

JANUARY 16, 2026

# THE BUSINESS JOURNAL

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## Meet the Valley's Land Barons



### THREE CENTRAL VALLEY LANDOWNERS RANK AMONG NATION'S 100 LARGEST

Photo Illustration by Cecilia Lopez

**Gabriel Dillard** - EDITOR

Three landowners with Central Valley ties rank among America's 100 largest private landowners, according to The Land Report's annual survey released Jan. 13.

The Boswell Family placed 81st with 207,000 acres, Stewart and Lynda Resnick ranked 88th with 196,775

acres, and the heirs of Dr. Henry Singleton came in at 97th with 171,000 acres following a massive land sale that reshaped the national rankings.

**Boswell Family**

Central California titan J.G. Boswell founded his eponymous company in

1925. Today, the ultra-private family focuses on tomatoes, controlling its homegrown supply from seed through the processing plant. The Boswells rank as the largest producers of tomatoes in the world. The family farms also yield extra-long staple pima cotton, prized for its strength and sheen.

An analysis of property records by the San Francisco Chronicle found in 2022 that J.G. Boswell farms 206,000 acres in the Central Valley, making it the sixth-largest landowner in the state.

Cameron Boswell is the fourth generation of the Boswell farming family.

**Land Barons** | Page 3

## Downtown soccer stadium could anchor Fresno's next development chapter

**Dylan Gonzales** - STAFF WRITER

The City of Fresno took its first formal step toward landing professional women's and men's soccer teams Tuesday morning, announcing an exclusive one-year agreement with the United Soccer League (USL) to explore building a downtown soccer-specific stadium and bringing

a franchise to the Central Valley.

Mayor Jerry Dyer said the city has entered a one-year exclusivity and due diligence period with the USL, making it the first major milestone in a long-anticipated effort to establish professional soccer in Fresno. The process will



File image via City of Fresno | An artist's rendering shows a proposed soccer stadium for Downtown Fresno in a 2021 deal with Fuego FC that never materialized.

# More than a hobby: How the Boertje family is building a racing business

Ben Hensley - STAFF WRITER

On the track, the Boertje brothers race flat-out. Off the track, their family manages sponsorship decks, equipment depreciation, sunk costs and marketing like any small, family-owned business trying to scale.

For many drivers, racing is pure adrenaline. For the Boertjes — a Visalia family balancing asphalt, dirt and sprint cars — it's also spreadsheets, travel budgets, sponsorship strategy and return on investment.

The boys, Wade (15) and Miles (12), entered racing the way many families do: tinkering, test-driving and competing for fun. What started as their father Eddy's childhood dream has shifted to reality. As a child, Eddy raced three-wheelers and dirt bikes with friends; however, after "too many injuries" on dirt bikes, Eddy decided to invest in a slightly safer option, providing the same level of competition without potential hospital bills.

## From horse trailer to front of the pack

Their first investment wasn't glamorous, but started as many new racing families did — purchasing two used go karts from a Clovis family whose two-sister team (complete with matching pink and purple karts) were moving away from karting.

Appearing at their first event in a horse trailer, the family quickly drew attention.

By the end of their first weekends behind the wheel, though, everyone was talking about the kids' performance — running up front all weekend and silencing any questions or pre-conceived judgements about their skill.

The family cycled through equipment quickly, selling off championship-winning karts at season's end and reinvesting annually in new gear.

The duo's success in karting quickly opened doors to other racing leagues — dirt, outlaw karts, micros — where the boys proved they could adapt across different surfaces and different race classes.

## Building adaptable drivers, not just fast ones

The pair has cycled through a wide range of equipment, from asphalt karts topping 65 mph to electric indoor karts running closer to 60 on tighter tracks. Dirt and outlaw karts and Micro 600 restricted cars

can achieve similar speeds, while Legends and late models push the limit, closing in on 80-plus mph, depending on class and track.

"If you try different racing, you try K1 indoor, you try dirt, you try asphalt... that makes you mentally have to be adaptable," said Robyn, the boys' mom, adding that the mindset isn't just about car control — it's about drivers treating unknowns as opportunities rather than fear.

That philosophy led to an intentionally broad calendar, meaning, in a typical season, they may run asphalt karts, dirt outlaw karts and micros throughout the state — even traveling to Tulsa, Oklahoma to compete in sprint cars.

## A different kind of ladder: the K1 Speed Championships

That exposure-first mindset also positions the boys for events like K1 Speed's California State Championship, scheduled at the end of the month in Irvine. The event draws drivers from all 15 of K1 Speed's locations throughout the state, putting indoor electric kart racing into a statewide bracket.

One of those K1 Speed locations is at the Sierra Vista Mall in Clovis.

Podium finishers from state earn a chance to compete in the National Championship at K1 Circuit Winchester in Riverside County, with a national podium earning a ticket to the E-World Championship, featuring drivers from ten countries and a combined prize pool of \$79,000.

## Chasing the long shot

The opportunity is one of the highest-paying competitions available for the boys to compete in. Miles competed last year, placing runner-up in Junior US and World events last year.

For other junior drivers building résumés without burning through engines and tires every weekend, karting has become a legitimate pathway — and one the boys are aiming for.

Both boys would love to go pro — whether that path leads to sprint cars, NASCAR, Formula 1 or other sports cars. But with that in mind, both boys are also very realistic about the odds.

"That's a long shot because a lot of kids are into that right now... but I think me and my brother do have a shot at being something professional," Miles said.

His brother Wade, meanwhile, points to role models as helping to drive the commitment and motivation backing their behind-the-wheel journey.



**Photo by Ben Hensley** | The Boertje brothers first entered the racing scene in the mid 2010s and has since traveled across the state and country, chasing dreams — and competition — through the ranks of the up-and-coming racing world. Pictured from left to right: Wade, Robyn, Reid (front), Miles and Eddy.

"Kyle Larson — he gets in a car and he can win it," Wade said. "Like, the first time he's ever driven that car, he could sit in it and win it."

If the boys focus on adaptability, their parents focus on sustainability. That means balancing time, cost, education and opportunity — without falling into one of the financial traps that stall many promising young racers.

## Racing on a budget — and a balance sheet

The biggest variable is funding. Tulsa alone presented a multi-thousand-dollar week factoring in travel, lodging, mechanics, entry fees, tires and equipment transport. The family combines sponsorship help, strategic timing and business credit card points from their family-owned cattle business — Boertje Cattle — to help fund the hobby.

Sponsors aren't just decals and decorations — they're part of the business model. The family writes letters, nurtures business relationships and treats supporters like partners. As a racing business, they understand ROI goes both ways.

"Return on investment is hard, because in racing... [in Tulsa] there's over 2,000 people racing there. There's five winners," said Robyn, who handles much of the marketing and financials.

As the boys moved into larger dirt cars, the family also recognized that added space and bigger body panels equal more billboard space. Eddy said it was an interesting adjustment when companies asked the cost to get their name on the car, and having to answer like a businessman, not a hobbyist.

## More than a scoreboard

Not every return for the family is measured in cash. Racing has become the family's version of weekend camping, extended road trips, shared goals and mutual success and heartbreak. The boys wrench on the cars, work on the ranch and are expected to keep up academically. Success or failure on the track doesn't exempt them from everyday life.



**Photo contributed** | The Boertje brothers made a name for themselves on the local karting and dirt circuits, placing near the top in many of the races they have entered since beginning their racing career in the mid 2010s.

Robyn, who grew up playing various sports, believes that's its own reward.

"You learn a lot in any sport, and it's one where you learn life skills and the ins and outs of life," she said. "The heartbreaks of life; the good parts of life. It's good."

## Building something that lasts

Still, no one in the family is naïve about where it could lead; many junior drivers' talent level stalls in karting. Others peak in dirt. A rare few build enough momentum, money and connections to reach stock cars, sprint cars or sports car development levels. The Boertjes don't count on any single rung — and they don't panic if one breaks.

The family frames the journey as business and dream in equal parts, saying "win or lose, racing has done its job — teaching adaptability, composure, work ethic, resilience and budgeting."

Whether the future leads to the next Max Verstappen or Kyle Larson or simply remains a life-long hobby and passion is yet to be determined, but in the meantime, they'll continue doing what they love: showing up, hauling cars, writing sponsorship decks and making the math work.

For the Boertjes, racing isn't just speed; it's entrepreneurship — mixed with rubber, dirt and asphalt.

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**Valley Children's screen grab** | Cameron Boswell is the vice president of administration for the J.G. Boswell Co. He is the fourth generation of a farming family that is the 81st largest landowner in the U.S.

## Land Barons | From 1

### Resnick holdings

In September, Western Growers bestowed its 2025 Award of Honor on Stewart Resnick for his five decades of contributions to the agricultural community via The Wonderful Company. Resnick grew up in New Jersey in modest circumstances and attended UCLA, where he earned his bachelor's and law degrees.



**Photo contributed by Wonderful Co.** | Lynda and Stewart Resnick built their Wonderful company up from an initial 1,000 acres of Kern County farmland.

"In 1979, he bought 1,000 acres of Kern County farmland while acquiring Paramount Citrus," The Land Report stated. "I was going to be a passive investor, but I liked the opportunity — and the business — so I built it up," Resnick said.

Resnick entered the pistachio market, and today Wonderful accounts for 60% of all pistachios sold in the U.S. and 40% overseas. Forays into mandarins, seedless oranges and pomegranates followed.

"Lynda was a genius with our branding, and I had a pretty good idea about sales and how to scale," Resnick said. "I thought if we could apply that here, we could be a leader in this business and eventually dominate it. Mission accomplished."

### Singleton estate

The descendants of Henry Singleton oversee Singleton Ranches, which the co-founder of industrial conglomerate Teledyne Inc. launched in 1986 when he purchased the 81,000-acre San Cristobal Ranch in New Mexico's Galisteo Basin. Singleton subsequently expanded his landholdings by acquiring numerous Spanish land grants, primarily in New Mexico but also in California.

Singleton generated such extraordinary investment returns that Berkshire Hathaway Vice-Chairman Charlie Munger referred to them as "miles higher than anybody else... utterly ridiculous."

The Singleton Trust sold the California portfolio of the family's ranches to Diana Singleton, one of Henry and Caroline Singleton's five children. The family's Golden State landholdings, which totaled approximately 90,000 acres, included the Peachtree and Topo ranches in

the Salinas Valley and the River Island Ranch in the Springville area in the foothills of the Sierras.

The family also sold most of its New Mexico ranches — 937,000 acres — to No. 1 U.S. landowner Stan Kroenke

in December 2025. The lone exception was Dr. Singleton's first purchase, the historic 81,000-acre San Cristobal Ranch, which was acquired by his son Will.

The many honors earned by Singleton Ranches include recognition by the American Quarter Horse Association

with its Best Remuda Award in 2012.

#### National rankings

The purchase of Singleton Ranches vaulted Kroenke Ranches from No. 4 in 2025 to No. 1 in 2026 with more than 2.7 million acres, ahead of California's Emmerson Family with 2.44 million acres, Liberty Media chairman emeritus John Malone with 2.2 million acres and CNN founder Ted Turner with 2 million acres.

Amazon founder Jeff Bezos ranked 21st with 462,000 acres. Microsoft co-founder Bill Gates came in at No. 44 with 275,000 acres, including property in the Bakersfield area.

"Yellowstone" creator Taylor Sheridan, who owns Texas's historic Four Sixes Ranch, ranked 49th with 267,000 acres.

The Simplot Family ranked 24th with 443,000 acres. The family-owned J.R. Simplot Company has extensive cattle ranching and phosphate-mining interests and grows more than a dozen crops on 82,500 acres of farmland in the U.S. Founded by Jack Simplot, the company pioneered the frozen french fry. Worldwide, Simplot employs 13,000 people in more than 60 countries and operates nine Simplot Grower Solutions locations in the Central Valley.

Founded in 2007, The Land Report is a platform for news and insights about America's most valuable resource: land. The magazine's Land Report 100 is recognized as the gold standard of private landownership and is regularly referenced by Bloomberg, Forbes, Fortune, the New York Times and the Wall Street Journal.

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## PEARSON REALTY

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RANCH	ACRES	PRICE	PRICE/ACRE	IRRIGATION DISTRICT	STATUS
Sebastian Ranch	158.28±	\$3,165,000	\$20,000	WRMWSD	Closed
Carreon Ranch	290.66±	\$2,906,600	\$10,000	WRMWSD	Active
Hall Ranch	40.00±	\$400,000	\$10,000	WRMWSD	Active
Ludy Ranch	178.75±	\$3,575,000	\$20,000	STWSD	Closed
Wells Ranch	238.36±	\$5,157,200	\$21,636	STWSD	Active
Manning Ranch	551.38±	\$7,975,000	\$14,463	WWD	Pending
<i>Overbid Date: February 13, 2026, 10:00 AM, AgriGlobe Inc., 2787 W. Bullard Ave., Fresno, CA 93711</i>					
Mt. Whitney Ranch	1,094.54±	\$32,836,200	\$30,000	WWD	Active
Copus Ranch	520.00±	\$6,250,000	\$12,019	WRMWSD	Closed
Gardner Ranch	1,271.3±	\$3,741,990	\$2,943	WRMWSD	Active
Mission Ranch	332.1±	\$16,605,000	\$50,000	Fresno I.D.	Pending
Oliveira Ranch	874.22±	\$20,981,280	\$24,000	Laguna I.D.	Pending
<i>Overbid date: January 30, 2026, 10:00 AM, Pearson Realty, 7480 N. Palm Ave, Ste. 101, Fresno, CA 93711</i>					
<b>FOR DETAILED INFORMATION, CONTACT:</b>					
FRESNO OFFICE, 7480 N. PALM AVENUE, SUITE 101, 559-432-6200					
BAKERSFIELD OFFICE, 4900 CALIFORNIA AVENUE, # 210-B, 661-334-2777					

# Fresno's 'largest public works investment in a generation' opens at airport

BUSINESS JOURNAL STAFF

Fresno Yosemite International Airport opened its largest terminal expansion in history Dec. 17, a \$150 million project financed entirely without City of Fresno general fund dollars.

The expansion relies on a funding mix of federal infrastructure grants, Federal Aviation Administration grants, passenger facility charges, Measure C funds, a Transportation Security Administration grant and airport revenue bonds, according to the city.

Federal support exceeded \$85 million, with funding from the Bipartisan Infrastructure Law, Community Project Funding and additional federal sources, Rep. Jim Costa said.

"When Mayor Dyer and local officials requested strong federal support, I was honored to help make that a reality," Costa said in a statement.

The financing structure represents what Fresno City Councilmember Tyler Maxwell

called "Fresno's largest public works investment in a generation."

The project adds approximately 98,000 square feet to the airport's footprint with the new Concourse B. The concourse includes modernized passenger holdrooms and two swing-gate jet bridges to accommodate both domestic and international flight arrivals.

A new international arrivals facility triples current capacity with a lobby area and an outdoor plaza.

An expanded security screening checkpoint that opened in April provides passengers with extra queueing capacity within a 13,000-square-foot facility. A new baggage handling system will process checked passenger baggage from airline ticket counters to baggage makeup.

The expansion includes retailer Hudson and local dining option Los Amigos Mexican Restaurant, which is scheduled to open in January.

Mayor Jerry Dyer said the

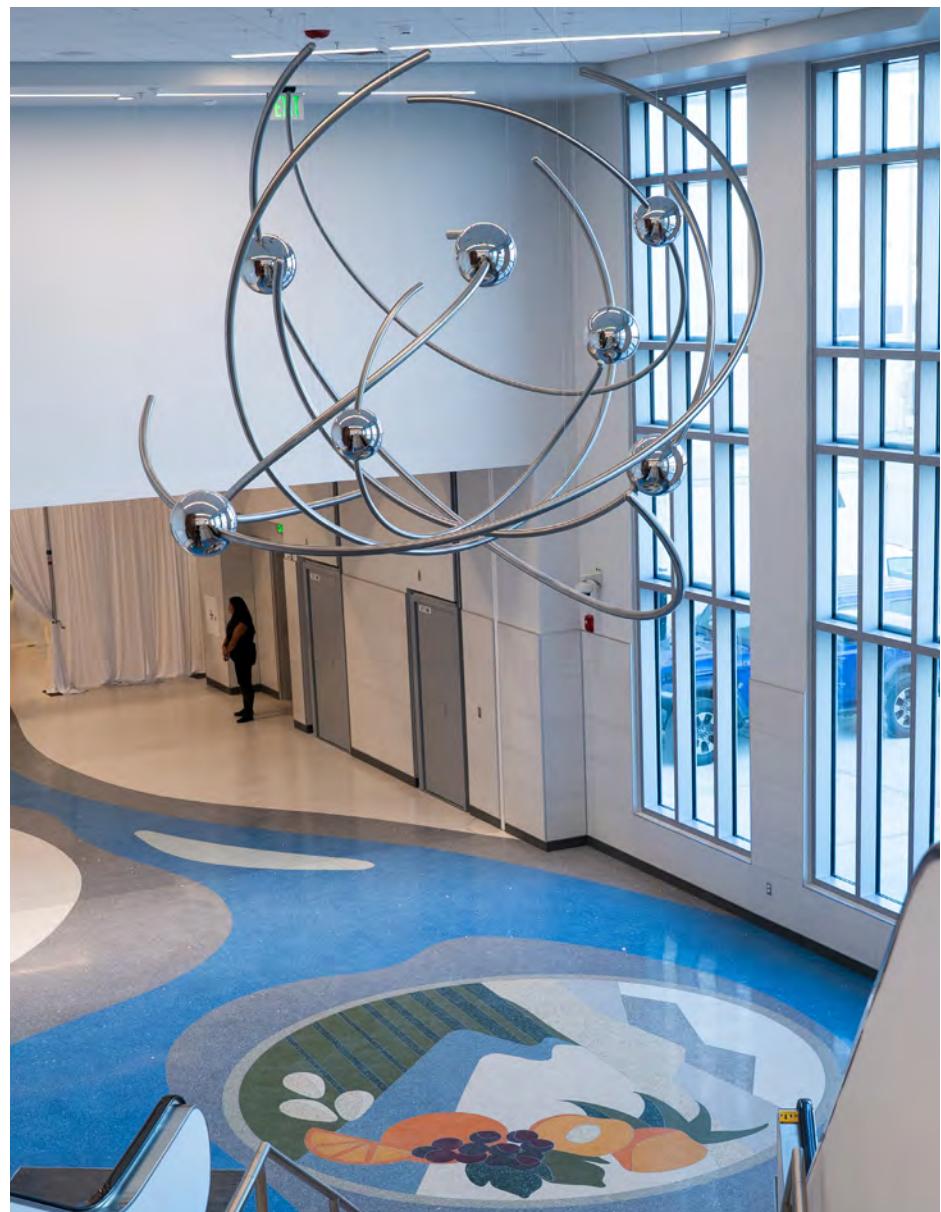


Photo via City of Fresno | Q&D Construction delivered the concourse expansion project with CSHQA serving as architect.

expansion positions the airport as a more competitive facility for growing air service.

"I am extremely pleased that travelers will experience an expanded, efficient and convenient terminal that our community can be proud to call their hometown airport," Dyer said.

Interim Director of Aviation Francisco Partida said the terminal expansion fulfills the airport's promise to provide a safe, secure and exceptional customer experience for Central California residents and visitors.

The project incorporates public art through a partnership with the Fresno Arts Council. Design elements include terrazzo flooring with a river-themed pattern symbolizing waterways that flow through the valley.

Dynamic flight information displays and a video wall are integrated into wood casings representing the redwoods and sequoias found in nearby national parks.

Nevada-based Q&D Construction delivered the project with Idaho-based CSHQA serving as architect.



Photo via City of Fresno | Fresno Yosemite International Airport, which goes by the airport code FAT, for its original name Fresno Air Terminal, opened its new concourse expansion in December 2025.

## FRESNO · CLOVIS PRAYER BREAKFAST



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Photo via City of Fresno | Officials celebrate the ribbon cutting of the airport terminal last month, from left: Faviola Garcia, director of the airport division, Federal Aviation Administration; Francisco Partida, Fresno's interim director of aviation; Mayor Jerry Dyer, Council Member Tyler Maxwell and City Manager Georganne White.



File photo by Edward Smith | Soccer fans root on Fresno FC as they play at Chukchansi Stadium, which has seen sellout crowds for soccer — especially for pro exhibition matches.

## Soccer Stadium | From 1

include finalizing a stadium site, evaluating funding options and securing an ownership group, city officials said.

Dyer described the deal with the USL as an “engagement” with the intention of “getting married.”

### Downtown stadium vision

While Dyer declined to name a specific location for the future stadium, he made it no secret that his preferred site is in the Downtown Fresno/ Chinatown area. It would have a capacity of around 7,000 with an opportunity to expand in the future.

If plans for the stadium move forward, the stadium and teams could be ready at the start of 2028, he said. It is unknown if the teams would play at a temporary venue if the stadium isn’t completed in time.

“Fresno is ready for professional soccer and a dedicated stadium in Downtown Fresno,” Dyer said, noting sold-out exhibition matches at Chukchansi Park and strong attendance downtown demonstrate local demand. “The fans are wild. They come before the game, they stay after the game, and they take advantage of our restaurants and brewery district.”

There were no plans or an announcement regarding the team name, branding or any other information revealed during the news conference. City officials cautioned that the agreement does not guarantee a franchise or stadium, noting that funding sources, site selection and private investment must still be finalized.

However, the exclusivity period gives Fresno its clearest path yet to securing professional soccer and a permanent home for the sport.

### A complicated soccer history

Professional soccer has had an up-and-down history in Fresno, with many of the issues coming from the lack of a soccer-specific stadium over the years. Many of the teams played their games at Chukchansi Park.

Fresno last hosted a professional soccer team from 2022 to 2024 with Central Valley Fuego FC, who played its matches at Fresno State. Prior to Fuego FC, Fresno had the Fresno Fuego and Fresno FC.

City officials previously explored a sale of Selland Arena and Valdez Hall for a soccer stadium with the owners of Fuego FC, the Ruelas family, who have their own plans to build a soccer stadium near Blackbeard’s in Fresno.

The Fuego FC plans for a downtown

stadium, which didn’t come to fruition, had a projected cost \$40 million in 2021 and were forecast to generate approximately \$500,000 in annual tax revenue.

### Building a sustainable model

Former Fresno FC Head Coach Adam Smith will be leading the charge with Fresno Pro Soccer LLC. The LLC’s goal is to assemble both local and external investors, organize funding and help oversee stadium operations. He’ll also play a central role in building the team’s foundation, coordinating with partners and working to create a successful, community-focused professional soccer club in Fresno.

Local soccer leaders say that the announcement builds on decades of growth in the Valley. Brian Easler, club president of Central Valley Fuego FC, said increased infrastructure is important to sustaining long-term professional soccer in Fresno.

“Having a stadium of any sport tailored for that sport is important because it gives just that different touch, that different feel,” Easler told The Business Journal. “It should bring great value for the community, especially if it’s in the downtown area.”

Easler said that Fresno has often been overlooked on the national sports stage.

“When you think of California, you only think of the northern part and the southern part of the state,” he said. “This will put the city itself on a national platform.”

### Paths to soccer development

While the Fuego are no longer affiliated with professional soccer, they still are an integral part of the sports community in the Central Valley. The organization is actively developing youth (U23, U19) teams, launching women’s, beach soccer and basketball programs, and constructing a new stadium and infrastructure to expand community opportunities and sports engagement.

They plan to build a stadium at the Blackbeard’s site.

Former Fresno Fuego and Fresno FC executive Jeremy Schultz, who is now the CEO of indoor soccer venue and pub Soccer City 1852 in Visalia, said the Central Valley has long proven it can support the sport, but the lack of a permanent home caused challenges for the teams in the past.

“There’s a proven fan base here, and there’s a lot of history,” Schultz said. “Every step along the way has been a building block to get to hopefully where we’re going — a soccer-specific stadium that can be part of the community.”

Schultz said a long-term venue is critical for sustainability.

“When you want a professional club that’s going to have longevity, you have to be able to sell those assets,” he said. “It’s hard to do that when you’re sharing a stadium.”

### Community impact and economic potential

Justin Papadakis, USL deputy CEO and chief real estate officer, said the league centers on stadium-anchored, community-centered developments that create long-term economic impact for communities. He highlighted soccer’s younger fan base and fixed game windows as key factors in spending at surrounding small businesses.

“When we saw the amazing progress that’s been made in bringing infrastructure for a real vibrant district in downtown Fresno, we said, we want to be part of that story,” Papadakis said.

City officials said their goal is to work backward from a potential March 2028 kickoff, pending completion of due diligence and agreements.

“Today we are announcing our engagement,” Dyer said. “It is our intent to get married, but there are a lot of details we still have to work out.”

**Dylan Gonzales** | Writer can be reached at: 490-3448 or e-mail [dylan@thebusinessjournal.com](mailto:dylan@thebusinessjournal.com)



Photo by Dylan Gonzales | Mayor Jerry Dyer shakes hands with Justin Papadakis, United Soccer League deputy CEO and chief real estate officer, at a Fresno City Hall news conference on Jan. 13, 2026.

# Citizen initiative collects signatures for transportation tax



**Photo by Frank Lopez** | Community members announce a citizen-led initiative in Fresno on Wednesday, Jan. 14, 2026, to put a transportation tax on the November 2026 ballot.

Fresno County civic leaders announced a citizen-led proposal to improve transportation with the recent failure of Measure C to make the November ballot.

Mayor Jerry Dyer, Fresno City Councilmember Miguel Arias, several local mayors and Transportation 4 All, a coalition dedicated to better transportation in the county, held a news conference in front of the St. Paul Catholic Newman Center on Wednesday morning to announce a proposed budget to fund improvements backed by citizens' initiative.

The proposal comes a week after the Fresno County Council of Governments (COG) Policy Board voted not to renew the \$7 billion Measure C tax renewal.

"Without an ongoing transportation measure, the City of Fresno and other communities in Fresno County will continue to fall and be left behind. Street maintenance must be central to any plan moving forward," Dyer said.

First passed by voters in 1986, Measure C expires June 30, 2027. A citizen initiative is the only hope of getting it on the November ballot. The initiative campaign, being led by the advocacy group Leadership Counsel for Justice & Accountability, is called Moving Forward Together.

The improvement plan, drafted through collaboration with taxpayers, community organizations, labor groups and local leaders, will fund an estimated \$7.4 billion over 30 years to repair local streets, enhance safety and make transportation more accessible for everyone, they said.

The proposed plan sets aside \$4.8 billion, or 65% of the funding, to fix and improve local streets, potholes and neighborhood road conditions.

Funding to support transit operations and service improvements, including rural areas and reliable transit access, will receive \$1.85 billion, 25% of the total.

Investments of \$370 million, or 5% of the funding, will go to projects that improve travel between community and critical countywide connections.

Allocations for emerging transportation technologies and fare programs for equity and access is \$296 million, which is 4% of the total funding.

To cover oversight, compliance and plan administration \$74 million, or 1%,

will be allocated.

The citizen-led effort will begin with gathering 35,000 signatures from county voters to get the measure on the ballot in November. Signatures must be gathered by April.

## Dr. Oz comes to the Valley

Dr. Mehmet Oz, the celebrity surgeon who rose to fame on Oprah Winfrey's show before hosting his own daytime program for 13 years, visited Bakersfield over the weekend in his new role as head of the nation's health care programs.

Now administrator of the Centers for Medicare & Medicaid Services, Oz joined Reps. Vince Fong and David Valadao for a roundtable with Central Valley health care providers at the Kern Medical hospital campus to discuss the Trump administration's \$50 billion Rural Health Transformation Program — a five-year initiative aimed at strengthening rural hospitals and expanding access to care.

The program, created under President Trump's Working Families Tax Cut legislation, will run through September 2031. CMS announced approved state awardees in late December and recently established a dedicated Office of Rural Health Transformation to oversee implementation.

"The Trump administration is investing \$50 billion to transform rural health care across the country, including in California's Central Valley," Oz said. "Investing that money effectively means working closely with lawmakers and local stakeholders."

The roundtable focused on how upcoming CMS regulations and the new program will affect local hospitals and patients in the Central Valley.

## Fresno school leaders criticize Community

Fresno Unified School District leaders on Monday called on Community Health System to allow retired district employees access to its services, saying that Community has refused care to retirees amid unresolved negotiations.

Specifically, one of the district's insurance providers, Aetna, was not able to resolve negotiations with Community on their own by a Dec. 31 deadline. That day, Community's

facilities were rendered out-of-network for about 1,500 FUSD retirees on Medicare who received care primarily at Community.

Superintendent Misty Her was joined by Fresno Teachers Association President Manuel Bonilla, the FUSD Board of Education and the Joint Health Management Board (JHMB) during Monday's news conference.

Her said that the JHMB executive committee has been communicating almost daily about this matter since Jan. 1.

Manuel Bonilla, the teachers union president, said that the contract dispute has been transformed into a health care crisis by Community, saying refusal to return health care access to retirees would "only further expose that our retirees are being used as bargaining chips in a contract dispute."

Additionally, Bonilla noted that despite the unresolved negotiations, Community can still provide care to the retirees and receive reimbursement for doing so, but has chosen to do otherwise.

In a statement to Fresnoland, Aldo De La Torre, president of Community's Insurance Services and Managed Care division, reiterated that retirees may request a "continuity of care" provision for Aetna to receive services.

"We are actively negotiating with Aetna and are committed to reaching an agreement that allows us to continue providing high-quality care at a fair rate," De La Torre said in the statement. "Our ability to provide high-quality, accessible care to the entire community depends on contracts that fairly reimburse physicians, nurses, and care teams for the services they deliver."

That standard, De La Torre said in the statement, hasn't been met by the terms that Aetna has brought to the bargaining table so far.

"If patients are in active treatment with a Community Health Partners physician, they can request authorization from Aetna for a 'continuity of care' provision," De La Torre said in the statement. "Upon Aetna's approval, this would allow Community providers to continue services for up to a year for that patient."

## Fresno brunch hotspot closing

Benaddiction, one of Fresno's most acclaimed brunch spots, will close soon due to financial pressures from a forced relocation and declining sales.

The news was announced on Instagram Friday evening, with a closing date of Monday, Jan. 19.

Chef James Caples and his wife Natalie ran a Kickstarter campaign

that launched Benaddiction as a food truck in 2013. In 2014, the Caples opened their first brick-and-mortar location with a rock-and-roll theme at Bullard and Marks avenues in Northwest Fresno. Their specialized eggs Benedict dishes with names such as Hotel California and the Midnight Toker have garnered multiple awards through the years and current online ratings up to 4.5 out of 5 stars.

The Caples opened a second location at Maple and Behymer avenues in Northeast Fresno in 2021 — an expansion that backfired when the landlord didn't renew their lease on the original location in 2023.

"The final blow came after the October government shutdown, when sales plummeted 30% compared to 2024," Caples said.

## Field Van partners with Utah dealer

A Fresno-based custom van builder has opened its first out-of-state dealer partnership, marking the latest expansion for a company that had to shut down sales for a year during a business transition.

Field Van partnered with Mercedes-Benz Van Center—Warner Vans in West Valley City, Utah, to sell its vehicles in the Mountain West region. The dealership marks Field Van's first sales location outside its California and Nevada operations.

The Fresno company, which operates from a facility off Central Avenue near Highway 99, employs more than 75 workers who install cabinetry, camper tops, four-wheel drive systems and other modifications into vans. The business has been operating under the Field Van name since July 2021.

Owner Jonathan Feld previously ran Sportsmobile West, which his father Alan founded in 1989 and relocated to Fresno in 1990. After ending that licensing agreement, a one-year non-compete clause prevented Feld from selling vans under the new Field Van brand until mid-2021.

Despite the yearlong sales hiatus, demand remained strong. As of 2021, the company had a waitlist of 165 customers with order fulfillment times stretching to 18 months.

Field Van is launching sales in Utah with its SHYFT model, a camper van built on a Mercedes Sprinter 2500 with a 144-inch wheelbase. The vehicle is federal safety standard tested and approved, with integrated shoulder harnesses and child seat latches. It seats seven and sleeps up to five people, with a sliding bench seat system that allows the interior to be reconfigured for different uses.

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The Business Journal (USPS 145-100) is published Monday's Wednesdays and Fridays for \$109 (52 weeks : 154 issues + The Book of Lists) or Friday only for \$79 (51 weeks : 51 issues + The Book of Lists). Multi-year discounts, group / organization bulk discounts, electronic editions and student subscription rates are available by contacting the circulation department.

The Business Journal, Inc. 1315 Van Ness Avenue Suite 200, Fresno, CA 93721. The Business Journal Newspaper, PO BOX 126, Fresno, CA 93707-0126.

PERIODICAL POSTAGE IS PAID IN FRESNO, CA  
POSTMASTER: Send address changes to  
The Business Journal  
PO BOX 126 Fresno, CA 93707-0126  
Telephone: 559.490.3400 - FAX: 559.490.3521  
Adjudicated newspaper of general circulation by decree No. 14315 of Superior Court of Fresno County, March 4, 1911.

# Staffing Services

In the Central San Joaquin Valley - ranked by number of persons/temp assigned each week; if tied by number of recruiters

Name of company Address Phone		People assigned each week	% direct hires % white collar placements	Recruiters Full-time staff	Types of positions	Benefits for temps	Person in charge/Top local executive
<b>1</b> (1)	<b>PrideStaff</b> 585 W. Nees Ave., Suite 101 Fresno, 93711 559-432-2022	500	WND WND	12 WND	Accounting, financial, general labor, warehouse, welder and clerical	Medical, dental, vision, holiday pay, 401(k), sick pay	Blanca Covarrubias, strategic-partner, Visalia location, Sean Akin, strategic-partner, Fresno & Modesto location
<b>2</b> (2)	<b>Randstad USA</b> <sup>1</sup> 7014 N. Cedar, Ste. 104 Fresno, 93720 559-297-0054	495 <sup>2</sup>	WND WND	WND WND	Temp, direct hire for light industrial, manufacturing, warehouse and clerical	Eight local offices to assist with job placement. Benefits include health, dental, vision, 401(k), credit union membership, life insurance and more.	Tammy Wilson, market manager, Fresno branch
<b>3</b> (4)	<b>Hire Up Staffing Services</b> 575 E Locust Ave, Suite 203 Fresno, 93720 559-579-1331	200	10% 95%	15 WND	Professional office, accounting, administrative, health care, legal, industrial	80% employer paid PPO gold plan medical, PPO dental and voluntary life along with college savings, 401(k) safe harbor match up to 4% after 1 year of service	Rebecca Kirkman, owner/president/CEO
<b>4</b> (3)	<b>Spherion Staffing</b> 2006 N. Fine, Ste. 101 Fresno, 93727 559-251-4040	180	WND WND	6 12	Professional and customer service, general office, light industrial, warehouse	Health care, discount programs, skill and education development	Glenna Gates, franchise owner
<b>5</b> (5)	<b>Personnel Solutions Unlimited, Inc.</b> <sup>3</sup> 1039 N. Demaree St. Visalia, 93291 559-734-0570	40 <sup>2</sup>	WND WND	4 <sup>2</sup> WND	Administrative, accounting, human resources, supervisory, management, & medical office staff.	WND	Shelly Little, president/owner
<b>6</b> (6)	<b>Denham Resources</b> 600 W Shaw Suite 100 Fresno, 93704 559-222-5284	30	WND WND	WND WND	Accounting, administration, executive management, HR, engineering, tech, medical	WND	Joe Denham, CEO
<b>7</b> (7)	<b>United Staffing Associates</b> 1800 S. Central Ave. Visalia, 93277 559-334-2872	WND	WND WND	24 WND	Seasonal citrus and nut production, light industrial, administrative, manufacturing, legal, retail, logistical, medical and construction.	ACA Insurance, 401(k), paid sick leave	David Elson, president, Juana Serrato, regional manager - Central Valley
(NR)	<b>Aerotek Inc.</b> 677 W. Palmdon Drive, Ste. 104 Fresno, 93704 559-650-1600	WND	WND WND	WND WND	General labor, warehouse associates, forklift operators, mechanical assemblers, maintenance mechanics, welders, millwrights, electricians, heavy equipment operators	Contributory medical, dental and vision, 401(k), vacations and holidays.	Jenna Straeter, director of market operations
(NR)	<b>Full Steam Staffing</b> 7087 N. Cedar Ave. Fresno, 93720 559-765-4680	WND	WND WND	WND WND	Light industrial, packers, warehouse, forklift, administrative, direct hire	Medical, dental, vision, retirement, sick pay, referral bonus, safety incentives	Micah Uribe, VP of Sales
(NR)	<b>Insurance Relief</b> <sup>4</sup> 7555 N. Palm Ave., Ste. 101 Fresno, 93711 559-431-6428	WND	WND WND	WND WND	Insurance industry	Medical, dental, vision, holiday pay, 401(k), voluntary pay	Kade Houston, VP

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

Research: Alex Light  
Publication Date: Jan. 16, 2026  
Email: alex@thebusinessjournal.com

<sup>1</sup> Formerly Placement Pros.

<sup>3</sup> Merged with Key Staffing & Consulting

<sup>4</sup> Insurance Relief is a headhunting firm that provides temporary placement services

# Fresno State accounting group earns national honor as CPA pipeline gets boost

**Dylan Gonzales - STAFF WRITER**

Fresno State's Beta Alpha Psi chapter is gaining national recognition at a time when certified public accountants are needed more than ever.

The California Society of CPAs continues to push to build its future accounting workforce through campus partnerships, scholarships and modernizing licensure.

The Fresno State Gamma Omicron Chapter of Beta Alpha Psi was named a winner of the 2025 KPMG Platinum Challenge, placing it among the top 5% of Beta Alpha Psi chapters worldwide. The honor was presented at the Beta Alpha Psi Annual Conference held in August in San Antonio where chapters were recognized for innovation, community engagement and professional impact.

Beta Alpha Psi is an organization for financial information students and professionals. KPMG, which hosts the challenge, is one of the top four accounting firms in the U.S.

For Brian Henderson, the president of the CalCPA Fresno Chapter and a Fresno State alum, the recognition reflects years of rebuilding and growth within the student organizations after some struggles and disruption caused by the Covid-19 pandemic.

"This award really recognizes the significant growth and change that Beta Alpha Psi has had, specifically at Fresno State," Henderson said. "Coming out of COVID, the leadership that they've had over the last few years has really generated a lot of increase in membership."

Henderson, a partner at Henderson CPA's, said the chapter has expanded its activities to



Photo via CalCPA | Members of the chapter of Beta Alpha Psi at Fresno State recently gained national recognition in an industry challenge program.

# the LEADS

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

## HOW IT WORKS

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

## BANKRUPTCY

Dean Eduardo Schile Gould  
Case No: 26-10080  
143 Ponakah Ln.  
Statesville, NC 28677  
Assets: \$768,710  
Liabilities: \$1,163,570

Michele Yvonne Leffel  
Mayhem Auto Parts LLC  
Case No: 26-10089  
14962 E Fantz Ave  
Parlier, CA 93648  
Assets: \$44,360  
Liabilities: \$284,656

## REAL ESTATE

**COMMERCIAL RETAIL ASSOCIATES, INC.** is reporting the following lease/sale transactions:



Google Earth image | A demolition commercial permit was issued at 775 Bethel Ave., Ste 101, in Sanger.

1,950 square feet at 1371 N. Blackstone Avenue in Fresno from Tomity Corporation to Fiesta Insurance. Jon Cox was agent in cooperation with Zack Kauffman & Brandon Takemoto of Colliers.

19,602 square feet at 1439 West F Street in Oakdale from BHSR Oakdale, LLC to Samir and Year Pateri Trust. Bryan Cifranic & Brian Heron were agents.

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

852 square feet of office space at 600 W. Shaw Avenue, Suite 260 in Fresno, CA leased to

Claremont Partners from The Hart Family Trust. Scott Christensen of Newmark Pearson Commercial was the agent in cooperation with Mitch Weibert of Robert Ellis & Investments.

1,500 square feet of industrial space at 1421 Clovis Avenue, Suite 105 in Fresno, CA leased to Wanderluxe Interiors from Ragus Family Trust. Daniel Simon of Newmark Pearson Commercial was the agent.

Sale of 17,928 square foot industrial building located at 1900 S. Van Ness Avenue in Fresno, CA to C & E Real Estate, LLC from Kollenkark Family Trust UAD December 30, 2005. Ethan Smith, SIOR/CCIM of Newmark Pearson Commercial was

the agent.

Sale of 53,760 square foot industrial building located at 5688 E. Fountain Way in Fresno, CA to MM Properties 5688, LLC from Pinnacle Investments, LLC. Nick Audino, SIOR and Kyle Riddering of Newmark Pearson Commercial were the agents.

**RETAIL CALIFORNIA PEARSON COMMERCIAL**, a part of Pearson Companies, is reporting the following transactions:

1,000 square feet of retail space at 6733 N. Riverside Drive, Suite 106 in Fresno, CA to Great American Barbers from The Inland Real Estate Group. Lewis Smith and Michael Kennedy of Retail California was the agent.

1,240 square feet of retail space at 950 Herndon Avenue, Suite 109 in Clovis, CA to LVL Fitness from DN Clovis, LLC. Lewis Smith and Michael Kennedy of Retail California were the agents.

1,293 square feet of retail space at 40050 Highway 49, Suite 8 in Oakhurst, CA to Anytime Fitness from 41-49 Highway Junction LP. Michael Arfsten of Retail California was the agent.

2,400 square feet of retail space at 950 Herndon Avenue in Clovis, CA to Ono Hawaiian BBQ from DN Clovis, LLC. Lewis Smith and Michael Kennedy of Retail California were the agents.

31,123 square feet of commercial land at 3321 Yosemite Boulevard in Modesto, CA to Dutch Bros Coffee from TPC CS Holdings 1, LLC. Michael Kennedy of Retail California was the agent in cooperation with Randy High of PMZ Commercial.

Sale of 0.94 acres of commercial land at the northwest quadrant of Jensen Avenue and South Maple Avenue in Fresno, CA to O'Reilly Auto Parts from BDM Builders, LLC. Lewis Smith of Retail California was the agent.

**COLLIERS INTERNATIONAL** is reporting the following escrow transaction:

43 Unit Apartment Complex consisting of 41,700 total square feet at 15100 W. El Mar Lane in Kerman, CA. Buyer - Rocking Rail LLC. Seller - JH Boyd Enterprises, Inc. Jeff Kim and Bobby Fena were the agents.

**STUMPF AND COMPANY** is reporting the following commercial real estate lease:

2,696 square foot office space at 5645 E. Clinton Ave., Suite 1, in Fresno, from TenK Capital Assets LP leased to X-Light, Inc. Ron Stumpf and Alexandra Stumpf were the brokers.

## ABC REPORTS

**ALCOHOLIC BEVERAGE CONTROL LICENSES**

A Type 21 license was issued to 7-Eleven # 38015, located at 4445 W. Noble Ave., in Visalia, held by 7-Eleven Inc. A Type 20 license pertains to retail stores and authorizes

issued to Stop-N-Go, located at 701 W. Naranjo Blvd, in Woodlake, held by Jaspal Singh Turna. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 47 license was issued to Sonder at Belcourt, located at 3321 Buena Vista Rd., Ste 700, in Bakersfield, held by Sonder Restaurant Bakersfield, Inc. A Type 47 license allows a restaurant to serve beer, wine or liquor.

A Type 30 license was issued to Verdugo Market 8, located at 4198 Union Ave., in Bakersfield, held by Check Point 55. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 21 license was issued to Lucky 7 Liquor, located at 10530 Rosedale Hwy, Ste 9, in Bakersfield, held by MNA Lucky 7 Inc. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 41 license was issued to Vecchio's, located at 3333 Buena Vista Rd # 880, in Bakersfield, held by Vecchios LLC. A Type 41 license allows a restaurant to serve beer or wine.

A Type 20 license was issued to 7-Eleven # 38015, located at 4445 W. Noble Ave., in Visalia, held by 7-Eleven Inc. A Type 20 license pertains to retail stores and authorizes



Google Earth image | An office building permit was issued at 1400 California St. in Kingsburg.

A Type 21 license was

# the LEADS

Jump | From 8

the sale of beer and wine for consumption off the premises where sold.

A Type 21 license was issued to Dinuba Liquor, located at 2144 E El Monte Way, in Dinuba, held by Sukhjit Gill, Corp. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 20 license was issued to Fresh Harvest Market, located at 1420 19th St, Ste B, in Bakersfield, held by Montana Ranch and Cattle Company. A Type 20 license pertains to retail stores and authorizes the sale of beer and wine for consumption off the premises where sold.

A Type 30 license was issued to Navjeet Singh Chahal, located at 6933 E. Belmont Ave., in Fresno, held by Navjeet Singh Chahal. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 47 license was issued to Giant Burger, located at 1284 N St., in Firebaugh, held by Silvia Gabriela Perez. A Type 47 license allows a restaurant to serve beer, wine or liquor.

## PERMITS

Office Building  
Valuation: \$3,500,000  
1400 California St  
Kingsburg CA 93631-1903  
Lot 12-16  
pmt#:2025000026  
12,744 sf  
12/08/2025  
Owner-Contractor  
Irigoyen Farms Inc  
14801 S Clovis Ave  
Selma CA 93662-9641  
559-898-0103

Demolition Commercial  
Valuation: \$2,000  
775 Bethel Ave Ste 101  
Sanger CA 93657-2782  
pmt#:250781  
2,334 sf  
11/24/2025  
Contractor  
Christensen Construction Inc  
1590 Tollhouse Rd Ste 101  
Clovis CA 93611-0756  
559-281-6165  
lic:1015664  
Owner  
At Properties C/o Dana  
Butcher  
Associates  
6475 N Palm Ave Ste 101  
Fresno CA 93704-1083

Architect  
Armet Davis Newlove  
Architects  
Nicole Stitzel  
1330 Olympic Blvd  
Santa Monica CA 90404-3726  
310-452-5533  
310-849-4208  
Fax:310-450-4742

Commercial Building  
Valuation: \$1,000,000  
701 L St  
Sanger CA 93657  
pmt#:250141  
4,901 sf  
11/18/2025  
Contractor  
Don Pickett & Associates Inc  
7395 N Palm Bluffs Ave Ste 101  
Fresno CA 93711-5767  
559-431-3535  
Fax:559-431-5360  
lic:541612

Samuel Z & Christina R Renteria  
PO Box 807  
Camino CA 95709-0807

Sewer Piping & Steel Tank & Mechanical  
Valuation: \$2,000,000  
1489 K St  
Sanger CA 93657-3515  
pmt#:250133  
15,541 sf  
10/13/2025  
Owner  
Sanger Poultry LLC  
1078 North Ave  
Sanger CA 93657-3538  
559-875-9300

Remodel Suite & Install  
Sewer & Water Heater  
Valuation: \$310,263  
739 Herndon Ave Ste 107  
Clovis CA 93612-0288  
pmt#:\*CMBN-25-03159  
12/29/2025

Convert Office To  
Restaurant & Install ADA

Valuation: \$131,750  
152-154 E Elm Ave  
Coalinga CA 93210  
Lot 7,8  
pmt#:BLDC-2504-0017  
11/24/2025  
Owner  
Laura Becerra  
840 Chalis Ln  
Coalinga CA 93210

Tenant Improvement  
Valuation: \$200,000  
775 Bethel Ave Ste 101  
Sanger CA 93657-2782

pmt#:250780  
2,334 sf  
11/24/2025  
Contractor  
Christensen Construction Inc

1590 Tollhouse Rd Ste 101  
Clovis CA 93611-0756  
559-281-6165  
lic:1015664

Applicant  
Armet Davis Newlove  
Architects  
Nicole Stitzel

1330 Olympic Blvd  
Santa Monica CA 90404-3726  
310-452-5533  
310-849-4208  
Fax:310-450-4742

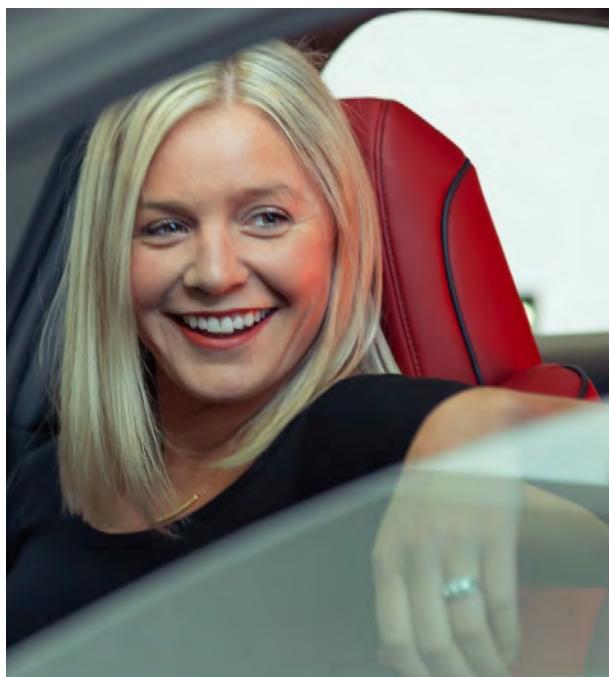


Google Earth image | A sewer piping, steel tank and mechanical permit was issued at 1489 K. St. in Sanger.

Owner At Properties C/o Dana Butcher Associates 6475 N Palm Ave Ste 101 Fresno CA 93704-1083	Valuation: \$508,871 Lime Ave & S Greenwood Ave Sanger CA 93657 pmt#:250602 10/09/2025 Owner Repair Stairwell Beam & Post & Footing Valuation: \$30,000 96 Shaw Ave Ste 202 Clovis CA 93612-3842 pmt#:*CMBN-25-03888 12/24/2025 Contractor Lanco-General Contractor Inc 4721 E Olive Ave Fresno CA 93702-1714 559-275-4675 lic:581067 Owner 5561 Sultana LLC 40 Shaw Ave Clovis CA 93612-3802 559-297-3461	12/16/2025 Owner Pipeline Church PO Box 6424 Visalia CA 93290-6424 559-608-7191 Owner City of Sanger 1700 7th St Sanger CA 93657-2804 559-876-6300 Contractor PG & E Public Utility PG&E Contractor Lanco-General Contractor Inc 4721 E Olive Ave Fresno CA 93702-1714 559-275-4675 lic:581067 Owner 5561 Sultana LLC 40 Shaw Ave Clovis CA 93612-3802 559-297-3461	Central Valley Awning Artistry and Aura Taxmax Tax Services Trans N Speed Inc Aa Altenita Store Variety Beyond Balance Sandy's Furniture Quicksrub Cleaners Foodieze Milleventco Precise Heating and Cooling Queens Creations Sweet Girl Farms Arsenio's Mexican Food Change Makers Howard Crane Service Hope's Brand Auto Refinements Dalia's Custom Boutique
Remodel & Convert 2 File Rooms To 4	Valuation: \$50,000 2740 Herndon Ave Clovis CA 93611-6813 pmt#:*CMBN-25-03715 12/30/2025 Contractor Makk Construction Inc 2354 W Warner Ave Fresno CA 93711-1252 559-647-3713 lic:955908	Electrical Substation Valuation: \$21,111,302 24770 Nevada Ave Hanford CA 93230 pmt#:2510-024 12/19/2025 Contractor Primoris Renewable Energy 3800 Lewiston St Ste 300 Aurora CO 80011-1551 720-374-3900 Owner Westlands Grape Solar LLC	Fence Commercial Valuation: \$65,000 10609 W Goshen Ave Visalia CA 93291-9579 pmt#:B253759 36 sf 12/15/2025 Owner-Contractor American Incorporated Martin Hale 1345 N American St Visalia CA 93291-9334 559-651-1776 559-651-1776 lic:292529 Walk In Cooler Valuation: \$315,000 7940 W Doe Ave Ste 400 Visalia CA 93291-9720 pmt#:B255181 12/23/2025 Contractor Cwc Diversified Inc 2980 N Sunnyside Ave Ste 111 Fresno CA 93727-8610 559-323-4416 Owner PW Fund B Lp 555 Capitol Mall Sacramento CA 95814-4504
Remodel Office & Tenant Improvement	Valuation: \$595,567 1735 David E Cook Way Clovis CA 93611-0704 pmt#:*CMBN-25-02747 9,600 sf 12/24/2025 Contractor Mark Wilson Construction Inc 5799 E Clinton Ave Fresno CA 93727-1311 559-348-0421 lic:774987 Owner City of Clovis 1033 5th St Clovis CA 93612-1313 559-324-2390	Electrical & Mechanical Commercial Valuation: \$350,000 120 W 6th St Hanford CA 93230-4514 pmt#:NRBP25-0793 2,584 sf 11/24/2025 Julie Green 2702 Westport Dr Hanford CA 93230-1287 Assembly Building Valuation: \$2,300,000 11720 Avenue 264 Visalia CA 93277-9441 pmt#:A2501926 14,466 sf	10/06/2025 Owner Pipeline Church PO Box 6424 Visalia CA 93290-6424 559-608-7191 Owner City of Sanger 1700 7th St Sanger CA 93657-2804 559-876-6300 Contractor PG & E Public Utility PG&E Contractor Lanco-General Contractor Inc 4721 E Olive Ave Fresno CA 93702-1714 559-275-4675 lic:581067 Owner 5561 Sultana LLC 40 Shaw Ave Clovis CA 93612-3802 559-297-3461
Electrical Commercial			

## NEW BUSINESSES

### FRESNO COUNTY



Photos contributed | From left, Ellena Sweet, Melissa Lilze and Ashley De Young-Seibert have distinguished won recent promotions and accolades in their fields, which have traditionally male-dominated.

# Pickup trucks to corner offices: Three women redefine Valley leadership

**Ben Hensley** - STAFF WRITER

Three Central Valley women are redefining executive leadership in industries where men have historically dominated the top ranks, bringing fresh approaches

to homebuilding, agriculture and automotive retail.

From homebuilding to the agricultural manufacturing and automotive industries, Ashley De Young-Seibert, Melissa Lilze and Ellena Sweet share a common

trajectory as women leading in male-dominated fields, each reshaping leadership culture through innovation, flexibility and inclusive strategy.

**Ashley De Young-Seibert** —

**Zeroing in on digital strategy, customer experience**

De Young Properties Executive Vice President of Sales and Marketing Ashley De Young-Seibert

Valley Leadership | Page 15

**KMJ NOW**  
580 AM  
105.9 FM

**Marc Kapetan Show**

**SATURDAY'S @ NOON**

QR codes for social media and YouTube.

# LANDON WIMMER

FOUNDER & PRESIDENT | EMPOWER HOME SERVICES

EDUCATION: BA, INTERNATIONAL STUDIES, UTAH STATE UNIVERSITY | AGE: 41 | FAMILY: SPOUSE BRITTANY; CHILDREN SAILOR (16), RIGGS (13), DODGE (11), SPARROW (8) AND WOODS (SIX MONTHS)



## What We Do

We install and service solar, electrical, HVAC and roofing systems with the mindset that all of those things should work together providing maximum value and efficiency for our customers. We operate in multiple states, are consistently recognized on the Inc. 5000 list, and have earned hundreds of five-star reviews by focusing on long-term relationships and doing things the right way.

## What are your roots in the Central Valley?

We're actually the first generation in our family to happily make the Central Valley home. In the early years of starting my company, I kept finding that homeowners here were being grossly underserved. There was a huge need for solar solutions, as already high California energy rates were continuing to skyrocket. But there just were not enough companies here delivering quality work, honest education and real follow-through. People wanted solar, but they were ultimately just rolling the dice on who they hired. Once we got established here, the Central Valley quickly became more than just a great place to help homeowners go solar. There's a strong work ethic, people that value relationships, and the access to some of nature's best places is hard to beat. We've built an incredible team and a life here, and my wife and kids love it. We can't imagine calling anywhere else home.

## What attracted you to the solar industry?

I've always loved being able to help people, and solar just truly felt like one of the most practical ways to do that. Not only does it help families deal with rising energy costs, giving them more control over their finances, but at the same time, it's better for the environment and for our future generations. Energy is something every household depends on, but most people feel powerless when rates go up. When done correctly, solar flips that script. It gives people options and predictability, and I liked being part of an industry where you can actually see the difference you're making in people's lives.

## Why did you decide to start your own company?

Before Empower, I spent my career working directly with homeowners, helping them make the move to solar. I loved that part of the job. What bothered me was what happened next. Once the project was handed off to the installer, the experience often just didn't live up to what I wanted for my customers. Communication dropped off, timelines slipped and customers were left frustrated. I remember thinking the classic line, "There has to be a better way to do this." I cared about the people I was helping, and I hated feeling disconnected from the outcome. Starting my own company was about owning the entire experience and building something I could stand behind. A company that could handle the entire process, deliver great customer service and be there for our customers both now and long term. Ultimately, I wanted to create a company I'd feel good recommending to my own family or closest friends.

## What is something you wish more people understood about home solar systems?

I wish more people realized that solar should never be just about how many panels you need. It's about optimizing your home's energy usage now and in the future. That means considering the health of your HVAC system, your roof, your electrical setup, future additions and how everything works together over time. A good solar system is designed, not sold. And it's designed by a company that understands every aspect. I also wish people understood how important the installer is. Solar is a long-term investment. If a company cuts corners or disappears in a few years, that can leave homeowners in a tough spot. The cheapest option up front isn't always the best option long-term. Choosing a company that's stable, experienced, and service-focused really matters.

## How is the solar market at this time?

It's extremely competitive, and the last year has been a bit of a roller coaster for the industry. Between policy changes and shifting incentives, a lot of things moved fast — and not everyone was ready for that. Some companies were built for growth during the easy years, but didn't have the systems, experience or financial stability to weather a tougher market. As tough as that has been, I actually think this period is a good thing in the long run. Not every company in the space was a good and reliable fit for homeowners. When things tightened up, the companies that were cutting corners or just chasing quick sales were the ones that struggled or disappeared. What you're left with now is a stronger group of companies built to last. The ones still standing invested in their teams, their processes, and their customers. That's better for homeowners because it raises the bar and lowers the risk, and better for the industry because it builds real trust over hype.

## How is technology advancing the industry?

Technology has come a long way, and it's made a real and exciting difference. Today's systems are more efficient, more reliable, and easier for homeowners to understand and monitor. Battery storage, smart inverters, and energy management tools are changing how people think about power and resilience. What I find most exciting is how everything can now work together. Solar, HVAC, electrical and storage aren't separate conversations anymore. The future is a smarter, more efficient home where all of those systems are designed to support each other.

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

Hands down, my No. 1 is spending time with my family. I love attending and supporting my kids' interests, and just spending true quality time with them and my wife. Running a company with over 200 employees across multiple locations can take over your life if you let it, so I'm very intentional about protecting that time. I don't have social media, and when I'm with my family, I do my best to not answer calls or emails.

My close 2nd: Golf, always.

## What is the best piece of advice you've ever received?

A mentor of mine, who is the managing partner of a venture capital firm, once advised me to focus on building a business that has recurring revenue and is not dependent on government subsidies. That can be a challenging mindset in the solar industry, but he was right. As we've seen incentives change quickly over the past year, that advice allowed us to stay strong, diversify our revenue and grow into a true whole-home partner for our customers.

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

My first job was as a window washer when I was 15 years old. I bought my own equipment, learned the trade from a mentor, and eventually ran the business on my own. I later added a small Christmas light installation business, but during that same time I was also working a \$5.15-an-hour job at my favorite golf course, turning sprinkler heads on at midnight. Seeing those two experiences side by side was eye-opening. It taught me early on that the value you create for yourself by taking initiative and finding your own customers can far outweigh the value someone else assigns to your time. That lesson stuck with me and helped shape my entrepreneurial mindset.

# The retention trap: Why Valley workers are staying put

**Frank Lopez** - STAFF WRITER

Workers across the Central Valley are staying in their jobs at unusually high rates — not because they're thrilled, but because uncertainty is making them cautious about making a move.

Staffing and recruiting firms in Fresno say 2025 ended with historically strong employee retention as workers chose stability over risk in a cooling job market.

That local trend mirrors national data from Eagle Hill Consulting, whose Employee Retention Index closed 2025 at

105.0, up sharply from 98.5 at the end of 2024, even after a slight dip in the fourth quarter.

Melissa Jezior, president and CEO of Eagle Hill Consulting, said many workers are entering 2026 in "job hugging" mode — clinging to the relative safety of their current positions rather than testing the market.

Sean Akin, vice president of branch operations at Fresno-based PrideStaff, said that dynamic is clearly playing out in the Central Valley.

"Employees began to view the



**Adobe stock image** | Perhaps coming through the era of "quiet quitting," this may be the time of "job hugging," with employees perceiving a soft job market and less options.

job market as weak," Akin said. "Most workers chose to stay put because the cost of leaving — loss of seniority, remote work perks or stable benefits — outweighed the potential gains of a new role in an uncertain economy."

Akin said retention is expected to remain near historic highs

through at least the first half of 2026.

But he and other workforce experts warn of a growing "retention trap," where turnover is low but engagement is also

**Retention Trap** | Page 14



**Photo via Saint Agnes** | Health care hiring by organizations such as Saint Agnes Medical Center and others has led to gains in employment in the Central Valley.

## Health care drives growth, ag seasonality drags down Valley employment

**Frank Lopez** - STAFF WRITER

Unemployment remained elevated across the Central Valley in November as seasonal farm cutbacks weighed on payrolls, even as health care and government continued to post gains in several counties.

In the Fresno metropolitan area,

which includes Fresno and Madera counties, the unemployment rate rose to 8.1% in November 2025, up from 7.8% a year earlier, according to the latest data from the California Employment Development Department. That compares with an unadjusted unemployment rate of 5.4% for California and 4.3% for the

nation.

Kings County's unemployment rate climbed to 8.8%, up from 8.3% a year earlier, while Tulare County's rate dipped slightly to 10%, down from 10.2%.

**Fresno-Madera: Seasonal farm losses drive monthly decline**

Total employment in Fresno and Madera counties fell by 3,900 jobs between October and November to 497,100. The decline was driven by a seasonal drop of 4,500 farm jobs, which state officials said is typical heading into the winter months. Nonfarm employment, however,

**Employment** | Page 14



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**Retention Trap** | From 12

slipping, with many employees staying because they feel they have to, not because they want to.

To combat "quiet quitting," companies are increasingly turning to more targeted benefits instead of relying solely on pay increases. Those include lifestyle spending accounts that allow workers to spend benefit dollars on what matters most to them, from fitness to family care.

Akin said LinkedIn data shows employees who move internally

within a company are far more likely to stay long term, underscoring the importance of clear career paths and internal mobility.

Different generations are also bringing different expectations into the workplace, he said.

Gen Z workers are the most likely to leave if they don't see opportunities to build skills or if a company's values don't align with their own. Millennials are currently the most likely to stay, prioritizing stability while still expecting hybrid work options.

**Employment** | From 12

increased by 600 jobs.

Manufacturing lost 800 jobs over the month, all in nondurable goods, and construction shed 300 positions, largely among specialty trade contractors.

Several sectors posted monthly gains. Trade, transportation and utilities added 1,300 jobs, led by retail trade, which gained 700 positions, and transportation, warehousing and utilities, which added 500. Private education and health services also grew by 700 jobs, all in health care and social assistance.

The region posted modest year-over-year growth. Total employment increased by 1,200 jobs compared with November 2024, with nonfarm payrolls up 1,000 and farm employment up 200.

Private education and health services led all sectors with a gain of 5,700 jobs over the year, including 5,500 in health care and social assistance.

Government employment posted the largest annual decline, falling by 1,700 jobs. State and federal government each lost 900 positions, while local government edged up by 100. Trade, transportation and utilities declined by 900 jobs over the year, while professional and business services and construction each fell by 700.

The unemployment rate stood at 8.2% in Fresno County and 7.6% in Madera County.

**Kings County: Modest monthly gains, year-over-year declines**

In Kings County, total employment edged up by 100 jobs in November to 52,600. The gain came entirely from nonfarm employment, while farm employment was unchanged at 8,800.

Over the year, however, total employment declined by 300 jobs. Nonfarm employment fell by 800, while farm employment increased by 500.

Manufacturing recorded the largest annual loss, shedding 500 jobs.

Gen X workers often focus on work-life balance, while Baby Boomers tend to value traditional recognition and retirement security.

Kathy Bray, president of Fresno-based Denham Resources, said many local employers are working hard to hold on to workers after an uncertain year.

"Salary and benefits always matter, but company culture matters, too," Bray said. "People like to work for companies that are known in the community for being good places to work and

that give back."

While remote work remains a priority for many younger workers, Bray said that trend has been less pronounced in the Central Valley, where leadership style and workplace culture still carry significant weight.

She said her firm expects hiring activity to begin picking up after the first quarter, even as retention remains high.

**Frank Lopez** | Writer can be reached at: 490-3465 or e-mail [frank@thebusinessjournal.com](mailto:frank@thebusinessjournal.com)

by declines in construction, manufacturing, professional and business services, and trade, transportation and utilities, each of which lost about 400 to 500 jobs over the year.

**Health care remains region's growth engine**

Tulare County posted stronger growth, with total employment increasing by 1,900 jobs over the month to 184,200. Farm employment rose by 500 jobs, and nonfarm employment increased by 1,400.

Government added 600 jobs over the month, while trade, transportation and utilities gained 900. Private education and health services, leisure and hospitality, and other services each added 100 jobs.

Over the year, total employment in Tulare County rose by 800 jobs. Private education and health services led the way with a gain of 1,100 jobs, while government added 1,000.

Those gains were partially offset

by sharp month-to-month swings, particularly in Fresno-Madera and Tulare counties, reflecting the seasonal nature of the region's farm economy.

**Frank Lopez** | Writer can be reached at: 490-3465 or e-mail [frank@thebusinessjournal.com](mailto:frank@thebusinessjournal.com)

# Fresno manufacturer recognized for workforce development partnership

**Gabriel Dillard** - EDITOR

The Fresno County Board of Supervisors unanimously adopted a resolution last week recognizing Pleasant Mattress, Inc. for its contributions to a county workforce development program that has placed more than 2,500 people into jobs and paid \$23.5 million in wages over the past decade.

The Fresno manufacturer has hired more than 32 participants through the New Employment Opportunities (NEO) Program, a partnership between Fresno County's Department of Social Services and the Fresno County Economic Development Corp.

"Pleasant Mattress is just an amazing partner," said Will Oliver, president and CEO of the Fresno County EDC.

The NEO Program, launched 10 years ago, connects CalWORKS participants who receive cash aid with employment opportunities at local businesses. Fresno County reimburses employers for a portion

of their wages. According to Oliver, the program represents one of only a few partnerships of its kind operating in California.

Over its decade of operation, the program has partnered with 450 businesses and reimbursed \$23.5 million in wages to employers.

"It's not only an incentive, but also working capital for our local businesses," Oliver said of the wage reimbursement component.

Pleasant Mattress's 150,000-square-foot manufacturing campus is based at 375 S. West Ave. in Fresno. The company has built its reputation on premium mattress manufacturing, including the historic McRoskey brand, which it acquired in 2018 after the San Francisco company's 119-year run in the Bay Area.

Under the leadership of President and CEO Rion Morgenstern, Pleasant Mattress has focused on sustainability and employee welfare while shifting its manufacturing to serve the premium and super-premium mattress segments.

"We are very focused on sustainability and taking care of our team," Morgenstern told the Business Journal in his 2019



**YouTube video screenshot** | Kathi McIntyre, human resources manager at Pleasant Mattress, appears with Will Oliver before the Fresno County Board of Supervisors on Tuesday, Jan. 6, 2026.

executive profile, explaining the company's shift away from traditional growth metrics.

The company's commitment to sustainable practices earned national recognition in 2022 when it became the first U.S. manufacturer to earn Sleep Products Sustainability Program certification from the Mattress

Recycling Council. Pleasant Mattress achieved a 77% reduce, reuse and recycle rate, sending only 1.25 pounds of waste to landfills per mattress produced.

**Gabriel Dillard** | Editor can be reached at: 490-3467 or e-mail [gabriel@thebusinessjournal.com](mailto:gabriel@thebusinessjournal.com)

**Valley Leadership** | From 10

thinks a lot about modernizing the buyer experience in the homebuilding sector. De Young-Seibert's work garnered national attention when Pro Builder named her to its Young Guns & Legends Class of 2025, spotlighting innovators shaping the future of housing.

De Young-Seibert's emphasis on digital strategy, customer experience and organizational adaptability was highlighted during the pandemic when she helped rapidly shift the company's focus to a virtual-first model, preserving buyer engagement and sales continuity.

De Young-Seibert also oversaw a comprehensive website overhaul, improving filtering, increasing strength of calls-to-action and enhancing customer tools.

"This recognition is incredibly meaningful," she said, reflecting on "the collective efforts of our talented De Young Properties team that is committed to progress, innovation and creating meaningful experiences for today's homebuyers."

"I'm proud to be part of an

organization that continues to evolve while staying deeply connected to the communities we serve," she added.

Beyond digital upgrades, her introduction of milestone-based communications and personalized video messaging has made construction and development timelines more transparent and relational for buyers, according to Pro Builder.

**Melissa Lilze — Advancing precision agriculture**

Netafim North America Senior Vice President Melissa Lilze leads in a space where field credibility, water strategy and relationship-building define success — and where women have historically been underrepresented in executive leadership roles.

Lilze, who made history as the first woman to lead the company's North American division based in Fresno, spent her early career traveling with growers, dealers and field teams, shaping a perspective rooted in operational reality and long-term trust. Championing precision irrigation for agriculture and specialty markets including wastewater, mining and landscape,

Lilze's advancement in the company reflects both her commitment to the company as well as her commitment to immersing herself in the agricultural industry, according to Netafim.

"Early in my career, I spent more time in pickup trucks than conference rooms, learning directly from growers about what they needed and what they didn't," she said. "These experiences of experiencing how farmers approach their important work shaped how I lead today."

Lilze's path illustrates how agriculture's executive tier is evolving, spotlighting leadership defined not only by deals closed and acreage managed, but by innovation, stewardship and inclusive decision-making strategies.

**Ellena Sweet — Defining next-gen automotive leadership**

Ellena Sweet, chief compliance officer at Steven's Automotive, represents the third generation of a storied family automotive business where she is positioned to help shape the organization's future.

Sweet, alongside her mother Theanna Stevens — who owns the

Fresno Acura — have previously been recognized for leading a business in a male-dominated industry. Sweet is also active in developing the industry by serving on the board of the California New Car Dealers Association. She represents the region as one of only three women, and the youngest, on the board.

In 2025, Sweet, 35, was named to the 40-Under-40 list, recognizing rising Central California leaders in various industries.

"A little shocking, for sure," she said. "It's always a great honor to be recognized for the work that we do, and as an individual, but also for our company. So, to me, it's a great honor."

Sweet credits her exposure to the industry from childhood and the example of her family for helping her envision a future in automotive. She views both age and gender as strategic advantages, offering modern perspectives on technology, customer behavior and digital retail dynamics in an increasingly nationalized market.

**CalCPA** | From 7

include community outreach, volunteering, firm tours and professional networking which would help students better understand career opportunities within the accounting industry.

The Platinum Challenge recognizes chapters that apply accounting, finance and information system skills to create measurable community impact. Fresno State earned the award with a five-minute video highlighting its service initiatives and partnerships. The chapter will receive \$3,000 to support future programming and a local celebration was held in November.

"It brings national attention to us and really lets Fresno State and the Craig School of Business be highlighted," Henderson said of the recognition. "It further cements in the Central Valley that Fresno State should be one of the highly recognized schools in the state."

He also said that the honor shows the quality of accounting education student leadership coming out of the Central Valley.

"Fresno State and the accounting department specifically, generates super high-quality students that become accounting leaders in our industry," he said. "Sometimes you just need the door open, and I think it will help open doors for them."

CalCPA is continuing to grow its CPA pipeline across the state, which is helped by recent changes

to licensure requirements under AB 1175, which took effect at the start of the new year.

AB 1175 will modernize California CPA licensure by removing the 150-unit requirement and instead focus on degree-based education and expanding pathways.

"That law is definitely going to be beneficial because it helps eliminate what some viewed as a barrier," Henderson said. "Accounting was often viewed as a five- or six-year program. Now it's just a degree, and it helps feed the pipeline."

He added that licensure modernization also improves

interstate mobility for CPAs, which will allow professionals who are licensed in California to more easily be able to work in other states.

Through partnerships with student organizations like Beta Alpha Psi, CalCPA supports mentorship, scholarships and professional development opportunities while introducing students to a variety of careers.

"Beta Alpha Psi opens the door to the entire accounting industry," Henderson said. "A lot of students pick accounting as a major, but they don't necessarily know what that means for their career. This helps open those

windows."

Looking ahead, Henderson said success for CalCPA will be determined by seeing an increasing number of licensed CPAs and being able to retain young professionals.

"We're trying to show students that accounting is not the boring, sit-there number cruncher profession," he said. "We really are trusted advisors, business leaders, and that CPA line can lead you anywhere."

**Dylan Gonzales** | Writer can be reached at: 490-3448 or e-mail [dylan@thebusinessjournal.com](mailto:dylan@thebusinessjournal.com)



**Photo via CalCPA** | Beta Alpha Psi is an organization for financial information students and professionals. KPMG, which hosts the annual challenge, is one of the top four accounting firms in the U.S.

# PUBLIC NOTICES

PAGE 16

JANUARY 16, 2026

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

## TRUSTEE SALES

(1)  
T.S. No.: 2025-01512-CA  
A.P.N.: 480-383-07

Property Address: 4747 E KAVILAND AVENUE, FRESNO, CA 93725  
NOTICE OF TRUSTEE'S SALE  
PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一「信息摘要」  
참고사항: 본 첨부 문서에 정보  
요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LUU Y: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÁY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY  
IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/10/2024. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: ANDREA MARIE FRIAS AN UNMARRIED WOMAN.

Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 04/18/2024 as Instrument No. 2024-0035316 in book --, page-- and further modified by that certain Modification Agreement recorded on 03/3/2025, as Instrument No. 2025-0021716 of Official Records in the office of the Recorder of Fresno County, California.

Date of Sale: 03/05/2026 at 10:00 AM

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

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 418,205.56

NOTICE OF TRUSTEE'S SALE

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 4747 E

KAVILAND AVENUE, FRESNO, CA 93725

A.P.N.: 480-383-07

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:

\$ 418,205.56.

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

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

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

NOTICE OF TRUSTEE'S SALE

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2025-01512-CA. Information about postponements that are very short in duration or that

occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-882-1314, or visit this internet website <https://www.hubzu.com/>, using the file number assigned to this case 2025-01512-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: January 12, 2026

Western Progressive, LLC, as Trustee for beneficiary  
C/o 1500 Palma Drive, Suite 238  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299  
<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

\*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e).

01/16/2026, 01/23/2026, 01/30/2026

5339 N EL SOL AVE FRESNO, CALIFORNIA 93722

Described as follows: As more fully described on

said Deed of Trust.A.P.N #: 509-133-

15The 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 this property.

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 (855)

976-3916, or visit this internet website

<https://tracker.auction.com/sb1079>, using the

25-75220 to find the date on which the

trustee's sale was held, the amount of

the last and highest bid, and the address

of the trustee. Second, you must send a

written notice of intent to place a bid so

that the trustee receives it no more than

15 days after the trustee's sale. Third,

you must submit a bid so that the trustee

receives it no more than 45 days after the

trustee's sale. If you think you may

qualify as an "eligible tenant buyer" or

"eligible bidder," you should consider

contacting an attorney or appropriate

real estate professional immediately for

advice regarding this potential right to

purchase. Dated: 1/9/2026 ZBS LAW,

LLP, as Trustee 30 Corporate Park,

Suite 450Irvine, CA 92606For Non-

Automated Sale Information, call: (714)

848-7920For Sale Information: (855)

976-3916 [www.auction.com](https://www.auction.com) Michael

Busby, Trustee Sale OfficerThis office

is enforcing a security interest of

your creditor. To the extent that your

obligation has been discharged by a

bankruptcy court or is subject to an

automatic stay of bankruptcy, this

notice is for informational purposes

only and does not constitute a demand

for payment or any attempt to collect

such obligation. EPP 46479 Pub Dates

01/16, 01/23, 01/30/2026

## TRUSTEE SALES

Continued | From 16

Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-76240. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-76240 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 1/9/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 46465 Pub Dates 01/16/2026, 01/23/2026, 01/30/2026 01/16/2026, 01/23/2026, 01/30/2026

T.S. No. 140159-CA APN: 335-100-07 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/5/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 2/1/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/11/2018 as Instrument No. 2018-0068506-00 the subject Deed of Trust was modified by Loan Modification recorded on 07/17/2020 as Instrument 2020-0090233 of Official Records in the office of the County Recorder of Fresno County, State of CALIFORNIA executed by: ALEX DURAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH. CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; 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: 1701 E SUMNER AVE, FRESNO, CA 93725 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$243,251.17 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 140159-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 140159-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 01/02/2026, 01/09/2026, 01/16/2026

NOTICE OF TRUSTEE'S SALE T.S. No. 25-30621-PM-CA Title No. 250487136-CA-VOI APN. 442-030-15 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/08/2024. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustee: Daniela Armijo, an unmarried woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 10/09/2024 as Instrument No. 2024-0093263 (or Book, Page) of the Official Records of Fresno County, California. Date of Sale: 02/24/2026 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 Estimated amount of unpaid balance and other charges: \$184,441.29 Street Address or other common designation of real property: 2626 North Brawley Avenue, Fresno, CA 93722 A.P.N.: 442-030-15 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-30621-PM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public

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 800-758-8052 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 25-30621-PM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-30621-PM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 25-30621-PM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public

NOTICE OF TRUSTEE'S SALE T.S. No. 25-00015-SM-CA Title No. 250001174-CA-VOI A.P.N. 470-313-15 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/26/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustee: Shirley Stein, an unmarried woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/04/2007 as Instrument No. 2007-0089213 (or Book, Page) of the Official Records of Fresno County, California, Date of Sale:: 02/03/2026 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 Estimated amount of unpaid balance and other charges: \$79,416.56 Street Address or other common designation of real property: 4777 East Butler Avenue, Fresno, CA 93702 A.P.N.: 470-313-15 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 25-00015-SM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-00015-SM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public

## TRUSTEE SALES

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auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 12/29/2025 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4862072 01/09/2026, 01/16/2026, 01/23/2026 01/09/2026, 01/16/2026, 01/23/2026

**NOTICE OF TRUSTEE'S SALE**  
T.S. No. 25-02525-AB-CA Title No. 250521105-CA-VOI APN. 316-441-04  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/19/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustee: Amandeep S Randhawa, a married man as his sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/23/2015 as Instrument No. 2015-0079930-00 (or Book, Page) of the Official Records of Fresno County, California. Date of Sale: 02/11/2026 at 9:00 AM Place of Sale: Fresno Superior Courthouse, West Entrance to the County Courthouse Breezeway, 1100 Van Ness Avenue, Fresno, CA 93724 Estimated amount of unpaid balance and other charges: \$257,547.05 Street Address or other common designation of real property: 6544 E Atchison St, Fresno, CA 93727 A.P.N.: 316-441-04 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you

consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-02525-AB-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT\*:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-02525-AB-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 12/29/2025 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4862075 01/09/2026, 01/16/2026, 01/23/2026 01/09/2026, 01/16/2026, 01/23/2026

## CIVIL

(1) **SUMMONS RE: AMENDED COMPLAINT (CITACION JUDICIAL)**  
**NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):** The Intestate and intestate successors of CARRIE ANN VERMEER, deceased, and all persons claiming by, through, or under such person, Carrie Ann Vermeer, Trustee under DECLARATION OF TRUST DATED SEPTEMBER 15, 1986, FOR THE BENEFIT OF THE CARRIE ANN VERMEER TRUST; Donald E. Vermeer, and Carrie Ann Vermeer, and Lorraine Mae Vander Ark, in their capacity as Successor Co-Trustees of the VAALBURG FAMILY TRUST OF 1986, Donald Vermeer, in his capacity as Trustee of the DONALD AND CARRIE VERMEER REVOCABLE TRUST DATED OCTOBER 14, 1994 AS RESTATED ON SEPTEMBER 25, 2017; VALVER PARTNERSHIP, LTD., a California limited partnership, ALL PERSONS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO; and DOES 1 through 25, inclusive YOU ARE BEING SUED

BY PLAINTIFF: (LO ESTA DEMANDANDO EL DAMANDANTE): Lorraine Mae Vander Ark and Lawrence J. Vander Ark, in their capacity as Co-Trustees of THE JOHN B. VANDER ARK AND LORRAINE MAE VANDER ARK REVOCABLE TRUST, DATED APRIL 23, 1991; Lorraine Mae Vander Ark, in her capacity as Trustee under DECLARATION OF TRUST DATED SEPTEMBER 16, 1986, FOR THE BENEFIT OF THE LORRAINE MAE VANDER ARK TRUST

**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. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suerte.ca.gov), 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.suerte.ca.gov) y poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda deschar el caso.

**CASE NUMBER**  
(Número del Caso)  
25CECG01902

The name and address of the court is: (El nombre y dirección de la corte es) FRESNO COUNTY SUPERIOR

COURT  
1130 O STREET  
FRESNO, CALIFORNIA 93721

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado es),

Jessica L. Thomason  
Whitney Thompson & Jeffcoach, LLP  
970 W. Alluvial Ave  
Fresno, CA 93711  
(559) 753-2550  
DATE: (Fecha) 6/17/2025  
Clerk, (Secretario)

by A. Hoffman, Deputy (Adjunto) (SEAL)

THE PROPERTY SUBJECT OF PLAINTIFFS' COMPLAINT IS SITUATED IN THE UNINCORPORATED AREA OF LATON, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS PARCEL 1: APN: 056-020-62 ALL THAT PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, LYING EAST OF THE RIGHT OF WAY OF THE SAN FRANCISCO AND SAN JOAQUIN VALLEY RAILWAY COMPANY, EXCEPTING THEREFROM THE SOUTH 2,600 FEET THEREOF.

PARCEL 2: APN: 056-020-61 THE SOUTH 2,600 FEET (AS MEASURED ALONG THE EAST LINE) OF THAT PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN. LYING EAST OF THE RIGHT OF WAY OF THE SAN FRANCISCO AND SAN JOAQUIN VALLEY RAILWAY COMPANY. Commonly known as 18271 S FOWLER AVE, LATON, CA 93242.

PARCEL 3: APN: 056-070-06 THAT PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING NORTH OF THE LIBERTY CANAL AND EAST OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD.

01/16/2026, 01/23/2026, 01/30/2026, 02/06/2026

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:  
Catarina Benitez 256518  
Lawvex, LLP  
2565 Alluvial Avenue, Suite 202  
Clovis, CA 93611  
(888) 308-7003  
01/16/2026, 01/23/2026, 01/30/2026

(1) **NOTICE OF PETITION TO ADMINISTER ESTATE OF: AUDREY CAROLYN CARERO CASE NO. 26CEPR00051**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of AUDREY CAROLYN CARERO.

A PETITION FOR PROBATE has been filed by BETTINA ARELLANO AKA TINA ADAMS in the Superior Court of California, County of FRESNO. THE PETITION FOR PROBATE requests that BETTINA ARELLANO AKA TINA ADAMS 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: 02/10/26 at 9:00AM in Dept. 402 located at 1130 O STREET, FRESNO, CA 93721-2220 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner  
MARC P. GRISMER - SBN 300270  
LAW OFFICE OF MARC P. GRISMER  
2390 E. ORANGEWOOD AVENUE,  
SUITE 515  
ANAHEIM CA 92806  
Telephone (714) 500-7526  
1/16, 1/19, 1/23/26  
CNS-4003083#

FRESNO BUSINESS JOURNAL  
01/19/2026, 01/16/2026, 01/23/2026

## PROBATE

(1) **NOTICE OF PETITION TO ADMINISTER ESTATE OF Juan Elias De Leon CASE NO: 26CEPR00048**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Juan Elias De Leon A Petition for Probate has been filed by Felix Elias De Leon in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Felix Elias De Leon 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:

February 10, 2026, 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

## PROBATE

Continued | From 18

(1)  
NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
ROGER A. PURSELL aka ROGER  
ANSON PURSELL aka ANSON  
PURSELL  
CASE NO: 26CEPR00038

To all heirs, beneficiaries, creditors,  
contingent creditors, and persons  
who may otherwise be interested in  
the will or estate, or both, of ROGER  
A. PURSELL aka ROGER ANSON  
PURSELL aka ANSON PURSELL

A Petition for Probate has been filed by  
DERRICK E. REBENSDORF in the  
Superior Court of California, County of  
FRESNO.

The Petition for Probate requests that  
DERRICK E. REBENSDORF 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:

February 9, 2026, 9:00 A.M., Dept.:402

1130 "O" Street

Fresno, California 93721

Probate Division

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:

J. STANLEY TEIXEIRA - 166456

Attorney at Law

1233 W. Shaw Avenue, Suite 100

Fresno, California 93711

(559) 225-2510

01/02/2026, 01/09/2026, 01/16/2026

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:

January 20, 2026, 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:

CHRISTOPHER R MILTON ESQ

SBN 220361

LAW OFFICES OF

CHRISTOPHER R MILTON

2626 FOOTHILL BLVD

STE 200

LA CRESCENTA CA 91214

CN123092 RAMIREZ Jan 2,7,9, 2026

01/07/2026, 01/07/2026, 01/16/2026,

01/02/2026, 01/16/2026, 01/02/2026,

01/09/2026, 01/02/2026

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NOTICE OF PETITION TO  
ADMINISTER ESTATE OF ANGELO  
RAMIREZ

Case No. 25CEPR02015

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

A PETITION FOR  
PROBATE has been filed by Lisa  
MacCarley in the Superior Court of  
California, County of FRESNO.

THE PETITION  
FOR PROBATE requests that Lisa  
MacCarley 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 on January 22, 2026 at 9:00  
AM in Dept. No. 402 located at 1130 O  
STREET 3RD FL, FRESNO CA 93724.

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

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

Other California statutes  
and legal authority may affect your  
rights as a creditor. You may want to  
consult with an attorney knowledgeable  
in California law.

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NOTICE OF PETITION TO  
ADMINISTER ESTATE OF ANGELO  
RAMIREZ

Case No. 25CEPR02015

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

A PETITION FOR  
PROBATE has been filed by Lisa  
MacCarley in the Superior Court of  
California, County of FRESNO.

THE PETITION  
FOR PROBATE requests that Lisa  
MacCarley 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 on January 22, 2026 at 9:00  
AM in Dept. No. 402 located at 1130 O  
STREET 3RD FL, FRESNO CA 93724.

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

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

Other California statutes  
and legal authority may affect your  
rights as a creditor. You may want to  
consult with an attorney knowledgeable  
in California law.

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NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
SHAN ANTHONY HARRIS

CASE NO: 25CEPR01999

To all heirs, beneficiaries, creditors,  
contingent creditors, and persons who  
may otherwise be interested in the will  
or estate, or both, of SHAN ANTHONY  
HARRIS

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

The Petition for Probate requests that  
DAWN MATHES be appointed as  
personal representative to administer  
the estate of the decedent.

The petition requests the decedent's  
will and codicils, if any, be admitted to  
probate. The will and any codicils are  
available for examination in the file  
kept by the court.

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

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.

and legal authority may affect your  
rights as a creditor. You may want to  
consult with an attorney knowledgeable  
in California law.

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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:  
HARWOOD FAXY THAO, 3121 E.  
MCKINLEY AVE FRESNO CA 93703.  
Registrant has not yet commenced to  
transact business under the Fictitious  
Business Name listed above.  
This business conducted by: an  
individual.  
This Statement has been executed  
pursuant to section 17919 of the  
Business and Professionals code.

HARWOOD FAXY THAO, OWNER.

This statement filed with the Fresno  
County Clerk on: 12/04/2025.

(Seal)

JAMES A. KUS

County Clerk.

By: CYAN EDMISTEN, DEPUTY.

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

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THE PETITION FOR  
PROBATE has been filed by Lisa  
MacCarley in the Superior Court of  
California, County of FRESNO.

THE PETITION  
FOR PROBATE requests that Lisa  
MacCarley 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 on January 22, 2026 at 9:00  
AM in Dept. No. 402 located at 1130 O  
STREET 3RD FL, FRESNO CA 93724.

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

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

Other California statutes  
and legal authority may affect your  
rights as a creditor. You may want to  
consult with an attorney knowledgeable  
in California law.

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NOTICE OF PETITION TO  
ADMINISTER ESTATE OF ANGELO  
RAMIREZ

Case No. 25CEPR02015

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

A PETITION FOR  
PROBATE has been filed by Lisa  
MacCarley in the Superior Court of  
California, County of FRESNO.

THE PETITION  
FOR PROBATE requests that Lisa  
MacCarley 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 on January 22, 2026 at 9:00  
AM in Dept. No. 402 located at 1130 O  
STREET 3RD FL, FRESNO CA 93724.

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

IF YOU ARE A  
CREDITOR or a contingent creditor of  
the decedent, you must file your claim  
with the court and mail a copy to the  
personal representative appointed  
by the court within the later of either  
(1) four months from the date of first  
issuance of letters to a general personal  
representative, as defined in section  
58(b) of the California Probate Code,  
or (2) 60 days from the date of mailing  
or personal delivery to you of a notice<br

## MISCELLANEOUS

Continued | From 19

(1) NOTICE TO CREDITORS OF BULK SALE  
(SECS 6104, 6105 U.C.C.)Escrow No. FFWF-4502503803  
Notice is hereby given to the Creditors of: JASWANT LAL MEHMI, Seller(s), whose business address(es) is: 2655 YERBA ST, SELMA, CA 93662, that a bulk transfer is about to be made to: SIERRA PADILLA, Buyer(s), whose business(es) address is: 2711 N. HUGHES AVE, FRESNO, CA 93705. The property to be transferred is located at: 2711 N. HUGHES AVE, FRESNO, CA 93705.

Said property is described in general as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL AND OTHER PROPERTY of that business known as: FAIR PRICE LAUNDRY and located at: 2711 N. HUGHES AVE, FRESNO, CA 93705

The bulk sale is intended to be consummated at the office of: CHICAGO TITLE COMPANY, 7330 N. PALM AVE, SUITE 101, FRESNO, CA 93711. The bulk transfer will be consummated on or after the FEBRUARY 4, 2026.

The bulk transfer is subject to Section 6106.2 of the California Commercial Code. If Section 6106.2 applies, claims may be filed at: CHICAGO TITLE COMPANY, ESCROW DIVISION Escrow No. FFWF-4502503803SET, 7330 N. PALM AVE, SUITE 101, FRESNO, CA 93711 PHONE (559)451-3700, FAX (559)431-8920. This bulk transfer does NOT include a liquor license transfer. All claims must be received at this address by the FEBRUARY 3, 2026

So far as known to the Buyer(s), all business names and addresses used by the Seller(s) for the three (3) years last past, if different from the above are: FAIR PRICE LAUNDRY

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

SIERRA PADILLA  
4608385-PP BUSINESS JOURNAL

1/16/26

01/16/2026

(1) NOTICE OF PUBLIC HEARING  
FRESNO COUNTY PLANNING  
COMMISSION

On January 29, 2026 at the time of day indicated below, or as soon thereafter as possible, a public hearing will be held in Room 301, Hall of Records, Tulare and "M" Streets, Fresno, California, to consider all items contained within this agenda that are subject to the provisions of either the Fresno County Ordinance Code or the California State Planning Law. The Commission will also determine whether a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report is appropriate on all projects for which an Initial Study (IS) has been prepared. The environmental documents are available for review and comment at the Fresno County Department of Public Works and Planning at 2220 Tulare Street, Suite A, Fresno, CA until the date of the hearing. At the hearing, all written comments and oral testimony will be considered.

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

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@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

8:45 a.m.  
CALL TO ORDER  
INTRODUCTION

## ROLL CALL

## REGULAR AGENDA

1. UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3781 and ENVIRONMENTAL IMPACT REPORT NO. 8542 for the SAN LUIS WEST SOLAR PROJECT filed by SAN LUIS WEST SOLAR, LLC proposing to allow the construction and operation of the San Luis West Solar Project. The Project will consist of a 125-megawatt (mW) solar photovoltaic (PV) electric generation facility coupled with an estimated 30 mW battery energy storage system (BESS). The PV portion of the facility will produce electricity by way of the photovoltaic effect, which uses a semi-conductor material to convert photons from the Sun into electrons, for injection into the electrical grid operated by PG&amp;E. The BESS portion of the facility will store electricity either generated by the PV arrays or absorbed from the PG&amp;E grid. In either case, the BESS will make the stored energy available for discharge during periods of peak electrical load.

The Project facility includes approximately 770 acres of solar panels and associated infrastructure, including the Project substation, BESS, operations and maintenance (O&amp;M) building, and other associated equipment such as overhead and underground medium voltage collection lines. Project infra-structure will also include approximately 10 additional acres of transmission easement areas for underground and overhead medium voltage collection lines situated along and within existing farm roads. The Project Area, which encompasses all areas of temporary and permanent impacts, is approximately 1,100 acres. The Project Area is located in a rural area of Fresno County approximately 3 miles south of Huron, California. The Project Area is south of West Tractor Avenue, west of the California Aqueduct, and east of Interstate 5 (I-5), with agricultural land and a network of unnamed agricultural roads to the south. The Project Area extends to the south and approximately 3 miles due east of the Pacific Gas &amp; Electric (PG&amp;E) Gates Substation, which is located at the intersection of South Trinity Avenue and West Jayne Avenue. (APNS: 075-070-54S, 078-060-85S, 078-080-55, 085-050-01S, 085-050-47S, 085-050-48S, 085-050-84S) (Sup. Dist. 4).

Published in the Fresno Business Journal on Friday January 16, 2026  
01/16/2026

(1) NOTICE IS HEREBY GIVEN that the City of Mendota ("City/Owner") is requesting bids from qualified contractors for the "Divisadero Street Reconstruction" project.

In general, the Work consists of the demolition, grading and paving for sections of Divisadero St from Lolita St. to Jaunita St., including construction of minor concrete improvements, all within the City of Mendota.

1. Sealed bids will be received by the City of Mendota prior to 2:00:00 p.m. (local time) on Tuesday, February 17, 2026 at 643 Quince Street, Mendota, CA 93640 and following said deadline all bids will be publicly opened and read. Bids shall be submitted in a sealed envelope with the name of the bidder, the name of the project and the statement "Do Not Open Until the Time of Bid Opening." Bids received after said deadline will be returned unopened to the bidder.

2. No pre-bid meeting or project site tour will be held for this project. Contractors shall personally examine the project site prior to bidding.

3. Bidding Documents may be obtained from Provost &amp; Pritchard Consulting Group. Interested parties must contact Melissa Gonzales at (559) 449-2700 or mgonzales@ppeng.com to register as a plan holder and receive the documents and any addenda and communications relative to this request for bids. Hard copies of the bid documents will not be made available.

4. Questions regarding this request for bids shall be submitted in writing via email to Melissa Gonzales at mgonzales@ppeng.com prior to noon on Tuesday, February 10, 2026.

5. Prevailing Wage Rates: Pursuant to

Section 1770, California Labor Code, the successful Bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of California Department of Industrial Relations. A copy of such prevailing rate is on file at the offices of the City of Mendota, which copy will be made available for examination during business hours to any party on request. Prevailing wage rate information is also available on the internet at the following website address: <http://www.dir.ca.gov/dlslr/PWD>.

6. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

7. Bidders shall furnish a Bid Security with their Bidder's Proposal in the amount of 10% of the base bid amount. 8. OWNER reserves the right after opening Bids to reject any or all Bids, to waive any informality or non-responsiveness in a Bid, or to make award to the lowest responsive, responsible Bidder and reject all other Bids, as it may best serve the interest of the OWNER.

9. Contractor's License Classification: In accordance with the provisions of California Public Contract Code, Section 3300, City of Mendota has determined that bidder shall possess a valid Class A Contractor's License issued by the State of California at the time of Bid opening and for the duration of the contract. The General Contractor or the General Contractor's Subcontractors performing the associated work are required to possess appropriate Contractor's License(s). Failure to possess the specified licenses shall render the Bid as non-responsive and shall act as a bar to award of the contract to any bidder not possessing said license at the time of Bid opening. The Contractors' State License Board may be contacted at 9821 Business Park, Sacramento, CA 95827; PO Box 26000, Sacramento, CA 95826; (800) 321-2752.  
01/16/2026, 01/23/2026

## (1) NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that sealed bids will be received by the City Clerk of the City of Clovis for furnishing all labor, materials, services and equipment, and performing all work necessary as specified for, but not be limited to, remove and dispose the existing stadium lights in an environmentally friendly manner, and purchase and install new LED stadium lights on the Sierra Bicentennial Park - Stadium Lighting Upgrade ("Project"). Choose one of the following two paragraphs for a pre-bid meeting if the project has a complicated scope of work, i.e., water treatment plant, specialized improvements, new improvements on a secured site not accessible to the public; Delete the following two paragraphs if not applicable.

A complete listing of bid quantities is contained in the bid proposal form. Bids will be received for the complete work in accordance with the plans and specifications on file with the City Clerk at the Clovis Civic Center, Clovis, CA. Plans and specifications, forms of proposal, contract and special provisions can be downloaded free of charge from the vendor portal of PlanetBids, Inc., which is accessible on the City of Clovis website.

Bids must be filed with the City Clerk at the Clovis Civic Center prior to 2:00 p.m., Tuesday, February 3rd , 2026, at which time the City Clerk will open said bids. Bids shall be submitted in sealed envelopes and marked:

Bid Proposal: Sierra Bicentennial Park - Stadium Lighting Upgrade

No bid will be considered unless it is made on a bid proposal form furnished by the City Engineer. Each bid must be accompanied by a certified or cashier's check or bidder's bond on the City's form, made payable to the City of Clovis, for an amount equal to at least ten percent (10%) of the amount bid. Such guarantee will be forfeited should the bidder to whom the contract is awarded fail to enter into the contract. A Performance Bond in the amount equal to one hundred percent (100%) of the contract amount and a Labor and Materials (Payment) Bond in the amount equal to one hundred percent (100%) of the contract amount will be required by the City from the bidder to whom the contract is awarded. Said

bonds shall be on the City's forms and shall be issued by a surety company which is an admitted surety insurer authorized by the California Department of Insurance to transact business in this state, which has a rating not lower than "A-" as rated by A.M. Best Company, Inc. or other independent rating companies, and which is acceptable to the City of Clovis. Bidders are cautioned that representations made by surety companies will be verified with the California Department of Insurance. In accordance with the provisions of Chapter 13 (commencing with Section 4590), Division 5, Title 1 of the Government Code of the State of California, securities may be substituted for monies withheld on the project.

In accordance with the provisions of Section 1770 of the Labor Code, the Director of the Department of Industrial Relations of the State of California has determined the General Prevailing Rates and wages and employer payments for health and welfare pension, vacation, travel time and subsistence pay, as provided for in

Section 1773, apprenticeship or other training programs authorized by section 3093, and similar purposes applicable to the work to be done. Said wages are available from the Internet web site of the California Department of Industrial Relations at <http://www.dir.ca.gov/DLSDR/PWD> and also available at the City Clerk Office, Clovis Civic Center, 1033 Fifth Street, Clovis, CA 93612. A copy of the above-mentioned wage rates shall be posted by the Contractor at the job site where it will be available to any interested party.

In accordance with the provisions of Sections 1725.5, 1771.1, 1771.3, and 1771.4 of the Labor Code, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal (subject to the requirements of Section 4104 of the Public Contract Code), or engage in the performance of any contract for public work, as defined by that chapter of the Labor Code, unless currently registered and qualified to perform public work pursuant to Section 1725.5 of the Labor Code. See Section 7-2 of the Standard Specifications (General Conditions) for additional requirements.

Keep the following three paragraphs for Federal fund or CDBG fund

All bids are to be compared on the basis of the City Engineer's estimate of the quantities of work to be done as shown in the bid proposal form. The Contractor must be licensed in accordance with the provisions of the Business and Professions Code, Division 3, Chapter 9 "Contractor". Bidders for this project must possess a valid Class A or C-10 License prior to award of the contract and will be requested to indicate the license expiration date, and the license number on the bid proposal if available. Award consideration will take place at the earliest available Council meeting or as the City Manager has been authorized to award and execute the contract. All representations made on the proposal are made under penalty of perjury.

The project is subject to the contracting requirements and implementing regulations as amended in Title 13, Section 2449 General Requirements for In-Use Off-Road Diesel-Fueled Fleets, of the California Code of Regulations (13 CCR § 2449(i)). Bidders must submit a valid Certificate of Reported Compliance (CRC) issued by the California Air Resources Control Board at the time of bidding. Bidders are responsible for submitting their listed subcontractors' CRCs and any supporting documentation within five (5) calendar days of bid opening. Failure to submit the required CRCs may render a bid non-responsive. Define the determination of the lowest bid

The lowest bid shall be determined by the amount of the base bid. The Owner reserves the right to add or deduct any of the additive or deductive items after the lowest responsible and responsive bidder is determined.

The City of Clovis reserves the right to reject any or all bids, to waive any informalities or minor irregularities in the bids received, or to award the contract to the lowest responsible bidder as may serve the best interest of the City of Clovis.

Time of completion for the Project shall be Fifteen (15) Working Days from the date established in the Owner's Notice to Proceed.

Delete this paragraph if Owner chooses to not use a retention higher than 5%

Unless otherwise required by law, no bidder may withdraw its bid for a period of sixty (60) days after the date set for the opening thereof or any authorized postponement thereof. The Owner reserves the right to take more than sixty (60) days to make a decision regarding the rejection of bids or the award of the Contract.

## CITY OF CLOVIS

By: Andrew Haussler, City Manager  
01/16/2026, 01/23/2026

## PUBLIC NOTICE

Fresno Area Workforce Investment Corporation

## REQUEST FOR QUOTES

Legal Services

Program Year 2025-2026

The Fresno Area Workforce Investment Corporation (FAWIC) is soliciting Quotes from qualified firms or individuals to provide legal services to FAWIC and the Fresno Regional Workforce Development Board. The Request for Quotes will be available online at [www.frwdb.net](http://www.frwdb.net) on January 14, 2026.

All Quotes must be received no later than 5:00 p.m. on February 12, 2026. Late submissions will not be accepted. For additional information, please contact:

Phyllis Stogbauer, Senior Deputy Director  
Email: [pstogbauer@workforce-connection.com](mailto:pstogbauer@workforce-connection.com)

This WIOA, Title I-financially assisted program/service is an equal opportunity employer/program.

Auxiliary aids and services are available upon request to people with disabilities and/or limited English proficiency. This solicitation is funded by the US Department of Labor, Health, and Human Services, as part of awards totaling \$55,396,049 (97%) with \$1,769,952 (3%) financed from state, local and/or non-federal sources.

01/09/2026, 01/16/2026

## NOTICE OF SALE - LIQUOR LICENSE

Pursuant to Business &amp; Professions Code §24049.5 and Revenue &amp; Taxation Code §6796, the California Department of Tax and Fee Administration will sell one (1) On-Sale General Type 47 at a public auction held at 8050 North Palm Ave Fresno Ca 93711 on Tuesday, January 27, 2025 at 2:00 P.M., unless the Sales and Use Tax liability is paid by the licensee(s). Please call the office number listed prior to Friday, January 23, 2026 to inquire about phone-in bidding. Transfer of the license is contingent upon approval by the Dept. of Alcoholic Beverage Control. Contact CDTFA at 559-446-6960 prior to the auction to register and to obtain further details. The following license will be auctioned to the highest bidder:

(1) Tulare County On-Sale General License #47-592884 Sales and Use Tax liability \$254,229.34. Opening Bid \$24,000.00.  
01/02/2026, 01/09/2026, 01/16/2026

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**CONTACT  
CALLIE MARTIN  
TO PLACE YOUR  
NOTICE.**



The National Federation of Independent Business has released its legislative agenda for 2026, calling on Congress to build upon regulatory and tax relief achievements from 2025 to further support the small business economy.

The organization's nine-point plan focuses on reducing costs and regulatory burdens for small businesses, which NFIB argues will make life more affordable for consumers.

"2025 was an eventful year for small businesses, highlighted by the passage of a tax bill that prevented a massive tax hike by making the 20% Small Business Deduction permanent," NFIB stated. "This past year also contained important regulatory relief in the form of the Treasury Department's exemption of American small businesses from a \$73 billion beneficial ownership information reporting regulation."

#### Beneficial ownership reporting

The top priority is permanently exempting American-owned small businesses from beneficial ownership information reporting. NFIB describes this as "one of the costliest in modern history," affecting over 32 million small businesses. The organization supports the Repealing Big Brother Overreach Act (H.R. 425, S. 100) or codifying Treasury's

## NFIB outlines 2026 small business legislative priorities

BOI rule.

"Not only is it burdensome, but it is intrusive, and simple paperwork violations could result in jail time," NFIB said.

#### Credit card competition

The federation also calls for injecting competition into credit card swipe fees, arguing that Visa and Mastercard set fees in ways that prevent banks from competing on interchange rates.

"This amounts to cartel style rate setting and removes market forces from setting competitive rates," NFIB stated, endorsing the Credit Card Competition Act.

#### Tax relief

On taxation, NFIB urges Congress to expand the recent Small Business Deduction success, noting the original version of the One Big Beautiful Bill Act increased the deduction to 23%. The organization also recommends reinstating lower tax rates for small C-corporations, which previously paid just 15% on their first \$50,000 in income before 2017.

#### Health care costs

Health care costs remain a critical concern. "For over 40 years, rising

health care costs have been the top problem facing small businesses," NFIB said, recommending greater flexibility through health reimbursement accounts, expanded access to Association Health Plans, and elimination of costly insurance mandates including Essential Health Benefits and Community Rating requirements.

#### Labor and energy

The agenda opposes labor legislation such as the Warehouse Workers Protection Act and the Protecting the Right to Organize Act, which NFIB says would "unfairly harm small business owners."

Energy costs have surged, with 92% of NFIB members reporting increases over the past three years. A majority now say energy costs are "very significant" in operations, forcing most to raise prices.

"As electricity demand increases across the country, it is important that energy producers can meet the affordable energy needs of small businesses," NFIB stated.

#### Right to repair

The federation supports "right to repair" legislation, including the REPAIR Act introduced by Rep. Neil Dunn and Rep. Marie Gluesenkamp Perez, which

would prevent large manufacturers from prohibiting independent repair shops from fixing cars, tractors and smartphones.

#### Regulatory reform and foreign litigation

Additional priorities include meaningful regulatory reform through bills like the PROVE It Act (S. 495/H.R. 1163), which would require agencies to write less burdensome regulations for small businesses that lack compliance and legal teams.

Finally, NFIB backs the Protecting Our Courts From Foreign Manipulation Act (H.R. 2675), noting that 97% of members agree foreign entities should not secretly fund lawsuits against U.S. businesses.

"American small business owners should not be fighting foreign investors in court," the organization said, arguing such litigation drives up business insurance costs and targets small businesses with frivolous lawsuits.

*Founded in 1943, the National Federation of Independent Business represents small and independent businesses nationwide.*

## Fast-growing Roseville company relocates to Tennessee, cites California regulations



A business hailed as one of the fastest-growing companies in the Sacramento region moved its operations to Tennessee earlier this year and cited California's business regulations as a major factor, the Sacramento Business Journal reported December 18.

"ClearCaptions LLC, a captioning service company formerly based in Roseville, closed its headquarters and a warehouse in Rocklin during the first quarter of 2025," the newspaper wrote. "Its only physical facility now is an operations site in Antioch, Tennessee. Founded in 2011, ClearCaptions provides near real-time captions on phone calls for seniors with hearing loss. The company has appeared on the Business Journal's Fastest Growing Companies list for years."

In 2020, the company went fully remote, allowing its approximately 300 Sacramento-area employees to work from home.

The move to working from home made it natural to start hiring nationwide, Chief Executive Officer Bob Rae said.

"Complex payroll regulations in

California for hourly workers, of which the company had many, also influenced the decision to hire elsewhere," the Business Journal reported.

The company now has more than 600 employees, including about 78 in the Sacramento region.

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

## WEB POLL

### Should U.S. companies increase investments in Venezuela?

As Venezuela navigates political and economic transitions, Business Journal readers remain cautious about American corporate investment in the South American nation. In an online poll, a plurality of 35% of respondents believe the country remains too risky for increased U.S. business investment, while equal portions said companies should seize growth opportunities (25%) or adopt a wait-and-see approach (25%). Another 15% indicated it's too early to assess the situation. The results reflect deep uncertainty in the business community about Venezuela's investment climate, despite potential opportunities in the country's oil sector and emerging markets. A total of 40 votes were cast.

**NO, STILL TOO RISKY.....35%**

**YES, OPPORTUNITY FOR GROWTH...25%**

**WAIT AND SEE.....25%**

**TOO EARLY TO ASSESS.....15%**

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

1/16	Employment
1/23	Residential Real Estate
1/30	Agriculture
2/6	Commercial Real Estate

**Upcoming LISTS**

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

1/16	Staffing Services
1/23	Property Management Companies
1/30	Ag Real Estate Deals
2/6	Largest Commercial Real Estate Deals

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Join us in celebrating the region's top executives at this prestigious event, where we will honor six outstanding CEOs from The Business Journal's annual Book of Lists in Fresno, Kings, Madera, and Tulare counties.

**Tuesday, February 24th, 2026 | 5:30 PM - 7:30 PM**

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Enjoy live music and remarks from **Fresno Mayor Jerry Dyer** while connecting with the Valley's top business leaders. Guests will receive a copy of the **2026 Book of Lists** as we celebrate the achievements of the **2026 CEO of the Year Honorees**.

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Please reach out to Ashley Webster Rudolph | [ashley@thebusinessjournal.com](mailto:ashley@thebusinessjournal.com)

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