuant to Code of Civil Procedure Section 729.060. Should the purchase and property owner be unable to agree on a price of redemption, that includes the lien of claimant and the items included in Code of Civil Procedure Section 729.060, it is the responsibility of the Property Owner and Potential Bidder(s) to resolve all issues with the price of redemption and advise Trustee pursuant to Code of Civil Procedure Sections 729.070 and 729.080. 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 trustee sale, you can call (714) 929-1052 or visit the Internet Web Site www.stoxposting.com using the file number assigned to this case (Case File Number #MLS331) to find the date on which the trustee's sale was held, the amount of the last and highest bid, and

the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IF YOU INTEND TO BID AT THE TRUSTEE'S SALE, YOUR CASHIER'S CHECK(s) MUST BE MADE PAYABLE TO MEDVETTA FINANCIAL INC. THIRD PARTY CASHIER'S CHECK(s) ARE NOT ACCEPTABLE. PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. STEVEN R. HRDLICKA, P. C., Trustee By MEDVETTA FINANCIAL INC. DbA MEDVETTA LIEN SERVICES, Agent of Trustee By: LINDA MEDVED, Trustee Sale Officer Date: July 8, 2025 Address: 8839 N. Cedar Ave. #110 Fresno, CA 93720 Telephone: (559) 970-4484 07/11/2025, 07/18/2025, 07/25/2025

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1010040-CL Order No.: FIN-25002414 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/18/2004. 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 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): Henry Gucho, a single man Recorded: 6/2/2004 as Instrument No. 2004-0121317 of Official Records in the office of the Recorder of FRESNO County, California; Date of Sale: 8/13/2025 at 9:00 AM Place of Sale: At the Fresno Superior Courthouse, 1100 Van Ness Avenue, Fresno, CA 93724. At the West Entrance to the County Courthouse Breezeway Amount of unpaid balance and other charges: \$102,622.51 The purported property address is: 4639 WEST SAGINAW WAY, FRESNO, CA 93722 Assessor's Parcel No.: 511-193-05 311-733-05 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website

TRUSTEE SALES

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http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1010040-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1010040-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1010040-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. 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: 800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1010040-CL IDSPub #0249062 7/11/2025 7/18/2025 7/25/2025 07/11/2025, 07/18/2025, 07/25/2025

T.S. No. 134280-CA APN: 559-112-07 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/24/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/27/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/30/2021 as Instrument No. 2021-0107167 of Official Records in the office of the County Recorder of Fresno County, State of CALIFORNIA executed by: JAMES R DICKSON, A WIDOWER 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: WEST ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY, FRESNO SUPERIOR COURTHOUSE, 1100 VAN NESS AVENUE, 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: 1771 N MAGNOLIA AVE, 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 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: \$189,297.14 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, using the file number assigned to this case 134280-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 134280-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: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 07/18/2025, 07/25/2025, 08/01/2025

APN: 310-856-08 TS No: CA08001514-22-3 TO No: 250005972-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 16, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 26, 2025 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 23, 2017 as Instrument No. 2017-0105515-00, and that said Deed of Trust was modified by Modification Agreement and recorded June 1, 2020 as Instrument Number 2020-0066223, of official records in the Office of the Recorder of Fresno County, California, executed by NICOLE D. TORRES, A SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CITYWIDE HOME LOANS, A UTAH CORPORATION 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: 2604 NORTH MCARTHUR AVENUE, FRESNO, CA 93727 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 \$224,589.37 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this

property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001514-22-3. 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, using the file number assigned to this case CA08001514-22-3 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 11, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001514-22-3 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema. Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 114544, Pub Dates: 07/18/2025, 07/25/2025, 08/01/2025, FRESNO BUSINESS JOURNAL 07/18/2025, 07/25/2025, 08/01/2025

CIVIL

SUMMONS (CITACION JUDICIAL) NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): Clifford Calhoun; Angela Calhoun; and Does 1 to 25, inclusive YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DAMANDANTE): Estela Barboza de Reyes 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), 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), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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), the California Courts Online Self-Help Center (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 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS 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/), 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), en el Centro de Ayuda de las Cortes de California, (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 recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion 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): MCV092868 The name and address of the court is: (El nombre y dirección de la corte es) Superior Court of California, County of Madera 200 South 'G' Street Madera, CA 93637 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de telefono del abogado del demandante, o del demandante que no tiene abogado es), Steven S. Dias, #251138/ Brian J. Forsythe, #338685 DIAS HALL INC. 1141 W. Shaw Ave., Ste. 101 Fresno, California 93711 (559) 540-2911 DATE: (Fecha) September 5, 2024 Clerk, (Secretario) by Adrienne Calip/Clerk of the Court (SEAL) STATEMENT OF DAMAGES (Personal Injury or Wrongful Death) (CCP § 585) SUPERIOR COURT OF CALIFORNIA COUNTY OF FRESNO CIVIL COURTHOUSE 200 South 'G' Street Madera, CA 93637 Civil Division CASE NO. MCV092868 PLAINTIFF: Estela Barboza de Reyes DEFENDANT: Clifford Calhoun; Angela Calhoun; and Does 1 to 25 To: Clifford Calhoun Plaintiff: Estela Barboza de Reyes seeks damages in the above-entitled action, as follows: 1. General damages: a. Pain, suffering, and inconvenience: \$300,000 b. Emotional distress: \$300,000 2. Special damages: a. Medical expenses (to date): \$200,000

Continued | Next Page

CIVIL

Continued | From 16

b. Future medical expenses (present value): \$300,000
Date: November 5, 2024
Signed: /s/ Brian J. Forsythe
DIAS HALL INC.
1141 W. Shaw Ave., Ste. 101
Fresno, California 93711
TELEPHONE NO.: (559) 540-2911
ATTORNEY FOR: Plaintiffs
STATEMENT OF DAMAGES
(Personal Injury or Wrongful Death)
(CCP § 585)
SUPERIOR COURT OF CALIFORNIA
COUNTY OF Madera
CIVIL COURTHOUSE
200 South 'G' Street
Madera, CA 93637
Civil Division
CASE NO. MCV092868
PLAINTIFF: Estela Barboza de Reyes
DEFENDANT: Clifford Calhoun; Angela Calhoun; and Does 1 to 25
To: Angela Calhoun
Plaintiff: Estela Barboza de Reyes seeks damages in the above-entitled action, as follows:
1. General damages:
a. Pain, suffering, and inconvenience: \$300,000
b. Emotional distress: \$300,000
2. Special damages:
a. Medical expenses (to date): \$200,000
b. Future medical expenses (present value): \$300,000
Date: November 5, 2024
Signed: /s/ Brian J. Forsythe
DIAS HALL INC.
1141 W. Shaw Ave., Ste. 101
Fresno, California 93711
TELEPHONE NO.: (559) 540-2911
ATTORNEY FOR: Plaintiffs
07/04/2025, 07/11/2025, 07/18/2025, 07/25/2025

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
SUPERIOR COURT OF CALIFORNIA,
COUNTY OF FRESNO
1130 O STREET
Fresno, CA 93721
PETITION OF: KATHLEEN MARIE BEECHINOR, AKA
KATHLEEN HOLMES BEECHINOR
FOR CHANGE OF NAME
CASE NUMBER:
25CECG03177
TO ALL INTERESTED PERSONS:
1. Petitioner: Kathleen Marie Beechinor, aka Kathleen Holmes Beechinor filed a petition with this court for a decree changing names as follows:
Present name: a. Kathleen Marie Beechinor to Proposed name: Kathleen Marie Holmes Beechinor
Present name: b. Kathleen Holmes Beechinor to Proposed name: Kathleen Marie Holmes Beechinor
2. THE COURT ORDERS all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
a. Date: 9/8/2025, Time: 8:30 a.m. Dept: 97E
b. The address of the court is: Superior Court of California
County of Fresno
Civil Division
2317 Tuolumne Street
Fresno, CA 93721-1220
3. a. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE BUSINESS JOURNAL.
Date: 7/14/2025
Maria G. Diaz, Judge of the Superior Court.
PETITIONER OR ATTORNEY:
Lee S.W. Cobb 233080
Chielpegian Cobb, LLP
5200 N. Palm Ave, Suite 201
Fresno, CA 93704
Telephone No: (559) 225-5370
Fax No.: (559) 344-6931
ATTORNEY FOR:
Kathleen Beechinor
07/18/2025, 07/25/2025, 08/01/2025, 08/08/2025

PROBATE

(1)
AMENDED NOTICE OF PETITION TO
ADMINISTER ESTATE OF
TALVINDER KAUR
CASE NO: 25CEPR01026
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Estate of Talvinder Kaur
A Petition for Probate has been filed by Navpreet Pannu in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that Navpreet Pannu 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, 2025, 9:00 a.m. Dept. 402
1130 "O" Street
Fresno, California 93721
B.F. Sisk 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:
Richard A. Harris 053708
Wild, Carter & Tipton
246 West Shaw Avenue
Fresno, CA 93704
(559) 224-2131
07/25/2025, 08/01/2025, 08/08/2025

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
DEREK ALLEN RHODES aka DERIC
ALAN RHODES aka DEREK ALLEN
SALVATORI
CASE NO: 25CEPR01203
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DEREK ALLEN RHODES aka DERIC ALAN RHODES aka DEREK ALLEN SALVATORI
A Petition for Probate has been filed by DONALD E. FISCHER in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that DONALD E. FISCHER 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 21, 2025, 9:00 A.M., Dept.: 402
1130 "O" Street, 3rd Floor
Fresno, California 93724-2220
B. F. Sisk 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:
GARY G. BAGDASARIAN #068552
Attorney at Law
1745 North Fine Ave.
Fresno, CA 93727
(559) 252-7273
07/25/2025, 08/01/2025, 08/08/2025

NOTICE OF PETITION TO
ADMINISTER ESTATE OF
ALFONSO MORIN CASTRO
CASE NO: 25 CE PR 01040
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Alfonso Morin Castro
A Petition for Probate has been filed by Alfonso M. Castro, Jr., Maria T. Akers, Armando Castro, Arturo Castro and Robert Castro in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that Alfonso M. Castro, Jr. be appointed as personal representative to administer the estate of the decedent.
The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
August 12, 2025, 9:00 A.M. Dept. 402
1130 O Street
Fresno, CA 93721
Probate Department
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner:
Alfonso M. Castro, Jr., Maria T. Akers, Armando Castro, Arturo Castro and Roberto Castro
2151 Sunnyside Ave. #157
Clovis, CA 93611
(559) 269-2272
IN PRO PER
07/21/2025, 07/30/2025, 07/16/2025, 07/30/2025, 07/16/2025, 07/25/2025

FICTITIOUS

FICTITIOUS BUSINESS
NAME STATEMENT
File No. 2202510002685
The following person(s) is (are) conducting business as
CROWN JEWELS PRODUCE
COMPANY, LLC
CROWN JEWELS, LLC
CROWN JEWELS
CROWN JEWELS PRODUCE
CROWN JEWELS MARKETING
COMPANY at 410 W. FALLBROOK AVE.
SUITE 203, FRESNO, CA 93711 FRESNO COUNTY:
Full Name of Registrant:
JEWEL MARKETING &
AGRIBUSINESS, LLC
PO BOX 25430 FRESNO CA 93729.
Registrant commenced to transact business under the Fictitious Business Name(s) listed above on: 06/29/2010
This business is conducted by: limited liability company
Articles of Incorporation Number: 199932810047
ROBIN R MATHIAS, PRESIDENT.
This statement filed with the Fresno County Clerk on: 06/12/2025
(Seal)
JAMES A. KUS COUNTY CLERK
By: BRYAN FLORES, DEPUTY
"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."
07/04/2025, 07/11/2025, 07/18/2025, 07/25/2025

FICTITIOUS BUSINESS
NAME STATEMENT
File No. 2202510002735
The following person(s) is (are) conducting business as
THE US DEPOT at 2431 S Sarah St. Fresno CA 93706, Fresno County
Full Name of Registrant:
Lu Kitchen & Bath Inc., 2431 S Sarah St. Fresno, CA 93706
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: a corporation
Articles of Incorporation Number: C3533565
JASON LU, CEO
This statement filed with the Fresno County Clerk on: 06/16/2025
(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."
07/04/2025, 07/11/2025, 07/18/2025, 07/25/2025

MISC.

(1)
NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Order No. FBSC2503912
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PIEOLOGY STORE 6019 DBA
PIEOLOGY PIZZERIA 716 CORPORATE CENTER DRIVE, POMONA, CA 91768
The location in California of the chief executive office of the Seller is: SAME AS ABOVE
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are:
STORE #6001 516 NORTH STATE COLLEGE BLVD., FULLERTON, CA 92831; STORE #6002 713 SPECTRUM CENTER DRIVE, SUITE 157, IRVINE, CA 92618; STORE #6009, 3123 EAST CAMPUS POINTE DRIVE, FRESNO, CA 93710; STORE #6010, 3455 SPORTS ARENA BLVD., SUITE 110, SAN DIEGO, CA 92110; STORE #6014, 5068 NORTH PALM AVENUE, FRESNO, CA 93704; STORE #6015, 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93704; STORE #6016, 9543 VALLEY VIEW STREET, CYPRESS, CA 90630; STORE #6017, 5555 LAVAL ROAD, ARVIN, CA 93203; STORE #6019, 8464 N. FRIANT ROAD, SUITE 105, FRESNO, CA 93720; STORE #6024, 870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612;

STORE #6028, 16338 BEACH BLVD., WESTMINSTER, CA 92683; STORE #6031, 2098 SOUTH ATLANTIC BLVD., MONTEREY PARK, CA 91754; STORE #6033, 3733 MOONEY BLVD., VISALIA, CA 93277; STORE #6038, 1693 WEST LACEY BLVD., SUITE B, HANFORD, CA 93230; STORE #6052: 13325 MAIN STREET, SUITE 109, HESPERIA, CA 92345; STORE #6053, 1071 EAST 19TH STREET, SUITE A, UPLAND, CA 91784; STORE #6054, 17525 COLIMA ROAD, SUITE A, CITY OF INDUSTRY, CA 91748; STORE #6055, 12218 APPLE VALLEY ROAD, SUITES 204 & 205, APPLE VALLEY, CA 92392; STORE #6059, 11604 AMARGOSA ROAD, SUITE 4, VICTORVILLE, CA 92392; STORE #8052; 17943 CHATSWORTH STREET, UNIT 30A, GRANADA HILLS, CA 91344; STORE #8096, 100 CITADEL DRIVE, SUITE FC-E, COMMERCE, CA 90040; STORE #8099, 5509 CALLOWAY DRIVE, SUITE 300, BAKERSFIELD, CA 93312; STORE #8160, 173 NORTH MOORPARK ROAD, THOUSAND OAKS, CA 91360
The names and addresses of the buyer are: PIEOLOGY PARK CROSSING (2025) LP, A DELAWARE LIMITED PARTNERSHIP 18101 VON KARMAN STE, 1100, IRVINE, CA 92612
The assets to be sold are described in general as: BUILDING IMPROVEMENTS, FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY and are located at: 8464 N. FRIANT ROAD, #105, FRESNO, CA 93720
The business name used by the Seller at that location is: TSY PIES, LLC, PIEOLOGY STORE 6019 DBA PIEOLOGY PIZZERIA
The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806
This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: COLLEEN CANTLAY, CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806, and the last date for filing claims shall be AUGUST 11, 2025, which is the business day before the sale date specified above.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 7/15/2025
BUYER: PIEOLOGY PARK CROSSING (2025) LP, A DELAWARE LIMITED PARTNERSHIP
3982478-PP FRESNO BUSINESS JOURNAL
07/25/2025

(1)
NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Order No. FSBC2503906
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PIEOLOGY STORE 6009 DBA PIEOLOGY PIZZERIA, 716 CORPORATE CENTER DRIVE, POMONA, CA 91768
The location in California of the chief executive office of the Seller is: SAME AS ABOVE
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are:
STORE #6001 516 NORTH STATE COLLEGE BLVD., FULLERTON, CA 92831; STORE #6002 713 SPECTRUM CENTER DRIVE, SUITE 157, IRVINE, CA 92618; STORE #6009, 3123 EAST CAMPUS POINTE DRIVE, FRESNO, CA 93710; STORE #6010, 3455 SPORTS ARENA BLVD., SUITE 110, SAN DIEGO, CA 92110; STORE #6014, 5068 NORTH PALM AVENUE, FRESNO, CA 93704; STORE #6015, 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93704; STORE #6016, 9543 VALLEY VIEW STREET, CYPRESS, CA 90630; STORE #6017, 5555 LAVAL ROAD, ARVIN, CA 93203; STORE #6019, 8464 N. FRIANT ROAD, SUITE 105, FRESNO, CA 93720; STORE #6024, 870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612; STORE #6028, 16338 BEACH BLVD., WESTMINSTER, CA 92683; STORE #6031, 2098 SOUTH ATLANTIC BLVD., MONTEREY PARK, CA 91754; STORE #6033, 3733 MOONEY BLVD., VISALIA, CA 93277; STORE #6038, 1693 WEST LACEY BLVD., SUITE B, HANFORD, CA 93230; STORE #6052; 13325 MAIN STREET, SUITE 109, HESPERIA, CA 92345; STORE #6053, 1071 EAST 19TH

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STREET, SUITE A, UPLAND, CA 91784; STORE #6054, 17525 COLIMA ROAD, SUITE A, CITY OF INDUSTRY, CA 91748; STORE #6055, 12218 APPLE VALLEY ROAD, SUITES 204 & 205, APPLE VALLEY, CA 92392; STORE #6059, 11604 AMARGOSA ROAD, SUITE 4, VICTORVILLE, CA 92392; STORE #8052; 17943 CHATSWORTH STREET, UNIT 30A, GRANADA HILLS, CA 91344; STORE #8096, 100 CITADEL DRIVE, SUITE FC-E, COMMERCE, CA 90040; STORE #8099, 5509 CALLOWAY DRIVE, SUITE 300, BAKERSFIELD, CA 93312; STORE #8160, 173 NORTH MOORPARK ROAD, THOUSAND OAKS, CA 91360

The names and addresses of the buyer are: PIEOLOGY CAMPUS POINTE (2025) LP, A DELAWARE LIMITED PARTNERSHIP, 18101 VON KARMAN STE. 1100, IRVINE, CA 92612

The assets to be sold are described in general as: BUILDING IMPROVEMENTS, FURNITURE, FIXTURES, AND EQUIPMENT, LIQUOR LICENSE AND INVENTORY and are located at: 3123 EAST CAMPUS POINT DRIVE, FRESNO, CA 93710

The business name used by the Seller at that location is: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PIEOLOGY STORE 6009 DBA PIEOLOGY PIZZERIA

The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806

This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: COLLEEN CANTLAY, CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806 FBSC2503906, and the last date for filing claims shall be AUGUST 11, 2025, which is the business day before the sale date specified above.

Dated: 7-15-2025
BUYER: PIEOLOGY CAMPUS POINTE (2025) LP, A DELAWARE LIMITED PARTNERSHIP
3972714-PP FRESNO BUSINESS JOURNAL 7/25/25
07/25/2025

(1)
NOTICE OF PUBLIC SALE
Business & Professionals Code S21700
Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 will be held at the hour of 11:00 AM on August 15, 2025 at Derrel's Mini Storage located at 7467 N. Cedar Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com
Marlene Faridi
Randy Palmer
Robert Yanez
07/25/2025

(1)
NOTICE OF PUBLIC SALE
Business & Professionals Code S21700
Notice is hereby given that a public lien sale for the personal property of the customers listed below will be held at the hour of 10:00 AM on August 15 2025 at Derrel's Mini Storage located at 3514 W Dakota Avenue, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com
Katherine Vielma
Gabriel Malagon
Serena Ledesma
Lillian Marie Tellez
Juan Aguirre
Josephine Arias
Cruz Salcedo
Margarita Ramos
George Gonzales
Carol Wood
Mario Campos Cruz
Jose M Avila Gallardo
Danelle Lujan
Eric L Herod Sr
Avery L Johnson III
Celeste Vera Mccray
Michelle Rocha
Valerie Suarez
07/25/2025

(1)
NOTICE OF PUBLIC SALE
Business & Professionals Code S21700
Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 9:00 AM on August 15 2025 at Derrel's Mini Storage located

at 4546 E. Ashlan Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com
Janice Ann Haynes
Virginia Alvarez
Jenna Howard
Rachel Navarro
Ker Vue
Dawn Real
Ayana Butts
Maricella Barrios
Devianna Martinez
Caroline Phillip Petra Loya
Breanna Lynnae Fletcher
Steven Hamby
07/25/2025

(1)
NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Order No. FBSC2503909
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PIEOLOGY STORE 6015 DBA PIEOLOGY PIZZERIA 716 CORPORATE CENTER DRIVE, POMONA, CA 91768
The location in California of the chief executive office of the Seller is: SAME AS ABOVE

As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: STORE #6001 516 NORTH STATE COLLEGE BLVD., FULLERTON, CA 92831; STORE #6002 713 SPECTRUM CENTER DRIVE, SUITE 157, IRVINE, CA 92618; STORE #6009, 3123 EAST CAMPUS POINTE DRIVE, FRESNO, CA 93710; STORE #6010, 3455 SPORTS ARENA BLVD., SUITE 110, SAN DIEGO, CA 92110; STORE #6014, 5068 NORTH PALM AVENUE, FRESNO, CA 93704; STORE #6015, 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93704; STORE #6016, 9543 VALLEY VIEW STREET, CYPRESS, CA 90630; STORE #6017, 5555 LAVAL ROAD, ARVIN, CA 93203; STORE #6019, 8464 N. FRIANT ROAD, SUITE 105, FRESNO, CA 93720; STORE #6024, 870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612; STORE #6028, 16338 BEACH BLVD., WESTMINSTER, CA 92683; STORE #6031, 2098 SOUTH ATLANTIC BLVD., MONTEREY PARK, CA 91754; STORE #6033, 3733 MOONEY BLVD., VISALIA, CA 93277; STORE #6038, 1693 WEST LACEY BLVD., SUITE B, HANFORD, CA 93230; STORE #6052; 13325 MAIN STREET, SUITE 109, HESPERIA, CA 92345; STORE #6053, 1071 EAST 19TH STREET, SUITE A, UPLAND, CA 91784; STORE #6054, 17525 COLIMA ROAD, SUITE A, CITY OF INDUSTRY, CA 91748; STORE #6055, 12218 APPLE VALLEY ROAD, SUITES 204 & 205, APPLE VALLEY, CA 92392; STORE #6059, 11604 AMARGOSA ROAD, SUITE 4, VICTORVILLE, CA 92392; STORE #8052; 17943 CHATSWORTH STREET, UNIT 30A, GRANADA HILLS, CA 91344; STORE #8096, 100 CITADEL DRIVE, SUITE FC-E, COMMERCE, CA 90040; STORE #8099, 5509 CALLOWAY DRIVE, SUITE 300, BAKERSFIELD, CA 93312; STORE #8160, 173 NORTH MOORPARK ROAD, THOUSAND OAKS, CA 91360

The names and addresses of the buyer are: PIEOLOGY EL PAESO (2025) LP, A DELAWARE LIMITED PARTNERSHIP 18101 VON KARMAN STE. 1100, IRVINE, CA 92612
The assets to be sold are described in general as: BUILDING IMPROVEMENTS, FURNITURE, FIXTURES, AND EQUIPMENT, LIQUOR LICENSE AND INVENTORY and are located at: 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93722
The business name used by the Seller at that location is: TSY PIES, LLC, PIEOLOGY 6015 DBA PIEOLOGY PIZZERIA
The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806
This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: COLLEEN CANTLAY, CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806 FBSC2503909, and the last date for filing claims shall be AUGUST 11, 2025, which is the business day before the sale date

specified above.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 7/15/2025
BUYER: PIEOLOGY EL PAESO (2025) LP, A DELAWARE LIMITED PARTNERSHIP
3982440-PP FRESNO BUSINESS JOURNAL 7/25/25
07/25/2025

(1)
NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Order No. FBSC2503913
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PIEOLOGY STORE 6024 DBA PIEOLOGY PIZZERIA 716 CORPORATE CENTER DRIVE, POMONA, CA 91768
The location in California of the chief executive office of the Seller is: SAME AS ABOVE

As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: STORE #6001 516 NORTH STATE COLLEGE BLVD., FULLERTON, CA 92831; STORE #6002 713 SPECTRUM CENTER DRIVE, SUITE 157, IRVINE, CA 92618; STORE #6009, 3123 EAST CAMPUS POINTE DRIVE, FRESNO, CA 93710; STORE #6010, 3455 SPORTS ARENA BLVD., SUITE 110, SAN DIEGO, CA 92110; STORE #6014, 5068 NORTH PALM AVENUE, FRESNO, CA 93704; STORE #6015, 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93704; STORE #6016, 9543 VALLEY VIEW STREET, CYPRESS, CA 90630; STORE #6017, 5555 LAVAL ROAD, ARVIN, CA 93203; STORE #6019, 8464 N. FRIANT ROAD, SUITE 105, FRESNO, CA 93720; STORE #6024, 870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612; STORE #6028, 16338 BEACH BLVD., WESTMINSTER, CA 92683; STORE #6031, 2098 SOUTH ATLANTIC BLVD., MONTEREY PARK, CA 91754; STORE #6033, 3733 MOONEY BLVD., VISALIA, CA 93277; STORE #6038, 1693 WEST LACEY BLVD., SUITE B, HANFORD, CA 93230; STORE #6052; 13325 MAIN STREET, SUITE 109, HESPERIA, CA 92345; STORE #6053, 1071 EAST 19TH STREET, SUITE A, UPLAND, CA 91784; STORE #6054, 17525 COLIMA ROAD, SUITE A, CITY OF INDUSTRY, CA 91748; STORE #6055, 12218 APPLE VALLEY ROAD, SUITES 204 & 205, APPLE VALLEY, CA 92392; STORE #6059, 11604 AMARGOSA ROAD, SUITE 4, VICTORVILLE, CA 92392; STORE #8052; 17943 CHATSWORTH STREET, UNIT 30A, GRANADA HILLS, CA 91344; STORE #8096, 100 CITADEL DRIVE, SUITE FC-E, COMMERCE, CA 90040; STORE #8099, 5509 CALLOWAY DRIVE, SUITE 300, BAKERSFIELD, CA 93312; STORE #8160, 173 NORTH MOORPARK ROAD, THOUSAND OAKS, CA 91360

The names and addresses of the buyer are: PIEOLOGY TRADING POST (2025) LP, A DELAWARE LIMITED PARTNERSHIP 18101 VON KARMAN, STE. 1100, IRVINE, CA 92612
The assets to be sold are described in general as: BUILDING IMPROVEMENTS, FURNITURE, FIXTURES, EQUIPMENT, LIQUOR LICENSE AND INVENTORY and are located at: 870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612
The business name used by the Seller at that location is: TSY PIES, LLC, PIEOLOGY STORE 6024 DBA PIEOLOGY PIZZERIA
The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806
This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: COLLEEN CANTLAY, CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806 FBSC2503913, and the last date for filing claims shall be AUGUST 11, 2025, which is the business day before the sale date specified above.
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 7/15/2025
BUYER: PIEOLOGY TRADING POST (2025) LP, A DELAWARE LIMITED PARTNERSHIP
3982455-PP FRESNO BUSINESS JOURNAL 7/25/25
07/25/2025

(1)
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8631 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:
INITIAL STUDY NO. 8631 and CONDITIONAL USE PERMIT NO. 3813 filed by DANNY SOZINHO proposing to allow a solid waste processing facility, consisting of four (4) Biofiltro wastewater processing beds, one (1) lift station, one (1) mechanical separator, one (1) weeping wall, and one (1) concrete wall in an existing settling cell into two (2) settling cells on the 159.68-acre parcel for an existing pre-October 23, 2007 dairy located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
The subject parcel is located on the southwest corner of east Elkhorn Ave. and south Highland Ave., approximately 3.7-miles from the City limits of the City of Kingsburg. (APN: 056-031-35s) (ADDRESS: 8486 E. Elkhorn Avenue) (Sup. Dist. 4). (hereafter, the "Proposed Project")
The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 8631 and draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.
Public Comment Period
The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from July 25, 2025 through August 25, 2025
Email written comments to: alyalvarez@fresnocountyca.gov or mail comments to: Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Alyce Alvarez
2220 Tulare Street, Suite A
Fresno, CA 93721
IS No. 8631 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.fresnocountyca.gov/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alyce Alvarez at the addresses above.
Public Hearing
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on August 28, 2025, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.
For questions, please call Alyce Alvarez at (559) 600-9669.
Published: July 25, 2025
07/25/2025

(1)
NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Order No. FBSC2503908
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: TSY PIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, PIEOLOGY STORE 6014 DBA PIEOLOGY PIZZERIA, 716 CORPORATE CENTER DRIVE, POMONA, CA 91768
The location in California of the chief executive office of the Seller is: SAME AS ABOVE
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: STORE #6001 516 NORTH STATE COLLEGE BLVD., FULLERTON, CA 92831; STORE #6002 713 SPECTRUM CENTER DRIVE, SUITE 157, IRVINE, CA 92618; STORE #6009, 3123 EAST CAMPUS POINTE DRIVE, FRESNO, CA 93710; STORE #6010, 3455 SPORTS ARENA BLVD., SUITE 110, SAN DIEGO, CA 92110; STORE #6014, 5068 NORTH PALM AVENUE, FRESNO, CA 93704; STORE #6015, 6709 NORTH RIVERSIDE DRIVE, SUITE 103, FRESNO, CA 93704; STORE #6016, 9543 VALLEY VIEW STREET, CYPRESS, CA 90630; STORE #6017, 5555 LAVAL ROAD, ARVIN, CA 93203; STORE #6019, 8464 N. FRIANT ROAD, SUITE 105, FRESNO, CA 93720; STORE #6024,

870 HERNDON AVENUE, SUITE 101, CLOVIS, CA 93612; STORE #6028, 16338 BEACH BLVD., WESTMINSTER, CA 92683; STORE #6031, 2098 SOUTH ATLANTIC BLVD., MONTEREY PARK, CA 91754; STORE #6033, 3733 MOONEY BLVD., VISALIA, CA 93277; STORE #6038, 1693 WEST LACEY BLVD., SUITE B, HANFORD, CA 93230; STORE #6052; 13325 MAIN STREET, SUITE 109, HESPERIA, CA 92345; STORE #6053, 1071 EAST 19TH STREET, SUITE A, UPLAND, CA 91784; STORE #6054, 17525 COLIMA ROAD, SUITE A, CITY OF INDUSTRY, CA 91748; STORE #6055, 12218 APPLE VALLEY ROAD, SUITES 204 & 205, APPLE VALLEY, CA 92392; STORE #6059, 11604 AMARGOSA ROAD, SUITE 4, VICTORVILLE, CA 92392; STORE #8052; 17943 CHATSWORTH STREET, UNIT 30A, GRANADA HILLS, CA 91344; STORE #8096, 100 CITADEL DRIVE, SUITE FC-E, COMMERCE, CA 90040; STORE #8099, 5509 CALLOWAY DRIVE, SUITE 300, BAKERSFIELD, CA 93312; STORE #8160, 173 NORTH MOORPARK ROAD, THOUSAND OAKS, CA 91360

The names and addresses of the buyer are: PIEOLOGY FIG GARDEN (2025) LP, A DELAWARE LIMITED PARTNERSHIP 18101 VON KARMAN STE. 1100, IRVINE, CA 92612

The assets to be sold are described in general as: BUILDING IMPROVEMENTS, FURNITURE, FIXTURES, EQUIPMENT, LIQUOR LICENSE AND INVENTORY and are located at: 5068 NORTH PALM AVENUE, FRESNO, CA 93704

The business name used by the Seller at that location is: TSY PIES, LLC, PIEOLOGY STORE 6014 DBA PIEOLOGY PIZZERIA
The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806

This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: COLLEEN CANTLAY, CHICAGO TITLE COMPANY, 3780 KILROY AIRPORT WAY, SUITE 100, LONG BEACH, CA 90806 FBSC2503908, and the last date for filing claims shall be AUGUST 11, 2025, which is the business day before the sale date specified above.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 7/15/2025
BUYER: PIEOLOGY FIG GARDEN (2025) LP, A DELAWARE LIMITED PARTNERSHIP
3982427-PP FRESNO BUSINESS JOURNAL 7/25/25
07/25/2025

(1)
NOTICE OF PUBLIC HEARING
CITY OF FOWLER CITY COUNCIL MEETING
Regular Meeting, August 5, 2025
NOTICE IS HEREBY GIVEN that on Tuesday, August 5, 2025, at 6:00 p.m. or as soon thereafter as the matter can be heard, the Fowler City Council will hold a regular meeting at the City Hall Council Chamber at 128 S. 5th Street, Fowler, California to hear and consider the following:
Ordinance No. 2025-05. The City of Fowler proposes to adopt an ordinance to retain the current prima facie speed limit of thirty (30) miles per hour for a 1.7-mile section of Adams Avenue located between Golden State Boulevard and Merced Street in the City of Fowler. This ordinance is being adopted pursuant to California Vehicle Code section 22358.8, which provides that the City may retain the current prima facie speed limit if it is determined that the prima facie speed limit recommended by an engineering and traffic survey is still more than is reasonable or safe, the current prima facie speed limit was established with an engineering and traffic survey, and a registered engineer has determined that no new general purpose lanes have been added to the roadway since completion of the engineering and traffic survey that established the current prima facie speed limit. The City Council has determined that the change to Fowler Municipal Code is not a "project" pursuant to

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the California Environmental Quality Act ("CEQA") as defined by Public Resource Code section 21065 and CEQA Guidelines Section 15378. Adoption of the proposed ordinance will not cause a direct or indirect change in the environment. The City Council invites your participation, and the public is welcome to speak at the hearing. If you challenge any Planning Commission or City Council action in court, you may be limited to challenge only those issues raised at the Planning Commission or City Council public hearings. Meeting material(s), staff report(s), and a telephone number to provide access to the City Council meeting via teleconference will be available to the public at least three days prior to the hearing and may be reviewed at www.fowlercity.org. Any questions regarding this notice should be directed to Soo Ho Park, City Engineer at 559.834.3113 or at 559.636.1166, ext. 117 or spark@ppeng.com. 07/25/2025

(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; bidding will end August 11, 2025 at 5pm. D6126 Jennifer Barnett. D6102 Jennifer Doyle. D5218 Demetra "Andrea" Jackson. D5226 Tavoanie Johnson. D6278 Sahmarjez J Lockett. B2232 Allegra Ramos; vehicle not included. D6223 Lauriell Sullivan. 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property will be held at the hour of 09:00 AM on August 14, 2025 at Derrel's Mini Storage located at 3245 S. Chestnut Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com Monica Renee Flores Carrie Michele Adams Tina Marie Williams Barbara Healon Lauren Elizabeth Bartram Jeffrey Sauermilch Glenda Faye Phelps 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8for the personal property of the customers listed below will be held at the hour of 11:00 AM on August 14 2025 at Derrel's Mini Storage located at 1800 W. Belmont Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com Joseph Sanchez Crystal Figueroa Vincent Mosqueda George Suddaby Raquel Serrano Sigala Ramon Robles Willie Grace McMillan Deborah Hall Marittssa Padilla Zavala Karisha Brown Alexandria Pearson Alvertis Mcalister Leticia Nicole Rubio Philippa Judith Lerer Alisia Latonya Williams Angela Castaneda 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property will be held at the hour of 10:00 AM on August 14 2025 at Derrel's Mini Storage located at 1080 Sunnyside Ave, Clovis, County of Fresno, State of California. Bids to be placed on storagetreasures.com Mark Saucedo Clyde Alvin Phelps Jeremy Berg Serena Caro Melissa Mesa Wilbie Ong 07/25/2025

(1) NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on the morning of Wednesday, August 13, 2025, beginning at 10:15 a.m., a public hearing will be conducted in the San Joaquin Conference Room, 1033 Fifth Street, Clovis, CA 93612. The Planning Division will consider the following item: AUP2025-007, A request to approve an Administrative Use Permit to allow the operation of pet grooming facility at 711 W. Shaw Avenue, Suite #112. All interested parties are invited to present testimony in regard to the subject item. If you have questions or comments regarding this item, please contact Eric Garcia at (559) 324-2364 or at ericg@clovisca.gov. Eric Garcia, Planning Technician II Agency File No.: AUP2025-007 PUBLISH: July 25, 2025 07/25/2025

(1) CITY OF PARLIER NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the City Council of the City of Parlier will hold a public hearing to satisfy the requirements of Assembly Bill (AB) 2561, codified in Government Code section 3502.3, enacted in 2024. DATE: August 7, 2025 TIME: 6:30 PM LOCATION: 1100 E. Parlier Avenue, Parlier, CA 93648 PURPOSE OF HEARING: The purpose of this public hearing is to present information related to the status of job vacancies within the City and to provide an overview of the City's recruitment and retention efforts. As required by AB 2561, the hearing will serve to: Report the current number and nature of vacant positions.Discuss challenges and trends related to recruitment and employee retention.Identify any policies, procedures, or recruitment practices that may present obstacles in the hiring process.Gather public input and provide transparency in the City's workforce planning prior to the adoption of the Fiscal Year 2025/26 budget. FISCAL IMPACT: This public hearing is informational. Any changes identified through this process will be considered during the adoption of the Fiscal Year 2025/26 budget. INVITATION TO COMMENT: All interested persons are invited to attend the hearing and provide comments. Written comments may also be submitted in advance to Bertha Escalera, Deputy City Clerk by email at bertha@parlier.ca.us or by phone at (559) 646-3545 ext. 227. For more information, please contact Mayra Escobedo, Finance Director, at (559) 646-3545. By: /s/ Bertha Escalera Deputy City Clerk City of Parlier 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 10:00 on August 11 2025 at Derrel's Mini Storage located at 4660 E. Dakota Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com

Hector Alonso Ambrosio Angelique N Schwindt Ashley Mendoza Nancy Ceja Jose A. Nieto Jr Tianna M Shepherd Lorenzo Brown Hector Alonso Ambrosio Abel Cruz Sr Arroyo 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property for customers listed below will be held at the hour of 11:00 AM on August 11, 2025 at Derrel's Mini Storage located at 1385 N. Maple Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com Andrew Kinte Robinson Jarod Ray Patricia Enriquez Cheylynn Carter Alexander Reyes Reyes Diana Reyes Karla Chandler Vivian Nelson Ka Yang Bianca Duran Francisco Morales Jeromy Kerst Shannae Lopez Beatrice Razo Christopher Coburn 07/25/2025

(1) NOTICE OF PUBLIC SALE Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 9:00 AM on August 11 2025 at Derrel's Mini Storage located at 100 E. Sierra Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com Richard Bryce Sidebotham Christian Acosta David White Frankie Roberts Leanard Barajas Orlando Valencia Padilla Aaron Jackson Malaysia Dickson Kelly Odell Marissa Salcido Christine Dugan Aneela Mathew Tranice Brown Young Noel Rodriguez Estefanie Diaz Sarah Alston Stephanie Grajeda 07/25/2025

(1) Notice of Public Hearing Notice of hearing before the Board of Supervisors of the County of Fresno on CANCELLATION OF AGRICULTURAL LAND CONSERVATION CONTRACT NO. 3853 (RLCC NO. 1051). Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, the 5th day of August at the hour of 9:30 A.M. (or as soon thereafter as possible), in 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 matter: To remove a two-acre portion of a 20-acre parcel from the Williamson Act Contracts to allow the two-acres to be created as a separate parcel for residential use. The subject parcel is located on the east side of N. Biola Ave., approximately 2,000 feet south of W. Ashlan Ave., which is approximately four miles north of the City of Kerman (APN: 016-110-07) (3488 N. Biola Ave.) (Sup. Dist. 1). For information, contact Alexander Pretzer, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at (559) 600-4205, or email at apretzer@fresnocityca.gov. The full text of this Public Hearing will be available on the Fresno County website https://fresnocity.legistar.com under the August 5, 2025, meeting at the Agenda Materials link

by Wednesday, July 30, 2025. 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 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 soybarra@fresnocityca.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. Ernest Buddy Mendes, Chairman Board of Supervisors ATTEST: BERNICE E. SEIDEL Clerk, Board of Supervisors Published in the Fresno Business Journal on Friday, July 25, 2025 07/25/2025

(1) Notice of Public Hearing Notice of hearing before the Board of Supervisors of the County of Fresno on DIRECTOR REVIEW AND APPROVAL NO. 4660 and INITIAL STUDY NO. 8065 filed by PETER MOUA. On April 10, 2025, the Fresno County Planning Commission denied this application, and on April 25, 2025, an appeal was filed by AMAR CHOHAN SINGH 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 5, 2025, 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 maintenance and storage of trucks and trailers when such vehicles are devoted exclusively to the transportation of agricultural products, supplies, and equipment, on a 9.25-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Brawley Avenue and California Avenue, approximately 2,100 feet south of the city limits of the City of Fresno (APN: 326-030-54) (713 S. Brawley Ave.) (Sup. Dist. 1). For information, contact Alexander Pretzer, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, by telephone at (559) 600-4205, or email at apretzer@fresnocityca.gov. The full text of this Land Use Appeal will be available on the Fresno County website https://fresnocity.legistar.com under the August 5, 2025, meeting at the Agenda Materials link by Wednesday, July 30, 2025. 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 soybarra@fresnocityca.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. Ernest Buddy Mendes, Chairman Board of Supervisors ATTEST: BERNICE E. SEIDEL Clerk, Board of Supervisors Published in the Fresno Business Journal on Friday, July 25, 2025 07/25/2025

(1) DECLARATION OF PUBLICATION (2015.5 C.C.P.) LEGAL NOTICE OF LANDS WITHIN THE WESTLANDS WATER DISTRICT UPON WHICH ASSESSMENTS OF SAID DISTRICT ARE DELINQUENT. NOTICE IS HEREBY GIVEN that below is a list of parcels of land embraced within Westlands Water District upon which the 2024-25 assessments levied by said District are delinquent and remain unpaid. Said list also shows the name of the assessee or assessees, if known, and, if unknown, such fact is stated, and the dollar amount of assessments and penalties due on such lands. Assesseees are requested to carefully examine said delinquent list and report errors to the office of Westlands Water District, 286 W. Cromwell Avenue, Fresno, California 93711. PLEASE TAKE NOTICE that the figures opposite the description of each parcel of land listed denotes the total in dollars and cents of the assessments and penalties due thereon for the 2024-25 assessments, and that the parcel numbers referred to below are the assessor's parcel numbers of the respective counties in which the land is situated. NOTICE IS FURTHER GIVEN that unless the delinquent assessments, together with penalties as shown in the list described below, are paid at the Westlands Water District Office, 286 W. Cromwell Avenue, Fresno, California 93711 by 12 noon on the 20th day of August 2025, the lands upon which such assessments are a lien will be sold to the District for nonpayment of the delinquent assessments and penalties. NOTICE IS FURTHER GIVEN that subsequent to the sale of the land to the District for delinquent assessments, it may be redeemed by the redemptioner, the person whose estate has been sold, or his successor in interest within three years from the date of sale, or thereafter before a Collector's Deed of the property has been delivered by the District, by paying the amount of assessments against the property with the delinquent penalties thereon, assessments subsequent to sale, together with interest on such assessments as are delinquent and the penalties thereon at the rate of nine percent per year from the date of delinquency. Said redemption amount shall also include the amount of the publication fee and recorder's fees in recording the Certificate of Sale and the Certificate of Redemption. Information concerning redemption may be obtained from Jessie Xiong in the District's Customer Accounting Department, 286 W. Cromwell Avenue, Fresno, California 93711, (559) 241-6212. NOTICE IS FURTHER GIVEN that after three years from the date of the sale of the delinquent land to the District, the right of redemption may be terminated upon execution and delivery by the District of a Collector's Deed pursuant to Chapter 6 of the California Water Code commencing with Section 36951. NOTICE IS FURTHER GIVEN that there are also delinquent assessments

MISCELLANEOUS

Continued | From 19

for a year or years prior to 2024-25 on these and other parcels within Westlands Water District not listed herein, and that information with respect to which parcels have delinquent assessments and the delinquency may be obtained from the Tax Collector of the District.
WESTLANDS WATER DISTRICT
By: Stephen Farmer, Tax Collector, Westlands Water District
WESTLANDS WATER DISTRICT
Delinquent Assessment Listing
APN - County - Owners Name - Delinquent Amount
038 270 19S Fresno Abundez, Jose E \$77.76
038 341 32S Fresno Aguilar, Oscar \$2.37
036 040 023 Kings Alcaraz, Gustavo Cardenas \$97.19
038 270 06S Fresno Alvarado, Agustin \$6.73
036 140 031 Kings American Missionary Assn \$86.29
038 291 28S Fresno Barajas, Sergio \$2.90
036 130 029 Kings Barone, Opal R \$69.31
038 291 05S Fresno Becerra, Eric \$3.70
038 166 002 Kings Blackman, Merl A \$3.30
038 161 004 Kings Bohi, Ben \$0.63
038 163 010 Kings Bohi, Ben \$1.88
038 164 025 Kings Bohi, Ben \$1.88
038 165 001 Kings Bohi, Ben \$1.88
038 165 008 Kings Bohi, Ben \$0.63
038 165 027 Kings Bohi, Ben \$0.63
038 171 007 Kings Bohi, Ben \$0.63
024 221 029 Kings Brunel, Robert A \$44.02
038 174 012 Kings Bulloch, C \$3.30
038 184 001 Kings Bulloch, C \$3.30
038 341 37S Fresno Cabrera, Antonio & Anabel \$2.37
038 341 14S Fresno Campos, Joel \$2.90
038 291 35S Fresno Castro, Winston Javier Silva & Urena L \$3.16
024 250 011 Kings Cazares, Jose Juan Magana \$42.12
038 292 14S Fresno Chavez, Lorena Chavez & Jesus & Elena \$2.77
038 291 21S Fresno Chocoteco Living Trust, Jose Luis \$3.56
038 164 014 Kings Cleason, Harry \$1.88
038 164 017 Kings Cleason, Harry \$1.26
024 250 006 Kings Cramer Family Trust, Aileen M \$70.52
024 221 040 Kings Curtis, Virginia \$3.21
038 164 007 Kings David, John & Kathy \$1.88
038 164 011 Kings David, John & Kathy \$1.26
036 050 013 Kings De Garmo Et Al, Charles \$181.67
075 430 20S Fresno Diaz, Juan Ernesto \$2.11
065 110 19 Fresno Distaso, Joseph & Mary G \$16.18
024 221 011 Kings Dobbs Jr, Watson \$30.33
024 221 012 Kings Dobbs Jr, Watson \$30.33
038 163 003 Kings Dunham Trustee Et Al, Michael R \$1.88
038 186 004 Kings Dunham Trustee Et Al, Michael R \$7.92
038 291 26S Fresno Duty II, Anthony David \$4.75
078 130 17S Fresno Escandon, Lorraine \$247.94
075 330 06 Fresno Family Dollar Inc \$9.61
085 050 82S Fresno Family Ranch Inc \$115.92
024 221 016 Kings Ferguson, Stella & Watty M \$28.91
038 270 18S Fresno Flores, Isabel & Felicitas \$83.83
024 221 031 Kings Furnas, Robert Ted \$4.47
024 221 032 Kings Furnas, Robert Ted \$4.47
024 221 034 Kings Furnas, Robert Ted \$14.30
019 250 02 Fresno Garcia, Alfonso & Maria G \$1.88
019 250 06 Fresno Garcia, Alfonso & Maria G \$7.38
038 344 01S Fresno Garcia, Andres \$2.11
075 380 07S Fresno Garcia, Eric Garcia \$65.30
075 410 02S Fresno GIG Huron GRA I LLC \$1,021.58
038 164 028 Kings Goffinet, Emma M \$3.96
038 344 09S Fresno Gomez, Jesus G & Maria \$2.11
075 420 24S Fresno Gonzalez Diego A C & Gomez Lucia R \$2.11
075 420 33S Fresno Gutierrez Jorge L & Perez Claudia Y \$2.11

027 130 74 Fresno Gutierrez Properties LLC \$886.59
027 130 75 Fresno Gutierrez Properties LLC \$886.59
038 341 31S Fresno Guzman, Salvador & Raquel \$3.70
038 163 016 Kings Hale Et Al, Ronald \$0.63
038 173 012 Kings Hale Et Al, Ronald \$2.64
038 175 001 Kings Hebert & Diane Baumgartner, Richard A \$1.88
038 175 003 Kings Hebert & Diane Baumgartner, Richard A \$3.96
024 190 077 Kings Henrietta D Energy Storage LLC \$65.94
038 291 32S Fresno Hermosillo, Juan \$2.90
038 292 11S Fresno Hernandez, David Cesar Vera \$2.77
038 270 13S Fresno Hoffman, Mark A \$149.81
038 174 004 Kings Hurd, Chester E \$3.30
038 187 007 Kings Hurd, Chester E \$0.63
050 290 05 Fresno Jay, Frances A \$22.64
036 140 021 Kings Jolly, William E & Katherine A \$241.84
036 140 003 Kings Jones Et Al, John H \$241.84
024 270 012 Kings Kaufman Et Al, Dr Seymour \$97.19
085 330 06S Fresno Kaur Trs, Singh Joginder & Mohinder \$10.55
085 091 46S Fresno Kettleman Farms Inc \$3,390.87
038 173 016 Kings Kettleman Farms Inc \$2.64
038 380 021 Kings Kettleman Farms Inc \$3.03
085 091 47S Fresno Kettleman Farms Inc \$1,733.75
038 173 014 Kings Kettleman Farms Inc \$3.30
085 091 44S Fresno Kettleman Farms Inc \$7,054.87
085 091 48S Fresno Kettleman Farms Inc \$1,668.42
038 291 09S Fresno Ledezma, Basilio & Irma \$2.77
024 250 010 Kings Legrand, F C \$70.52
075 430 15S Fresno Leyva Andres Alfredo & Anayeli \$2.11
024 250 004 Kings Lignos, John \$54.72
038 292 15S Fresno Lugo, Christian \$2.77
038 163 028 Kings Maddalena, Ben L \$3.30
075 430 02S Fresno Magdaleno, Arturo Lopez \$2.11
036 140 032 Kings Magnum Property LLC \$417.11
024 222 027 Kings Markowtz, Charles \$14.30
038 330 25S Fresno Martinez Martin Aguiniga, Aguiniga Jose C & Martha \$5.54
038 291 23S Fresno Martinez, Lupe \$3.16
038 032 005 Kings Mc Laren, Susan R \$19.02
038 175 004 Kings Mc Pherson, Agnes \$3.96
038 175 006 Kings Mc Pherson, Agnes \$2.64
038 341 29S Fresno Mendoza, Gabriel & Elisa \$2.51
038 165 014 Kings Metz, Joseph & Lenora \$6.59
075 100 15 Fresno Miller, Nathan O & Fannie E \$20.39
038 292 03S Fresno Montgomery, Marcela \$2.90
038 291 31S Fresno Morales & Manuel Cavazos Jr, Ernestine & Armando \$2.90
038 341 35S Fresno Moreno, Lupita \$2.37
019 160 15S Fresno Munoz, Felipe L & Olga G \$32.97
038 291 34S Fresno Nieto, Juan Sebastian \$2.90
038 291 39S Fresno Orozco-Alvarez & Perla Orozco, Jose \$3.43
024 190 067 Kings PG & E Petroleum Co \$24.27
024 190 027 Kings Pacific Bell \$11.34
050 130 06S Fresno Pacific Bell \$1.00
038 292 09S Fresno Peralta, Tomasas \$3.03
038 291 04S Fresno Perez, Urbano \$3.56
060 050 29S Fresno Perry Sr, Edward M \$187.58
065 060 79S Fresno Phillips 66 Company \$10.42
038 341 09S Fresno Pina, Miguel & Esperanza \$3.03
065 110 20 Fresno Potter, Brit \$26.38
038 174 008 Kings Prosser Et Al, Isabel D \$3.96
038 292 12S Fresno Puentes, Alvaro Saldana \$2.77
027 190 29S Fresno Quikserve Central Valley LLC \$6.86
038 161 003 Kings Rader, Euell G \$0.63

038 164 019 Kings Rader, Euell G \$1.88
038 164 033 Kings Rader, Euell G \$1.26
058 090 26S Fresno Ramirez Et Al, Francisco & Karen \$498.67
038 292 07S Fresno Ramirez, Rosa Garcia And Antonio \$2.90
028 071 45S Fresno RE Scarlet LLC \$791.28
028 111 72S Fresno RE Scarlet LLC \$1,846.32
028 081 66S Fresno RE Scarlet LLC \$8,228.65
028 111 73S Fresno RE Scarlet LLC \$18,836.56
028 071 57S Fresno RE Scarlet LLC \$4,139.70
028 120 63S Fresno RE Scarlet LLC \$7,336.75
028 071 40S Fresno RE Scarlet LLC \$1,055.04
028 071 41S Fresno RE Scarlet LLC \$263.76
028 071 44S Fresno RE Scarlet LLC \$263.76
028 071 43S Fresno RE Scarlet LLC \$1,846.32
028 071 56S Fresno RE Scarlet LLC \$8,359.87
024 270 002 Kings Redwood Terrace Endowment Fund, Stanley Blance R T \$181.67
024 270 021 Kings Redwood Terrace Endowment Fund, Stanley Blance R T \$89.49
036 040 019 Kings Reiss Et Al, Emilie \$90.47
038 341 10S Fresno Rodrigues, Lucia Garcia And Guadalupe \$3.03
026 030 006 Kings Rodriguez, Rios Javier Joel \$48.60
038 134 061 Kings Rose, Robert \$0.63
038 136 008 Kings Rose, Robert \$0.63
038 136 013 Kings Rose, Robert \$1.88
038 137 013 Kings Rose, Robert \$1.26
038 137 019 Kings Rose, Robert \$0.63
038 143 019 Kings Rose, Robert \$0.63
038 143 023 Kings Rose, Robert \$0.63
038 151 016 Kings Rose, Robert \$0.63
038 152 013 Kings Rose, Robert \$0.63
038 163 020 Kings Rose, Robert \$0.63
038 166 015 Kings Rose, Robert \$1.88
038 172 004 Kings Rose, Robert \$1.88
038 183 005 Kings Rose, Robert \$0.63
038 183 012 Kings Rose, Robert \$0.63
038 184 002 Kings Rose, Robert \$0.63
038 184 006 Kings Rose, Robert \$0.63
038 194 010 Kings Rose, Robert \$0.63
038 195 007 Kings Rose, Robert \$1.26
038 195 011 Kings Rose, Robert \$1.26
038 213 007 Kings Rose, Robert \$0.63
038 213 030 Kings Rose, Robert \$1.26
038 213 042 Kings Rose, Robert \$0.63
038 214 012 Kings Rose, Robert \$1.88
038 214 014 Kings Rose, Robert \$0.63
036 130 044 Kings Rowbotham, Jo C \$241.84
024 222 006 Kings Rudolph, Diana L S \$3.83
075 430 14S Fresno Ruiz, Juan & Graciela Salcido \$2.90
038 343 10S Fresno Sahavedra, Adan Rubalcaba \$3.70
024 222 015 Kings Sanchez Et Al, Mario Ricardo \$50.04
075 420 01S Fresno Sanchez Martha E & Heredia Victor M \$2.37
038 291 16S Fresno Sanchez, Maria De Cevallos \$2.90
038 292 02S Fresno Sanchez, Maria De Cevallos \$2.77
036 140 024 Kings Schucker Jr, Robert V \$86.29
024 250 009 Kings Schumancher, M H \$70.52
075 410 12S Fresno Silva, Stephen \$180.50
085 330 05S Fresno Singh Kaur Singh TIC \$36.35
028 060 22 Fresno Singh, Sukhwant \$5,197.83
075 091 14S Fresno Smith Co, Andrew \$85.70
075 091 29S Fresno Smith Co, Andrew \$41.51
065 101 03 Fresno Socal Land Portfolio LLC \$177.31

024 221 017 Kings Solender & Co Inc Et Al \$28.91
024 222 022 Kings Solender & Co Inc Et Al \$6.70
024 222 007 Kings Solender Et Al, A M \$3.21
036 040 044 Kings Solis, Humberto \$102.58
075 420 13S Fresno Solorioguzman & Alma P F Santiago, Severiano \$2.25
085 330 09S Fresno Sommervilles Almond Tree Owners \$43.20
038 173 015 Kings Sparks, Caroline \$3.96
038 291 30S Fresno Sran Revocable Trust, Jasbir S & Shinderpal K \$2.90
038 291 13S Fresno Sran, Omkar Singh \$2.77
075 100 03 Fresno Stoner, Marie R \$6.59
038 166 020 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 171 012 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 171 016 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 175 009 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 175 020 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 181 012 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 183 008 Kings Targon Et Al, Lenny M & Frances R \$0.63
038 187 010 Kings Targon Et Al, Lenny M & Frances R \$1.26
024 222 024 Kings Terrell, Franklin \$3.21
036 180 004 Kings Thomas Trust Of 1987, Sherman \$1.76
036 180 005 Kings Thomas Trust Of 1987, Sherman \$3.43
024 221 021 Kings Thompson, W D & B J \$60.07
038 173 007 Kings Thomson, Richard J \$3.30
038 343 08S Fresno Torres, Rodolfo & Eulalia \$3.43
065 060 80S Fresno Unocal Cal Pipeline Co \$138.14
038 174 019 Kings Urrutia, Jose D & Joshua N \$3.96
060 042 24S Fresno Virmar LLC \$118.72
038 292 13S Fresno Viscaino, Jose I & Ashlie M Ochoa \$2.77
028 170 15S Fresno Water Lands BTI LLC \$7,151.19
038 186 002 Kings Webster, I \$3.30
036 140 002 Kings Wells Et Al, Raymond S \$241.84
026 030 022 Kings Weseley Et Al, Nancy H \$8.31
026 030 042 Kings Westlake One Trust \$417.11
060 041 18 Fresno Westside School District \$15.16
060 041 17 Fresno Westside School District \$327.06
024 221 009 Kings Willeford, William O & Leva W \$3.21
026 030 032 Kings Wollesen, William J Jr & Harriet \$241.84
075 430 04S Fresno Zarate, Brandon Lopez \$2.11
Total \$88,940.12
07/25/2025, 08/01/2025, 08/08/2025

(1)
NOTICE OF PUBLIC HEARING
CITY OF FOWLER CITY COUNCIL
MEETING
Regular Meeting, August 5, 2025
NOTICE IS HEREBY GIVEN that on Tuesday, August 5, 2025, at 6:00 p.m. or as soon thereafter as the matter can be heard, the Fowler City Council will hold a hearing at the City Hall Council Chamber at 128 S. 5th Street, Fowler, California to hear and consider the following:
Tentative Subdivision Map No. 24-31 (Tract 6501), Annexation, Prezone, and Planned Development/Conditional Use Permit. This project proposes to subdivide an approximately 19.86 acre parcel located on the north side of West South Avenue between South Sunnyside Avenue and South Clovis Avenue (Assessor's Parcel Number [APN] 343-040-26) into 103 single-family residential lots. The project application also requests the approval of a Planned Development via a Conditional Use Permit to allow flexibility within the development standards for the project. Additionally, the project requests the City Council initiate the annexation of the site into the City of Fowler and pre zoning the site R-1-7/PD-2 (Medium Low Density Residential/Planned Development; with an implementing zone district of R-2/PD-2 [Medium Low Density Residential/Planned Development]). R-1-7/PD-2 would be consistent with the underlying General Plan land use designation of Medium Low Density Residential. The project would also annex and prezone the adjacent City owned property (APN 343-040-92T)

and the Fowler Unified School District owned property (APN 343-040-89T) to create logical boundaries and prevent the creation of zoning islands. The City owned property would be pre zoned RCO (Resource Conservation, Public Use, and Open Space; with an implementing zone district of O [Open Space]), while the Fowler Unified School District property would be pre zoned PF (Public Facilities), both of which are consistent with the underlying General Plan land use designation of Public Facilities. The City Council will also consider finding that the project is consistent with the City's General Plan and General Plan Environmental Impact Report under California Environmental Quality Act Guidelines Section 15183, absolving the project from further environmental analysis. At a special meeting on July 10, 2025, the Planning Commission recommended the City Council deny the project.
The City Council invites your participation and the public is welcome to speak at the hearing. If you challenge any Planning Commission or City Council action in court, you may be limited to challenge only those issues raised at the Planning Commission or City Council public hearings.
Meeting material(s), staff report(s), and a telephone number to provide access to the City Council meeting via teleconference will be available to the public at least three days prior to the hearing and may be reviewed at www.fowlercity.org.
Any questions regarding this notice should be directed to Dawn E. Marple, City Planner at 559.834.3113, ext. 122 or dmarple@ppeng.com.

MISCELLANEOUS
Continued | From 20

Exhibit 1: Tract No. 6501





GUEST VIEW
By Dan Walters |
CalMatters Commentary

New California budget papers over \$20 billion deficit, ignores day of reckoning

When Gov. Gavin Newsom and legislative leaders were drafting a more-or-less final 2025-26 state budget last month, they were closing what they described as a \$12 billion deficit, a number that the state’s media repeatedly cited.

It was the wrong number; it minimizes the state’s chronic gap between income and outgo, as the state’s official budget summary released last week confirms.

The budget projects that the state will receive \$208.6 billion in general fund revenues during the fiscal year that began on July 1, but it will spend \$228.4 billion, a gap just shy of \$20 billion.

The \$12 billion figure stems from counting a \$7.1 billion diversion from one of the state’s reserve accounts as revenue — an assumption that violates common sense as well as any legitimate accounting scenario.

The more accurate figure of \$20 billion is important because it squares with projections by Newsom’s Department of Finance

and the Legislative Analyst’s Office that California has what’s called a “structural deficit” in the range of \$10 billion to \$20 billion a year.

In other words financing all of the programs and services now in state law will indefinitely cost that much more each year than the state is likely to receive in revenues.

The budget closes about a third of the \$20 billion gap with an aforementioned \$7.1 billion shift from the emergency reserve — money that’s supposed to be used to cushion the impact of an economic downturn or calamities such as the wildfires that devastated Los Angeles, earthquakes or destructive storms.

The deficit isn’t a genuine emergency because it resulted from irresponsible political decisions, particularly Newsom’s declaration in 2022 that the state had a \$97.5 billion budget surplus and thus could afford a sharp increase in spending.

The surplus was a mirage, based on assumptions of a \$40 billion annual increase in revenues

that never happened. Last year, the Department of Finance acknowledged that revenues over four years would fall short of expectations by \$165 billion.

However, much of the phantom money was already spent, thereby creating the structural deficit that Newsom and the Legislature basically ignored in putting together the current budget.

The \$12 billion gap left after the reserve fund shift was mostly papered over with on- and off-budget loans from special funds, shifting some spending into future years and using accounting gimmicks, such as shifting some current year spending, the June 2026 state payroll for instance, into the next fiscal year.

One could liken the state budget to a family that takes out loans on its credit cards to finance a lavish lifestyle, or a city that provides pension benefits it cannot afford.

Sooner or later, the debts pile so high that they can no longer be ignored and the day of reckoning arrives. That’s one reason why

more than 30,000 Californians file for bankruptcy each year and why several California cities have gone bankrupt in recent years.

States cannot file for bankruptcy, no matter how distorted their finances. If they could, California would not qualify because of its almost unlimited ability to borrow money from special funds.

However, there will be a day of judgment if California’s spending continues to outpace its revenues, particularly if the state’s economy continues its sluggish performance.

Newsom and legislators implicitly assume that at some point revenues will increase enough to cover their spending and pay off their debts — just as a debt-ridden family buys lottery tickets in hopes of avoiding bankruptcy.

CalMatters is a public interest journalism venture committed to explaining how California’s state Capitol works and why it matters. For more stories by Dan Walters, go to CalMatters.org.

Measure curbing ADA lawsuit abuse passed Senate but is stalled in the Assembly



California’s largest and leading small business association today sent an Action Alert to its more than 13,000 members, calling on them to make one more effort to encourage their Assembly member not to let Senate Bill 84 die, a measure that would markedly remedy the misuse of the Americans With Disability Act for shakedown lawsuits. Friday is the deadline for the Assembly to set a hearing date.

“Shame on the Assembly, if it allows SB 84 to die in its chamber,” said John Kabateck, state director for the National Federation of Independent Business in California. “If the Assembly’s strategy was to bank on ignoring it in hopes of it going away, we will not let the issue die with your constituents and next year’s voters. It passed the Senate 34 to 2 with huge bipartisan support. To not give it one hearing in the Assembly is anti-democratic. In the too frequent battle between fat-cat trial lawyers and struggling small business owners, the wealthy

always win. Bad message to send.”

Quite simply, SB 84 “would prohibit construction-related accessibility claims under the ADA and the Unruh Civil Rights Act from being initiated until a small business defendant has been served with a demand letter specifying each alleged violation and given 120 days to correct them,” according to a business-coalition letter in support of it. “This is common sense legislation that will provide meaningful protection for small businesses and greater access for the disability community.”

For more than 80 years, the National Federation of Independent Business (NFIB) has been advocating on behalf of America’s small and independent business owners, both in Washington, D.C., and in all 50 state capitals. NFIB is a nonprofit, nonpartisan, and member-driven association. Since our founding in 1943, NFIB has been exclusively dedicated to small and independent businesses and remains so today.

WEB POLL

Do you think Trump’s Big Beautiful Bill will prove a net positive or net negative for your company?

Perhaps the most pivotal part of President Trump’s signature Big Beautiful Bill is the permanent extension of the 2017 tax cuts, including an increase in the standard deduction and child tax credit. If you itemize tax breaks, there is also a temporary higher cap on the state and local tax deduction, or SALT. For 2025, the SALT deduction limit is \$40,000, up from \$10,000. We asked readers of The Business Journal online what kind of impact they expect the law to have for their company. It was a close vote on both extremes — 39% said it would be a “big net positive,” followed by 38% who said it would be a “big net negative.” Another 14% believe it would be a small net positive, followed by 6% who said it would have no measurable impact and 3% who said it would have a small negative impact. Fifty-four votes were cast.



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