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THE BUSINESS JOURNAL

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MARCH 20, 2026

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Valley's newest arrival

Mark Cuban, Serena Williams-backed infant health startup expands to the heart of California

Ben Hensley - STAFF WRITER

A Los Angeles-based health technology company backed by high-profile investors including Mark Cuban and Serena Williams is expanding its maternal and infant health services into the Central Valley, aiming to close gaps in care between doctor visits and hospital stays.

Mahmee (pronounced "Mommy") was created by entrepreneur Melissa Hanna and her mother Linda Hanna, a maternal health nurse and lactation consultant with more than 40 years of experience. The company's early technology platform attracted investors

including Cuban, Williams and AOL founder Steve Case, and in 2022 Mahmee raised a \$9.2 million Series A funding round led by Goldman Sachs.

The mother-daughter duo launched the company with a goal of incorporating technology and coordinated care teams to help improve outcomes for mothers and babies. Mahmee initially launched in Southern California and opened its first Central Valley location in 2025 at the Target-anchored Clovis Commons shopping center at 625 W. Herndon Ave., Ste. 14. The company hopes to continue expanding throughout the state

Mahmee | Page 3



Adobe Stock image | A health technology company providing coordinated maternal and infant care services, is expanding into the Central Valley to improve care between doctor visits.

17-Year Partnership Ends: Federal cuts hit Central Valley manufacturers

Frank Lopez - STAFF WRITER

A manufacturing support group is shutting down due to cuts in federal funding, leaving a void for manufacturers in the Central Valley and across California.

Torrance-based nonprofit California Manufacturing Technology Consulting (CMTC) provides technical assistance, workforce development and consulting services to small and medium-sized manufacturers throughout the state. It will dissolve by the end of March after losing federal funding administered by the state.

CMTC helps manufacturers improve operations, guides technology and innovation, advises on growth strategy and

assists with compliance and cybersecurity.

The Department of Commerce's National Institute of Standards and Technology (NIST) halted funding for manufacturing consulting service centers in 10 states — a \$12.9 million loss for manufacturing extension partnerships. The cuts eliminated CMTC along with 14 other manufacturing consulting centers across California.

Roadmap 4 Innovation (R4I) will carry on the work of helping small and medium manufacturers thrive as a successor organization, though on a smaller scale.

The impact of losing CMTC is concrete for Central Valley manufacturers. In 2020,

Trillium Pumps USA's Fresno plant was at risk of closing if its on-time delivery and performance did not improve. CMTC assembled a team of local economic development professionals, helped the plant secure \$180,000 in Critical Pathway funding and a \$10,000 Workforce Investment Board grant for lean manufacturing training. Following that engagement, the Fresno plant added 75 jobs, retained 12 employees and invested \$3.2 million in capital improvements.

Genelle Taylor Kumpe, executive director of the San Joaquin Valley Manufacturing Alliance, said the closure creates a real gap for manufacturers in

CMTC | Page 3



Photo Contributed | A Central Valley Fuego FC player works with the ball during beach soccer action as the club continues to grow the sport locally.

Fuego FC builds new home, broader sports vision

Dylan Gonzales - STAFF WRITER

Central Valley Fuego FC is expanding beyond the pitch, as the former professional soccer team is positioning itself

Fuego FC | Page 2

PERIODICAL:
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HANDLING

\$540M federal investment in water infrastructure is Valley's largest

Gabriel Dillard - EDITOR

California's Central Valley is set to receive its largest-ever federal water investment — \$540 million directed at aging canals, conveyance systems, and reservoir expansion — with Fresno, Kings, Madera, and Tulare counties among the primary beneficiaries.

The funding, secured through the Working Families Tax Cuts Act, was announced by the U.S. Department of the Interior and Bureau of Reclamation. Rep. Vince Fong (CA-20) and Rep. David Valadao (CA-22) were central to the effort, spending nearly a year lobbying for its passage and release.

"Water is the lifeblood of the Central Valley, and today's announcement marks a monumental investment in securing its future," Fong said. "These are not just upgrades — they are

transformative investments that will modernize how water moves across our state."

The largest single allocation — \$235 million — goes to the Delta-Mendota Canal Subsidence Correction Project, which serves farms, communities, and wildlife refuges across the San Joaquin, San Benito, and Santa Clara Valleys. Decades of groundwater pumping have caused significant land subsidence along parts of the canal, reducing water delivery capacity by as much as 60% in some stretches.

Federico Barajas, executive director of the San Luis & Delta-Mendota Water Authority, called the award "an important step toward restoring the capacity and performance of a critical component of the Central Valley Project," adding that the investment will improve long-term affordability for water users across the region.

The Friant-Kern Canal, which runs through Tulare and Kern counties and serves much of the east side of the San Joaquin Valley, is slated

to receive \$200 million for its own subsidence correction work. Johnny Amaral, CEO of the Friant Water Authority, said the announcement "will leave a lasting imprint on the east side of the San Joaquin Valley for generations."

Additional allocations include \$50 million for the San Luis Canal, \$40 million toward planning and preconstruction for enlarging Shasta Dam — which could add 634,000 acre-feet of storage capacity — and \$15 million for the Tehama-Colusa Canal.

Westlands Water District General Manager Allison Febbo welcomed the scope of the investment. "This year's mix of wet days followed by an unusual March heatwave only demonstrates how critical expanding storage capacity is," she said. "It is a practical, forward-looking, and essential strategy."

Rep. Jim Costa released a statement about the funding.

"As we celebrate National Ag Week, I'm pleased to see the Department of the Interior's announcement

of critical investments in water infrastructure that I've long fought for in the San Joaquin Valley," Costa said. "For decades, I've worked to improve water reliability across the region, because where water flows, food grows — and a secure, dependable water supply is critical not just for the Valley, but for our nation's food security."

The Central Valley produces nearly three-quarters of the nation's fresh fruits and nuts and half of its vegetables. Proponents argue that without reliable water infrastructure, the region's agricultural economy — and the national food supply it supports — remains vulnerable to the state's volatile boom-and-bust water cycles.

Construction on canal projects is expected to begin within the year.

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Fuego FC | From 1

as a broader sports and community development organization as the club prepares for a major milestone: opening its new stadium at Blackbeard's Family Entertainment Center in April.

Club President Brian Easler, who joined the club in March 2025, said the organization has moved quickly over the past year after stepping away from professional soccer and refocusing on youth development and new programs.

"When I arrived here, the club just pulled away from professional soccer and they only had the U23 team and one field," Easler said. "The focus of the club was to build more infrastructure, build more fields for the Central Valley, because it lacks."

Prior to Easler joining, the club was mired in controversy surrounding its coach Jermaine Jones, who played in the U.S. Men's Soccer team and scored a goal in the 2014 World Cup against Portugal.

The Athletic, the New York Times-owned sports publication, reported in 2024 that Jones was suspended by the USL through the end of 2024 after an independent investigation substantiated harassment, retaliation and hostile conduct toward Central Valley Fuego FC players. Players also alleged anti-union intimidation. The club and Jones disputed the findings.

Since the turbulent breakup with USL, Central Valley Fuego FC has added women's soccer, launched a beach soccer initiative and created the Lightning League, a regional competition that now has 14 teams for communities across the Central Valley, while also keeping its U-19 and U-23 clubs.

Easler said the goal is to create year-round opportunities while giving

smaller communities a stronger sense of identity through soccer and potentially other sports.

"We're just one club, and we can't have everything," he said. "So we've brought out all these communities and helped them grow as small businesses, but also be something for their towns."

The club has also jumped into basketball, debuting at the summer Pro-Am where the team won the championship. Easler said the goal is to become a program with multiple sports — something similar to clubs in Europe.

"In other countries around the world, it's multi-sport. It's not just soccer," he said. "Why don't we do Fuego basketball?"

The expansion comes as the club strives to strengthen its long-term business model through facilities and community partnerships. Easler said the Blackbeard's site will be instrumental in the club's long term sustainability.

"If you want to be sustainable, you need your venues," he said. "You can't rent. It's impossible to just rent and survive. So owning it is huge for the club."

The initial field at Blackbeard's is expected to be ready by the end of April, with additional phases of development planned over time. He also hopes to see added development to the area that would generate wider economic activity nearby, from restaurants to coffee shops and other small businesses.

While the club is no longer professional and the City of Fresno has an exclusive development agreement with the USL about bringing a men's and women's soccer team to Fresno, Easler said they don't see that as a negative.

The club has U-19 and U-23 teams and recently transferred one of their



Photo Contributed | Central Valley Fuego FC President Brian Easler directs players during training as the club expands into youth development, beach soccer and broader community programming.

players to Deportivo Guadalajara, a professional soccer team in Mexico. Easler said he expects to see more of the club's players receive interest from professional clubs.

For the club, local partnerships already play a meaningful role. Easler said sponsorships, food support and media relationships all help reduce financial barriers and expand access for athletes in a sports landscape often defined by pay-to-play costs.

They are also working on holding World Cup watch parties this summer at Blackbeard's.

"We're really trying our best to limit all that, because that's one of the biggest problems in this country," he said.

He added that maintaining visibility in Fresno's competitive media environment has required a strong emphasis on social media, direct communication and community engagement.

"We have to do everything we can out here to stay relevant," Easler said. "We got to be our own noise."

At the center of the strategy is a larger ambition: making Fresno a recognizable sports destination tied to soccer and year-round community activity.

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Mahmee | From 1

in the coming years.

"The roots of the company are that my own mom has worked in maternal and infant health her whole career, over 40 years as a registered nurse certified in obstetric care and a board certified lactation consultant," Hanna said.

Dinner table to startup

Hanna began her career in education technology, developing software designed to connect students with resources and support services. While she pursued a joint law degree and business degree at home in Los Angeles, she found herself discussing those systems over dinner with her mother.

"She said, 'you know, I wish we had something like that to take better care of moms and babies,'" Hanna said.

The comment sparked a realization that despite large investments in health care, maternal outcomes in the United States lag behind those of many other advanced countries.

"It didn't seem possible that we could be No. 1 in cost across all developed wealthy nations — we spend more than anyone else — and we're last in quality," Hanna said. "So we spend the most, we get the least in return."

Mahmee launched its first software-based program in 2016. The platform was designed to connect community-based providers — including doulas, home-visiting nurses and lactation consultants — with hospitals and physicians.

The system allowed providers working directly with families to share information and coordinate care with larger medical systems, helping bridge gaps between patients' needs and hospital services.

The idea stemmed from Hanna's observation of a disconnect between

frontline caregivers and large medical systems.

"The systems didn't talk to each other," Hanna said. "A lot of the people who had a pretty good sense of what was going on for mom and baby were the community-based providers."

Those providers often have more insight into a family's day-to-day challenges. However, community-based providers have often been left out of formal health care systems or insurance coverage.

Mahmee's early software allowed those professionals to track patient data and communicate with hospitals, doctors and insurance providers.

Software platform to full-service network

Hanna eventually realized the technology alone would not solve the problem she and her mother set out to fix.

"We learned that there's actually not enough care providers in these communities to take care of all of the families that need help," she said.

Mahmee then shifted into its second iteration — a vertically integrated model employing its own team of doulas, nurses, lactation consultants, mental health providers and nutritionists. Hanna described these five disciplines as areas often missing from standard obstetric and pediatric care.

"We went back to the insurance companies and said, we will do this, we'll employ the staff and build the workforce if you will pay for these five key services," Hanna said.

Through a bundled care model available on the Mahmee platform, services became available connecting providers and families through messaging, video calls and in-person clinic visits, while also incorporating tools such as remote blood pressure monitoring.

Users can receive coaching from nutritionists, participate in mental health support groups, book appointments and communicate with care teams throughout all stages of pregnancy and early parenthood.

"We call it a value-based bundle,"

Hanna said. "It's a package like a gym membership where no one says you can't use the elliptical today — everything is there for you."

Families can access Mahmee's services through insurance partnerships or by paying directly for individual services and care packages.

Virtual lactation consultations start at around \$100, with postpartum doula support ranging from about \$350 to \$750.

More comprehensive packages are also available, including birth attendance and ongoing support. Packages range in price, peaking at around \$2,800 depending on the level of care. The platform also offers a membership option allowing families to message providers directly and join support groups for around \$30 a month.

Expansion targets maternal care gaps

The company now serves thousands of families and operates 11 clinics across California, along with partnerships in the Washington, D.C., region.

Mahmee's services expanded rapidly in recent years; Hanna noted the company nearly doubled between 2024 and 2025.

The COVID-19 pandemic accelerated the adoption of digital health care

tools but also exposed new risks for maternal care.

"We actually saw worse outcomes for moms and babies during the pandemic and shortly after because of that extreme isolation," Hanna said.

She said the experience reinforced the need for hybrid models combining in-person care with digital interaction between visits.

"Most of pregnancy and new parenthood is happening in the outpatient setting," Hanna said. "There's a lot of life happening in between those doctor's office appointments."

Mahmee's expansion into regions such as Fresno and Madera reflects its focus on communities where maternal care disparities are pronounced. Hanna said the goal is to make Mahmee's services accessible to families ranging from urban neighborhoods to rural communities. "California is a weird mix," Hanna said. "We're doing really well in some areas and not very well in other areas because we've got such a diverse population and such a diverse landscape."

Hanna said reaching those communities is one of the core goals in the company's broader mission.

"The mission of the company is to make the U.S. the best place in the world to give birth," she said. "You cannot accomplish that mission unless you actually target the areas and the communities and the families who need the most help."

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CMTC | From 1

regions like the Central Valley.

"The CMTC wasn't just a consulting service, they were really boots on the ground that helped manufacturers with connections to accessing expertise and help to improve their operations and really stay competitive," Kump said.

CMTC previously had client advisors spread throughout the state, including Fresno. Kump said it's unfortunate there is now a geographical barrier between R4I's headquarters and the Central Valley, where manufacturers tend to work with people they know and trust.

She said the SJVMA is in conversations with state representatives to demonstrate how important manufacturing extension partnership agencies are for manufacturers.

Mario Persicone, a member of both the CMTC board and the San Joaquin Valley Manufacturing Alliance board, said R4I "started off strong" with funding from CMTC. The CMTC shuttering does hurt, he said, as it did help local manufacturers in the Central Valley.

According to a 2024 survey of

manufacturing clients submitted to NIST, CMTC's work helped create or retain 8,476 jobs, increase sales by \$198 million, retain existing sales of \$326 million and generate annualized cost savings of \$46 million. Clients reported a total annualized increase in investment of \$137 million, and 84% reported an improvement in competitiveness.

CMTC had \$20.45 million in expenses and 75 employees in 2024, according to tax documents.

Persicone said R4I may not immediately have the resources to serve all of California, likely starting in Orange County and expanding throughout the state over time. The SJVMA had partnered with CMTC for 17 years, making the cuts especially painful.

"We just have to focus on us here in the Valley and maybe find some grant writers that can help our cause. We need to be more aggressive and not rely on third parties or second parties to get funding from. We should go after funding ourselves so all that money stays 100% in the Valley," Persicone said.

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0226-CVBUS

Fresno County's Orange Cove launches truck driving academy to meet driver shortage

Frank Lopez - STAFF WRITER

The City of Orange Cove has launched a new commercial truck driving school to help provide vocational training for careers in the transportation industry amid a regional driver shortage.

The OC Truck Driving Academy is a program designed by a partnership between the Fresno County Economic Development Corporation, the City of Orange Cove and Custom Training Solutions, a Fresno vocational school with training programs in business, health care, truck driving and technology.

The school is located at the former Sunkist fruit packing facility, which has been unoccupied for about 15 years, at 700 Center St. and covers 214,000 square feet on approximately 10 acres.

The academy's eight-week curriculum includes class instruction and behind-the-wheel driving experience, along with job placement partnerships with regional logistics companies and coursework aligned with federal commercial and safety standards.

A press conference will be held on Thursday to celebrate the launch of the academy, which will include speakers Fresno EDC President William Oliver,

Orange Cove City Councilmember Jacob Del Bosque, and City Manager Sam Escobar.

Discussions for the academy started about six months ago, Escobar said, exploring the need for such a project in the community.

"It's a great program for the community. Orange Cove works to create versatility and diversity in the type of jobs that are available to our community. Our objective is to find those missing pieces and needs in our community and our state so we could provide that training capacity here in our city," Escobar said.

The project received a \$135,000 grant through the Fresno EDC, which is just the initial grant and could be extended to a higher amount in the future.

Besides the replacement of carpets and the installation of new toilets, no construction renovation work was necessary.

The academy has been in operation for about a week, with 14 students in attendance who are already training on the trucks, and there is a waitlist of about 20 for the next cohort.

The location in Orange Cove will serve Eastern Fresno County and the Eastern Valley including Tulare County.

The facility has created about four



OC Truck Driving Academy screenshot | A training truck at the OC Truck Driving Academy in Orange Cove, where 14 students are already behind the wheel in the program's first week of operation.

permanent jobs, and the addition of a night program would add two more positions, Escobar said.

He said the city is proud of the opening of its first commercial truck driving school, as the Central Valley continues to serve as the backbone of California's logistics and agricultural supply chain with demand for drivers at an all-time high.

"It's a landmark initiative designed to provide residents with high-demand vocational training and a direct pathway to stable, high-paying careers in the transportation industry," Escobar said.

Del Bosque said that new regulations from the Trump Administration regarding drivers' immigration status and language requirements have led to a high demand for drivers. He

is also a truck driving instructor for Custom Training Solutions.

Del Bosque said the Central Valley is a hub for truck driving, especially with the agriculture and manufacturing industries, as well as for distributors.

"Eventually we want to add other trades [training programs] for forklift operations and want to add an ag mechanic class here. That's our two-year plan," Del Bosque said.

He said Orange Cove hasn't had a training facility like The OC Truck Driving Academy and is glad he could help provide the opportunity for the community.

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



Photo Contributed | The new OC Truck Driving Academy is located on what was formerly a Sunkist fruit packing facility and was vacant for nearly two decades.



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Valley Children's acquires 277 acres from Gunner Ranch, Inc.



Valley Children's image | The 277 acres of property previously owned by Gunner Ranch, Inc. are fully approved for future development. While long-term planning remains in the early stages.

Valley Children's Hospital has acquired Gunner Ranch, Inc., adding 277 acres next to its campus with the aim of improving long-term financial stability and future growth.

The acquisition allows the pediatric health system to generate diversified revenue and preserve resources for patient care, programs and services as children's hospitals face continued financial pressure. Valley Children's said the land is fully approved for future development, although planning is in early stages.

"With this acquisition, we are able to ensure that the continuing integrity and highest quality of our children's healthcare mission will benefit from an even more unshakeable foundation," said Valley Children's Hospital President and CEO Todd Suntrapak in a statement.

The deal also strengthens a decades-long connection with the Gunner family. In 1993, Richard and Mimi Gunner donated the original parcel where the hospital campus was built.

"Valley Children's has always cared for kids and strengthened Central Valley communities," Richard Gunner said. "This next chapter builds on the shared commitment that started with the original gift."

Developers file \$100M claim against Fresno

The owners of the Elm Avenue Business Park have escalated their fight with the City of Fresno, filing a formal tort claim seeking more than \$100 million in damages — the latest development in a bitter land use dispute that has also put Councilmember Miguel Arias in the crosshairs over allegations of bias.

Property owners Buzz Oates and Span Development say Arias has taken an activist role in opposition to their application to restore zoning that would allow warehouse operations at the Elm Avenue site. They argue that Arias' public comments and outreach efforts violate the impartial role required for what the city considers quasi-judicial proceedings.

Under those rules, City Council members must act similarly to judges and weigh evidence that is presented during public hearings and avoid advocacy either for or against applicants.

In a letter to the city, the property owners said Arias hosted a community

town hall focused on the zoning issue and shared what they described as, "false and misleading information" about the proposal. They said the meeting was intended to ramp up opposition to the zoning restoration.

They also claim that Arias misstated environmental findings and missed out on key details about the project's compliance with California Senate Bill 330, which is known as the Housing Crisis Act.

Buzz Oates and Span Development say that restoring the property's previous zoning would protect warehouse operations and preserve thousands of jobs related to tenants at the business park.

The companies are requesting that Arias be barred from participating in the zoning decision and from discussions on the Central Southeast Specific Plan. They also asked the city to delay both items by 90 to 120 days.

Arias took to Facebook and held a news conference in response, disputing the claims. He said the proposed rezone would eliminate the potential for 3,500 housing units in West Fresno.

Arias said the applicant's request could delay the Central Southeast Area Specific Plan, a planning effort that launched in 2017, until after the 2026 primary election. He also brought up concerns about allowing large corporations to postpone broader neighborhood planning efforts that affect thousands of residents.

The City Council is expected to discuss the matter in closed session as the dispute continues.

Arias moves to strip Cesar Chavez street signs

Fresno City Councilmember Miguel Arias held an impromptu news conference on Wednesday, March 18, announcing he will pursue the removal of Cesar Chavez's name from a Fresno street following newly released public allegations Arias described as "devastating and heartbreaking."

The councilmember said the decision comes after a statement released by United Farm Workers co-founder Dolores Huerta and news reporting tied to an upcoming investigation. The allegations of sexual abuse, including of minors, left him shaken, he said.

"It turned my stomach. I think I got lightheaded."

Arias, who worked in the fields in his youth, acknowledged Chavez's historic role in improving conditions for farmworkers, leading civil rights activism that included implementing restrooms, lunch breaks, overtime pay and basic protections to farmworkers in the Valley and across the country.

"He's been an idol to us as a community."

But Arias said the new information shifts how the city must respond, regardless of Chavez's legacy.

"When the facts change...our decision should also change."

In 2023, then-District 5 Councilmember Luis Chavez had advocated for renaming the street in Chavez's honor, joined at the time by fellow council members Arias and Nelson Esparza. Wednesday's announcement marks a sharp reversal of that position.

Arias said the logistics of reversing the street naming would be relatively simple — the original signage is still available, and the change can be completed at minimal cost. He has begun outreach to community leaders, including West Fresno African American leadership groups and Latino elders, to discuss proposals moving forward.

Provost & Pritchard acquires Modesto firm

Provost & Pritchard Consulting Group, a Clovis based engineering firm, announced an expansion of its electrical engineering services with the acquisition of Pezzoni Engineering of Modesto.

The acquisition of Pezzoni Engineering expands Provost & Pritchard ability to serve clients throughout California and support projects that require integrated civil, environmental and electrical design services, according to a news release.

Provost & Pritchard specializes in civil and agricultural engineering, environmental and land use planning, hydrogeology, and geology, surveying and construction management services in the areas of water resources, municipal infrastructure, agriculture, site development and environmental compliance.

Pezzoni Engineering specializes in power distribution, automation controls, lighting design, information technology systems and communications systems. The firm provides a full range of electrical engineering services, including preliminary studies and design throughout California.

They work closely with public agencies, municipalities and private clients to deliver practical, cost-effect electrical engineering solutions

unique to each project's needs, according to the release.

Provost & Pritchard was founded in 1968, with locations in Clovis, Visalia, Bakersfield, Riverside, Camarillo, San Luis Obispo, Modesto, Los Banos, Chico, Sacramento, Sonora, and Boise, Idaho.

Teen fundraisers drive \$703K to Blood Cancer United

A seven-week, student-led fundraising campaign in the Fresno region drew to a close on Saturday, March 14, raising over \$700,000 for blood cancer research and patient support while supporting local high school students to develop future work-life skills.

Blood Cancer United — formerly The Leukemia & Lymphoma Society — revealed the results of its annual Student Visionaries of the Year program, a leadership initiative that challenges high school students to develop and execute fundraising campaigns while building skills in entrepreneurship, marketing and project management.

Top honors this year went to Team Sam, led by Coco Telesco and Lauren Kendall. Together the duo helped drive the regional fundraising total to \$702,900. The campaign supports the nonprofit's mission to cure blood cancers and improve quality of life for patients and their families.

Team Eagles, led by Tess Leslie, finished runner-up, while A2 For a Cure, led by Allison O'Neill and Aubry DeLeon, placed third.

"We are incredibly proud of these students and their commitment to making a difference," said Blood Cancer United's Fresno region Executive Director Alene Mestjian. "Their heroic work and compassion are driving real progress for patients and families affected by blood cancer."

The Student Visionaries of the Year program builds on broader efforts by the organization to craft the next generations of community leaders while supporting ongoing research and advocacy efforts.

The nonprofit has invested over \$2 billion in research worldwide and has contributed to advancements across blood cancer treatments. Founded in 1949, the organization focuses on research, patient support and advocacy, providing resources and pushing for more accessible and affordable cancer care.

The nonprofit provides free education and support services to patients and families and continues to support emerging therapies aimed at improving blood cancer treatment outcomes.

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The Business Journal (USPS 145-100) is published Monday's Wednesday's 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.

Central Valley, meet Sierra: Visalia lands outdoor gear retailer first

Ben Hensley - STAFF WRITER

A new stop for active and outdoor gear is setting up camp in Visalia just in time for spring vacation season.

Sierra, the newest part of the TJX family of brands, which includes TJ Maxx, Marshalls, HomeGoods and HomeSense, will open its fourth California store on Saturday, March 28, at 8 a.m. inside the Towne and Country III Shopping Center at 3125 S. Mooney Boulevard.

There are currently Sierra stores in Davis, Roseville and South Lake Tahoe.

The 18,000-square-foot store will carry top-brand apparel, footwear and hiking, running and movement gear at 20 to 60% lower prices than comparable department and specialty stores, according to a news release.

The store's selection — and proximity to state and national

Parks — makes the introduction to the community an appropriate fit for the growing outdoor and active wear retailer.

A ribbon cutting ceremony will take place at 8 a.m., and will feature Sierra-branded giveaways and gift cards hidden throughout the store.

Additionally, the retailer will donate \$10,000 to a local charity as part of the grand opening.

The store is still actively hiring full- and part-time associates.

Sierra was originally founded in 1986 in Reno, Nevada as Sierra Trading Post, operating as a catalog business before growing into a major outdoor and active gear retailer offering products from roughly 3,000 name-brand manufacturers.

The company was founded by Keith Richardson, and by the time of its 2012 acquisition had grown rapidly after launching its e-commerce business in 1999,



Sierra photo | The Sierra store in South Lake Tahoe, one of three existing California locations. Visalia will become the chain's fourth California store — and first in the Central Valley — when it opens March 28.

posting sales of more than \$200 million.

TJX acquired Sierra Trading Post for an estimated \$200 million in December 2012, later shortening the name to simply "Sierra." There are about 150 stores currently.

Since its TJX acquisition, Sierra has been on an aggressive growth track

— in fiscal year 2025 alone the chain opened 22 new stores, reaching 117 total locations. Long-term, TJX has set a target of more than 325 Sierra locations nationwide.

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

Say cheese — Visalia's fromagerie is owned by someone who actually went to dairy school

Denine Currie - STAFF WRITER

Downtown Visalia's dining scene just got cheesier — meet the South Valley's newest cheese monger.

Rustic Cheese Shop held its grand opening on Thursday, March 12 at its new location in downtown Visalia. The fromagerie occupies a former hookah lounge space. Owner Erika Gomez and her husband spent more than six months gutting and rebuilding the interior, raising the ceiling and flooding the space with the kind of light that makes a good parmesan glisten.

Rustic Cheese Shop is a new locally owned business that offers charcuterie boards and catering services out of its storefront on Court and Main streets, just south of Pita Kabob.

Its grand opening event was announced in an Instagram reel, which was shared in collaboration with Visit Visalia — the city's official tourist information center — who wrote, "We're excited to have them be part of our dining and farm fresh itinerary!"

Gomez has more than 25 years of experience in the wine and cheese industry. She was born in Ripon, later marrying a Visalia-born husband and

building a life in his hometown.

Her first job was in middle school at a produce stand, where she worked for seven years. She eventually moved into the food service industry, managing restaurants until she was hired on by Whole Foods Market in her 20s.

She went to dairy school in Wisconsin and worked in the cheese department of Whole Foods locations in Seattle and Fresno — becoming a Certified Cheese Professional through the American Cheese Society during her tenure.

It was her dream to open her own place. After several years of searching, she signed the lease for her downtown Visalia shop in June 2025 after receiving a tip from her hairdresser.

For Gomez, starting the business was a labor of love.

After her shifts at Whole Foods, she spent nights and weekends renovating the location with her husband, a former contractor. They worked this way for more than six months.

Starting mid-June 2025, the couple cleaned, painted, removed tile and more. They even raised the ceiling of the space, which didn't yet have air

conditioning.

"We started really ripping it apart in July and August and it was so hot," she said.

Now open, the business offers a wide selection of cheeses that can be sliced or diced, like parmesan, to softer, spreadable varieties — like fromage blanc — which Gomez orders from Stepladder Ranch and Creamery in Cambria.

Genoa salami, known for its velvety texture and deep red color, is currently for sale. Prosciutto will be added. Gomez plans to purchase a deli slicer and said that additional hand sliced cured meats are to come.

Pairings, including fresh and dried fruits, olives, nuts and various sauces and spreads, along with a variety of local and imported wines, were selected by Gomez to compliment the shop's customized boards.

Its walls are lined with fully stocked shelves and baskets of assorted crackers, breadsticks and other snacky bits.

Gluten-free products from the brand Mary's Gone Crackers are available upon request. The nut-based

alternatives are stored separately to avoid cross contamination.

In addition to charcuterie boards made in-house by Gomez and her staff, Rustic Cheese Shop also carries the supplies needed for build-your-own boards.

Customers can plate their charcuterie on polished wooden cheese boards and serve the finger foods with a variety of cheese knives, all sold in the store.

Those looking for a quick bite can order individual portions to-go or eat them in the shop's seating area.

Gomez plans to expand her businesses offerings in the near future. Patrons will soon be able to order wine by-the-glass and eat salads and sandwiches in the shop's fast-casual dining area. Menu items will be packaged and sold grab-and-go style.

"Some charcuterie boards done like home adult Lunchables will be ready to go as well," she said.

Visalia's Rustic Cheese Shop is located at 117 N Court St.

Several additional food-centered businesses will open in Downtown Visalia by the end of 2026, according to Visit Visalia's official Instagram page.

Incoming restaurants include Ramen Kuu, Moonhaven Haus, La Piazza and Stuffed Buns.

Denine Currie | Writer can be reached at: 490-3493 or e-mail Denine@thebusinessjournal.com



Erika Gomez



Adobe stock image | Employers who invest in meaningful benefits build the bridge that keeps top talent moving forward.

Half of Americans can't cover a \$1,000 emergency. Here's how employers can help



GUEST VIEW

Brian Hutchin

In today's economy, it's more important than ever for employers to focus on attracting and retaining employees. The current competitive market environment and higher expectations from candidates mean employers need to differentiate themselves, and one way to do this is with workplace benefits.

Workforce retention resources

While some employment metrics are promising — such as the U.S. Bureau of Labor's recent report showing January job gains and a steady workforce participation percentage — employers should continue to lean into how benefits can attract and retain talent. To this point, it is important to routinely assess current and future employees' needs and preferences through surveys or focus groups to ensure benefit offerings remain relevant and effective.

As employers look at all the resources they have to stem turnover, compete for job candidates, drive engagement and boost company culture, it is vital they consider a full suite of employee benefits, including those aimed at financial security.

Employees feel financial stress

According to the Employee Benefit

Research Institute and Greenwald Research's recent Workplace Wellness Survey, 70% of Americans said thinking about their financial future makes them feel stressed, and 49% said that worrying about their finances distracts them from work. Financial stress has the potential to cause additional issues, including an avoidance or delay of medical care, decreased mental well-being or even seeking a new job to better meet immediate financial needs.

Without tools and support to address financial wellness, many struggle to manage day-to-day expenses, let alone plan for larger expenses or retirement. According to a new Bankrate report, 53% of Americans do not have sufficient liquidity or access to funds to cover an unexpected \$1,000 emergency expense.

While financial stressors can be complex, employers have the opportunity to better engage their employees through the successful use of employee benefit accounts, such as:

- Health savings accounts (HSAs)
- Flexible spending accounts (FSAs)
- Health reimbursement arrangements (HRAs)
- Commuter benefit accounts

Each of these account types offers employees the benefits of tax advantages to better save and prepare for health care, dependent care costs and commuter expenses. They also allow employees to better control their finances in a way that's individually tailored to their situation.

Alongside these tax-advantaged accounts are lifestyle accounts — like those that cover fitness or therapy

expenses — which help round out the employer-offered benefits package.

Promoting financial wellness

Helping your employees take a proactive, holistic approach toward financial wellness by examining healthcare savings, savings accounts and retirement funding can provide them with a roadmap to make their hard-earned funds work for them in times of crisis. According to EBRI research, 70% of Americans strongly agree or somewhat agree that their employer has a responsibility to make sure employees are financially secure and well, highlighting that it is now more important than ever to prioritize the unique needs of your employees and provide tools for financial education and stability.

Employers should also evaluate the competitiveness of their benefits offerings, including spending account contributions, especially since nearly 50% of Americans want greater financial contributions from their employer. By seeding HSAs, for example, employers can reduce some of the stressors associated with switching to a high-deductible health plan paired with an HSA. This addresses the concern of having an out-of-pocket expense early on and allows employees to realize the potential benefit of lower monthly premium costs.

Choosing your benefit account team and tools

Carefully consider the administrator you work with when offering benefit spending accounts. You want to

ensure your account administrator or custodian aligns with employees' needs, preferences and provides clear communication for access, education, and support. Consider institutions that can offer a solution that is easy to implement, efficient to operate, saves time and money and—most importantly—attracts and retains employees.

In addition, you'll want to offer financial wellness tools that help your team plan, save, and pay for health care, dependent care expenses, and commuter expenses. These tools should support year-round communication and, ultimately, drive employee retention and satisfaction.

Employees need support, financially and otherwise. For those offering benefit spending and saving accounts, it is important to take time to help employees realize all the benefits of these accounts to improve their overall financial wellness. Supporting your workforce with benefits that make a difference in their lives can be a key differentiator for retention, culture building and productivity.

Brian Hutchin serves as executive vice president and director of health care services at UMB Bank.

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

Michael Ray Shipp
BioCaniRX (Marysville, CA)
Case No: 26-11029
2165 Fowler Ave
Clovis, CA 93611
Assets: \$74,361
Liabilities: \$447,770

REAL ESTATE

STUMPF AND COMPANY reports the following commercial real estate transaction:

SALE of business and real estate: Countrywide Building Materials 25,024 square foot retail facility on 74,487 square foot lot at 19 Fresno St, in Fresno, from Countrywide Building Materials Inc., The Paul



Google Earth image | A tenant improvement permit for 15237 W Whitesbridge Ave. # 1524 in Kerman was issued.

Lopez and Olivia Lopez Trust, and Steve LoForti and Elaine M. LoForti to Mansoor N. Abdulla and Maged Abdulla. Ron Stumpf and Alexandra Stumpf were the brokers.

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

2,497 square feet of office space at 7108 N. Fresno Street, Suite 190 in Fresno, CA leased to WFG National Title from Tremonte Properties. Phil Souza of Newmark Pearson Commercial was the agent in cooperation with Stephanie Torres of The Stone Group.

10,000 square feet of industrial space at 5411 S. Villa Avenue in Fresno, CA leased to NGC Construction, Inc. from Tjerrild & Tjerrild, LP. Daniel Simon of Newmark Pearson Commercial was the agent in cooperation with Jacob Rivas and Chad McCardell of Colliers Tingey International.

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

2,400 square feet of retail space at 1140 C Street in Fresno, CA to Aliberto's from The Desmond Family Real Estate LP, a California partnership. Michael Kennedy and Michael Arfsten of Retail California were the agents.

2,600 square feet of retail space at the southeast corner of Riverwalk Boulevard and Market Avenue at Riverwalk in Riverstone, Madera, CA to PhoEver from Riverstone Development, LLC, a California limited liability company. Michael Arfsten and Nick Frechou of Retail California were the agents in cooperation with Mike Mele of Commercial West Associates.

2,850 square feet of retail space at 2453 Lacey Boulevard, Suites 107-109 in Hanford, CA

to West America Bank from 198/143, LLC. Michael Kennedy and Michael Arfsten of Retail California were the agents.

3,400 square feet of retail space at 285-343 W. Shaw Avenue, Suites A/6 and A/8 in Clovis, CA to Hopeland Thrift & Naturals from CX Sunflower, LLC. Michael Arfsten and Nick Frechou of Retail California were the agents in cooperation with Amir Dehlan and Brett Todd of Fortune Associates. J&D Properties, A CA General Partnership. Kelsey McKenney of Retail California and Troy McKenney of Newmark Pearson Commercial were the agents in cooperation with Trace Mathias of Commercial West Associates.

54,885 square feet of retail space at the southwest quadrant of Trinity Parkway and Scott Creek Drive in Stockton, CA to Dutch Bro's Coffee from McStockton, LLC, a California limited liability company. Michael Kennedy of Retail California was the agent.

Sale of 16,626 square feet of retail space 1975 E. Childs Avenue in Merced, CA to Zachary Weiss or Assignee from TWM Investments, LLC. Lewis Smith of Retail California was the agent in cooperation with Erick Vaysman of Silber Investment Properties.

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

2,305 square feet at 3710 G Street, Suite A in Reedley from Yosemite & G, LLC to Chipotle Mexican Grill, Inc. Shane Anderson, Amber Holscher, Nathan Negri & Jon Cox were agents.

2,250 square feet at 3501 South Mooney Blvd., #140 in Visalia from Caldwell & Mooney Partners I, LP to GoldUnion US Dev, LLC. Doug Cords &

Shane Anderson were agents in cooperation with Edgar Matevosian of JohnHart Real Estate.

ABC REPORTS

ALCOHOLIC BEVERAGE CONTROL licenses

A Type 70 license was issued to Hampton Inn Oakhurst, located at 40740 Highway 41, in Oakhurst 93644, held by JSR Global Hospitality Yah LLC. A Type 70 license authorizes the furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees.

A Type 70 license was issued to Holiday Inn Express & Suites, located at 40820 Highway 41, in Oakhurst, 93644, held by JSR Global Hospitality HIE LLC. A Type 70 license authorizes the furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees.

A Type 21 license was issued to Verdugo Market 8, located at 4198 Union Ave., in Bakersfield, held by Check Point 55. A Type 21 license allows a retail store to serve beer, wine and liquor.

A Type 30 license was issued to Diamond Gas, located at 225 N. H Street, in Fresno, held by Diamond Gas and Market 18. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 30 license was issued to DBH Fresno Concessions, located at 1800 Tulare St, in Fresno, held by DBH Fresno Concessions. 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 48 license was issued to McQueens, located at 634, 636 & 640 Van Ness Ave., in Fresno, held by Ashakka, LLC. A Type 48 license allows a bar or nightclub to serve beer, wine or liquor.

PERMITS

Tenant Improvement
Valuation: \$120,000
15237 W Whitesbridge Ave # 1524
Kerman CA 93630-1051
pmt#:25-COM-0021
02/06/2026
Contractor
Blueox
info@blueox.com
800-228-9289

Demolition Commercial
Valuation: \$20,000
335 W Olive Ave
Madera CA 93637-5402
Lot 1-32
pmt#:20264505
02/10/2026
Contractor
Kasdorf Construction Inc
752 S Farmersville Blvd
Farmersville CA 93223-2044
559-409-3315
Fax:559-786-4388
lic:1033101
Owner
First Priority Funding LLC
15821 Ventura Blvd Ste 455
Encino CA 91436-4718

Demolition Commercial
Valuation: \$8,000
316 S D St
Madera CA 93638-3741
pmt#:20264518
9,200 sf
02/12/2026
Contractor
MGM Construction
PO Box 1077
Madera CA 93639-1077
559-871-5980
lic:933080
Owner
Flores Holdings LLC
13367 Wood St
Madera CA 93638-5946
559-706-4907



Google Earth image | A permit for a commercial demolition was issued at 335 W. Olive Ave. in Madera.



Google Earth image | A commercial demolition permit was issued at 316 S. D St. in Madera.



Google Earth image | A tenant improvement permit was issued at 325 N. Gateway Dr. in Madera.

The Leads | From 8

Install Foundation Silos & Remodel Drain
Valuation: \$450,000
1025 Commerce Dr
Madera CA 93637-5201
pmt#:20264558
02/12/2026
Owner
Advanced Drainage Systems Inc
4640 Trueman Blvd # 300
Hilliard OH 43026-2438
Contractor
Definitive Industrial Group Inc
4635 Jerry Ware Dr
Beaumont TX 77705-7647
409-299-9631

Tenant Improvement
Valuation: \$5,400,000
325 N Gateway Dr
Madera CA 93637-3519
Lot 3
pmt#:20264525
02/06/2026
Contractor
Cooper Chase Construction
1740 N Gateway Blvd
Fresno CA 93727-1601
559-255-7009
lic:801675
Owner
Camarena Health Center
124 S A St
Madera CA 93638-3619
559-664-4000

Tenant Improvement
Valuation: \$1,200,000
1143 Country Club Dr
Madera CA 93638-1537
Lot 5
pmt#:20264489
02/04/2026
Contractor
EBS Construction Services Inc
PO Box 822
Tustin CA 92781-0822
714-836-7700
lic:973962
Owner
Rhino Investments
2200 Paseo Verde Pkwy
Henderson NV 89052-2701
702-202-6573

Tenant Improvement

Valuation: \$50,000
520 N Gateway Dr
Madera CA 93637-3144
Lot 13,14
pmt#:20264521
02/12/2026
Contractor
Kasdorf Construction Inc
752 S Farmersville Blvd
Farmersville CA 93223-2044
559-409-3315
Fax:559-786-4388
lic:1033101
Owner
Akram Kassim
PO Box 279
Biola CA 93606-0279

Remodel Kitchen
Valuation: \$68,000
330 S C St
Madera CA 93638-3727
Lot 6-12
pmt#:20264482
02/04/2026
Owner
City of Madera
205 W 4th St
Madera CA 93637-3527
559-661-5400
Contractor
Madera Construction
873 Royal Dr
Madera CA 93637-2995
559-474-9901
lic:1111930

Demolition Interior
Valuation: \$0
4001 N Plaza Dr
Visalia CA 93291-2434
pmt#:B260485
03/04/2026
Owner
CRP LDF Central Point III Ca L
1300 Dove St Ste 200
Newport Beach CA 92660-2426
Contractor
Oro Builders Inc
Ramon Salcido
7881 Woodlake Dr
Huntington Beach CA 92647-7323
800-988-6817
925-480-6159

Grading Commercial
Valuation: \$50,000
42117 Hot Springs Rd
California Hot Springs CA 93207
pmt#:A2500407

02/24/2026
Grading Commercial
Valuation: \$1,000,000
34410 Rd 172
Visalia CA 93292
pmt#:A2503277
03/06/2026
Contractor
Wilson Mikami Corporation
2855 Michelle Ste 240
Irvine CA 92606-1032

Wash Bay Building
Valuation: \$500,000
600 N Cherry St
Tulare CA 93274-2978
Lot 8
pmt#:BLD-24-32581
800 sf
02/10/2026
Contractor
Tulare City Elementary School
600 N Cherry St
Tulare CA 93274-2978
559-685-7200

Senior Care Facility
Valuation: \$4,443,175
1150 S Ben Maddox Way
Visalia CA 93292-3643
pmt#:B252550
16,158 sf
03/05/2026
Contractor
Golden Construction
David Kim
4159 Russell Ave
Los Angeles CA 90027-4509
213-280-5447
925-924-1160
Fax:714-847-8080
lic:702267
Owner
TAM Prop LLC
325 Mall Dr
Hanford CA 93230-5915

Fire Pump House
Valuation: \$3,000,000
1635 Road 144
Delano CA 93215-9639
pmt#:A2503253
02/25/2026
Contractor
Gerald Mele & Associates
7337 N 1st St Ste 110
Fresno CA 93720-2967
http://gmaengineering.com
559-435-1411

Poultry House
Valuation: \$2,060,040
37973 Road 108
Dinuba CA 93618-9540
pmt#:A2600066
21,459 sf
02/26/2026
Contractor
Kenneth Ngo
7337 N 1st St Ste 110
Fresno CA 93720-2967
559-827-1871

Poultry House
Valuation: \$2,060,040
37973 Road 108
Dinuba CA 93618-9540
pmt#:A2600064
21,459 sf
02/26/2026
Contractor
Bels Poultry LLC
1075 North Ave
Sanger CA 93657-3539
559-875-9300
Fax:559-250-0258

Poultry House
Valuation: \$2,060,040
37973 Road 108
Dinuba CA 93618-9540
pmt#:A2600065
21,459 sf
02/26/2026

Contractor
Bels Poultry LLC
1075 North Ave
Sanger CA 93657-3539
559-875-9300
Fax:559-250-0258

Horse Barn
Valuation: \$150,000
10300 Avenue 272
Visalia CA 93277-9420
pmt#:A2600135
5,000 sf
02/25/2026
Contractor
TMJ Dairy Construction Inc
Todd Jones
29972 Road 168
Visalia CA 93292-9700
559-592-2220
lic:968460

Contractor
Edward French Accounting
Gudgurl.AI
Shear Magic
ARA Pest Shop
Industrial Rubber Outlet
New Creation Studio
Rookie of the Year Trading Card Company
Jade Lotus Tarot
Crazy Ant Pest Control
Houseworks
King Wash Services
Nova Salon
Judy's Donuts
Nekter of Fresno
Expose III
Bullerz Pet Supply

NEW BUSINESSES

FRESNO COUNTY

Jay's Towing
Selma Chrysler Dodge Jeep Ram
1Jedi59 Sports Cards



Google Earth image | A tenant improvement permit was issued at 1143 Country Club Dr. in Madera.

Agency founder's tech advice: Don't just rank. Get recommended

Ben Hensley - STAFF WRITER

When Marilyn Cowley started noticing a new line item in her clients' web traffic reports, she didn't ignore it.

"We were looking over, let's say, six months ago or so and we're seeing website traffic coming in from ChatGPT," said Cowley, founder and CEO of Fresno-based Prem PR & Social. "And we're going, gosh, it just keeps going up and up every month."

That observation sent Cowley and her team down a rabbit hole that has since reshaped how the agency approaches digital marketing — not just for clicks on Google, but for visibility inside AI-generated search responses. The emerging discipline is called generative engine optimization, or GEO, and it's becoming a serious line item in how marketing firms think about discovery.

"There's really become a formula and a way that ChatGPT or other search engine AI sites look at your business as a whole to then be recommended," Cowley said. "So now our strategy is really shifting with clients."

The formula, as Cowley describes it, is less mysterious than it sounds. Reviews matter — a lot. So do directory listings, even ones businesses long ago stopped updating. Yellow Pages. Yelp. Quora. Reddit. AI tools, she said, pull from a surprisingly wide net when deciding which businesses to surface.

"All I want to do is feed these AIs that there's so much information out there on me and I have such great reviews — why wouldn't you pick me up?"

On the production side, AI has quietly become embedded in the agency's day-to-day. Cowley



File photo | Marilyn Cowley, founder and CEO of Fresno-based Prem PR & Social, says AI traffic to her clients' websites has climbed steadily month over month.

describes it as a creative accelerator more than a replacement — useful for organizing ideas, drafting client proposals, and handling tasks that used to eat hours.

She recalled a recent project: a group photo of 200 employees at a Fresno company, with a holiday twist.

"We said, why don't we put Santa hats on all of them? All we did was use AI. Within about 60 seconds — rather than Photoshop, which would have taken quite long."

Still, Cowley isn't uncritical. She

worries about what constant AI reliance does to the people using it.

"I hate disregarding how it's making us not use our brains," she said.

For now, she's threading the needle — using the tools, staying skeptical of them, and watching the traffic numbers climb.

"I just think it's going to keep getting better and better, smarter and smarter. I don't really know where it's going to head."

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

2,400 Kaiser mental health professionals strike in Northern California over AI concerns

By **TERRY CHEA** Associated Press

(AP) — About 2,400 Kaiser Permanente mental health professionals were striking Wednesday in Northern California, including Fresno, over concerns that the health care giant is replacing therapists with

artificial intelligence.

Kaiser says the union claim is false and AI will not replace human assessment or make care decisions for patients. Facilities are open, the company said. The two sides have been negotiating a new contract since

last summer.

The mental health professionals were joined in their one-day strike by more than 23,000 Kaiser nurses. The therapists, who include social workers and psychologists, provide mental health and addiction medicine treatment for an estimated 4.6 million patients in the San Francisco Bay Area, central valley and Sacramento regions.

Oakland-based Kaiser does not currently use AI for therapy, but the National Union of Healthcare Workers fears the technology will become good enough to make it an attractive option for the company.

Dr. Emma Olsen, a psychiatrist at Kaiser in Vallejo and a union steward, said the union is also pushing back on management demands to curb time spent on patient notes or answering patient messages.

"They're trying to take all that time away. They really just want us to be seeing people back to back to back, to be seeing more people for less time with less resources," she said.

Katy Roemer, a nurse in adult and family medicine, said the California Nurses Association shares concerns raised by mental health professionals

and want to ensure that humans provide care for other humans.

"Is AI going to benefit patients? Is AI going to benefit the people that work for Kaiser Permanente? Or is AI going to benefit the bottom line of the corporation?" she said. "So we want AI that's transparent, that is allowing people to do their jobs."

In a message sent this week to employees, management said they have hired more mental health workers.

"We see technology — and AI, in particular — as a way to support you in managing your practice and provide you with tools that facilitate greater access to care and connection with patients," reads the message sent on behalf of Lionel Sims, senior vice president, Human Resources, Kaiser Foundation Health Plan and Hospitals, and Priya Smith, chief employee human resources officer, The Permanente Medical Group.

In 2023, Kaiser agreed to a \$200 million settlement with the California Department of Managed Health Care over violations of state mental health laws.



Photo by National Union of Healthcare Workers | A Kaiser health worker dressed as a robot holds an NUHW sign reading "Kaiser Don't A.I." outside a Kaiser Permanente facility in Oakland, as others picket in the background. Mental health therapists and nurses walked off the job March 17, demanding protections against the use of artificial intelligence in patient care.

Valley Business Awards 96 and Still Building Fresno: Ed Kashian's night to remember

Gabriel Dillard - EDITOR

Edward Kashian, 96, received the prestigious Leon S. Peters Award at the Fresno Chamber of Commerce's 42nd Valley Business Awards on Friday at Pardini's. The founder of Lance Kashian & Company, responsible for River Park and Fancher Creek developments, earned two standing ovations for his six decades of shaping Fresno's landscape and philanthropy. Other honorees included Jasmine Ruiz of Cry Baby Cookies (Student Entrepreneur of the Year), California Teaching Fellows Foundation (Community Champion of the Year), Art of Comfort (Child-Friendly Business of the Year), and Liz McIlvaine of Total Concept Enterprises (Harold Zinkin Entrepreneur of the Year). The son of Armenian immigrants shared his business philosophy: "You can't sell real estate sitting on your ass."



Photo by Mariano Friginal

After Hours: Valley Business Awards | Page 16

St. Jude Dream Home® Giveaway



Win this House

Giveaway Date: Thursday, May 7, 2026

Early Bird Prize
Get your ticket by March 20 for a chance to win a \$7,000 VISA gift card, courtesy of Fresno Mazda, and fuel for a year, valued at \$3,000, courtesy of Greg's Petroleum Service

Bonus Prize
Get your ticket by April 17 for a chance to win a Trip for two to the CMA Awards in Nashville, including airfare, hotel, tickets to the Country Music Hall of Fame, and a tour of the Grand Ole Opry, courtesy of KJUG Country Radio, and a \$5,000 VISA gift card, courtesy of Michael and Jovette Mosing

Last Chance Prize
Get your ticket by May 1 for a chance to win a one carat diamond solitaire 14k white gold 18" necklace, valued at \$2,995, courtesy of Fresno Coin Gallery

Free Tours:
March 28 - May 3rd
Saturdays: 9 a.m. - 5 p.m.
Sundays: noon - 5 p.m.

Register for free at the house for your chance to win a \$10,000 shopping spree, courtesy of Mor® Furniture for Less



St. Jude patient Mia

Built and sponsored by De Young Properties at The Landing community in Fresno, CA. Estimated value \$500,000.

Get your \$100 ticket

800-543-5887

dreamhome.org

National Sponsors

BRIZO
Shaw
TRANE
BOSCH
KICHLER

Local Sponsors

FOX26
DE YOUNG PROPERTIES
106.7
LATINO MEDIA NETWORK
Fresno Coin Gallery
Mor
JR'S SPORTS COLLECTIBLES



Finding cures. Saving children.
ALSAC • DANNY THOMAS, FOUNDER

Giveaway is conducted by and benefits ALSAC/St. Jude Children's Research Hospital®. St. Jude's audited financial statement is available upon request to St. Jude by calling 1-800-822-6344 or by email at annual.report@stjude.org. Your payment may be deducted under Federal and State income tax laws only to the extent that it exceeds the cost of the tickets you purchase. ©2026 ALSAC/St. Jude Children's Research Hospital (MCC-53843), CA R-0061

Business Technology Services

In the Central San Joaquin Valley—ranked by number of local employees; if tied, by number of service technicians

	Company name Address	Phone Fax	Employees Locally/ Companywide	Technicians Sales people	2025 gross revenues	Services offered	Brands offered	Market area Type of ownership	Year founded Top executive
1 (2)	Pana-Pacific 838 N. Laverne Ave. Fresno, CA 93727	559-457-4700 559-266-1368	200 WND	WND WND	WND	We customize professional driver options and accessories for direct fit vehicle applications, which includes trucking, agriculture, construction, school bus, motor coach, RV & van industries.	Aptiv, Panasonic, SiriusXM, Driver Extreme, Cobra, Uniden, Dometic, Vitrifigo, Samlex, Mob Armor, Ram Mounts, Go Power, Brigade, Geotab, Omnitrac, Trimble, PressurePro, and more.	Transportation Private	1973 Jason Welsh, Alan Fullerton, interim co-CEOs
2 (NR)	Sebastian 7600 N. Palm Ave. Fresno, CA 93711	559-432-5800 559-432-5858	140 WND	WND WND	WND	Electrical, low voltage, underground contractor, IT, security, communications provider	HikVision, Honeywell, ICT, Crestron, QSC, NEC, MiTel, Arecont Vision, and more	Central and North Valley Private	1946 William Barcus, CEO
3 (1)	unWired Broadband 215 W. Fallbrook Ave. Fresno, CA 93711	559-261-4444 WND	137 140	WND WND	WND	High-speed fixed wireless Internet, fiber Internet, carrier-neutral data center, BCDR, redundancy service	WND	San Joaquin Valley - Red Bluff to the Grapevine Private	2003 Matt Murphy, CEO
4 (3)	Boos & Associates, a Professional Corporation 5260 N. Palm Ave., Ste. 120 Fresno, CA 93704	559-449-7688 559-449-1934	96 121	2 4	\$34.9 million	Management and financial consulting, strategic, operational and financial planning	Microsoft, Ubiquiti, UniFi, Sage	Fresno, Madera, Tulare, Mariposa, Merced, Kings, Kern, Los Angeles, Orange County, San Francisco, San Mateo, Alameda Private	2004 Cheng-Yi Wang, David Hathcoat, Aaron Chambers, Trenton Hayashi, Sang Yang, Dean Nakamura, Daniel Loera, creative director/firm administrator, Jeff Woo, business development director, Kevin Emerzian, Darrell L. Carlis, Sylvia Kim, Wayne W. Boos, managing director
5 (4)	Xobee Networks 7589 N. Wilson Ave., #103 Fresno, CA 93711	559-579-1400 559-472-7300	78 105	68 10	\$25 million	Managed IT Support Services, Cyber Security, Hosted Voice, Web Development Cloud Services	Dell, HP, Apple, Cisco, Sophos, Ubiquiti	Central Valley, Northern and Southern California, Central Coast, Boston, MA Private	1996 Eric G. Rawm, founder/CEO
6 (5)	Payroll People Inc. 2152 E Copper Ave, Ste 105 Fresno, CA 93730	559-251-9060 559-251-1431	68 WND	WND WND	WND	Payroll People Inc. provides payroll, HR, and timekeeping technology backed by expert service to help businesses simplify workforce management and stay compliant.	Payroll People Inc., Payroll Tax People, Payality	WND Private	1981 Bettye L. Smith, president/CEO/ owner
7 (6)	C. A. Reding Company, Inc. 4352 N. Brawley Ave., Ste. 101 Fresno, CA 93722	559-275-4977 559-276-2773	39 WND	WND WND	WND	Copier/MFD sales, service and leasing, document management and print management software solutions, cloud phone communications systems.	Ricoh, Lanier, Brother, Lexmark, Psigen, Square 9, PaperCut, Elevate UCaaS.	Fresno, Kings, Tulare, Kern, Madera, Merced, Stanislaus, San Joaquin, Mariposa, Tuolumne and Calaveras Private	1983 Steve Reding, president
8 (7)	Automated Office Systems 341 W. Fallbrook Ave. Fresno, CA 93711	559-431-3288 559-431-1204	35 35	WND WND	WND	Managed IT support, managed print services, document management, copier & mailing machines	HP, Dell, Cisco, Ricoh, Veeam, VMware, SonicWall, FP Mailing, Ademero & Psigen	Central Valley Private	1977 Jeff McGowan, president
9 (NR)	Cook's Communications Corp. 160 N. Broadway Ave. Fresno, CA 93701	559-233-8818 WND	30 30	WND WND	WND	Public safety vehicle upfitting and two-way radio, dispatch consoles, repeaters Fire station alerting. Portable radios, Transportation communications, Ag communications,	Tait, Kenwood, Harris, Viking, Ratheon, Zetron, Hytera, Federal Signal, Whelen, MindShare	Central Valley Private	1946 Robert Cook, owner
10 (10)	California Business Machines, Inc 4260 N. Fresno St. Fresno, CA 93726	559-225-5570 559-225-5827	29 WND	11 WND	WND	Office technology, document management hardware and software solutions, sales, consulting supplies	Kyocera, Ricoh, DocuWare, Square 9, Fargo, HP more.	Central San Joaquin Valley Private	1953 Teri McNally-Brymer, president
11 (8)	Caltronics Business Systems / FlexTG 644 Pollasky Ave. Clovis, CA 93612	559-367-0533 559-244-4230	28 1417	28 7	\$492 million	Sales & service of laser & multifunction printers, printing presses, commercial printing & finishing equipment, copiers, scanners, fax, toner, document archiving and document workflow software.	Konica Minolta, Canon, HP, Lexmark, Brother, Ricoh, KIP, Square 9, Docuware, Psigen, Duplo, Into Print, Formax, Quadient, Zebra, EFI, E-Copy, Papercut	Fresno, Tulare, Kern, Kings, Mariposa, Madera & Merced counties Private	1975 Jacob Woolf, regional director of sales
12 (9)	Kotman Technology 924 N Temperance Ave Clovis, CA 93611	559-347-8200 WND	26 35	WND WND	WND	Kotman Technology delivers managed IT and cybersecurity solutions to keep businesses secure and productive. We provide support, security, and strategy aligned to your goals.	WND	WND Private	2001 Luke Ross, vice president, business & team development, Jon Kotman, president
13 (11)	CIO Solutions 5070 N 6th St #175 Fresno, CA 93710	559-256-2122 805-426-8995	15 100	WND WND	\$25.5 million	Managed Service Provider offering comprehensive managed IT, responsive remote & onsite support, technology strategy, cloud solutions, and managed cyber security services for businesses.	Citrix, Microsoft, CrowdStrike, VMware, Datto, Dell, Cisco, Juniper Networks, HPE, Nutanix	Fresno County, Kern County Private	1986 Eric Egoif, CEO
14 (13)	M Cubed Technologies 1170 W. Shaw Suite 100 Fresno, CA 93711	559-512-0610 WND	14 31	WND WND	WND	Full Service IT, Network/System Support, IT Consulting, Backups, Cyber Security, Hosting Services	All major brands	Central Valley Private	2012 Mehdi Honarvar, president/ CEO, Jesse Gibson, VP/partner, Andrew Price, director of sales/ partner
15 (12)	PC Solutions 550 N. Bush Ave., Ste. 101 Clovis, CA 93611	559-825-3200 559-449-1553	13 WND	WND WND	WND	IT consulting, physical security, cameras, access control, network design, managed services, data security, VoIP, hardware and software sales	WND	Central Valley Private	2004 John D. MARIHART, CEO
16 (14)	McMillan IT Engineering 7447 N. Palm Bluffs Ave., Ste. 101 Fresno, CA 93711	559-650-3700 WND	12 12	10 2	WND	IT consulting, network design and engineering, disaster recovery, service, sales, helpdesk support.	Aruba, CrowdStrike, Nutanix, Citrix, Sophos, Microsoft, VMware, Veeam, HPE, Lenovo	Local, national, international Private	1991 Tony McMillan, president/CEO
17 (15)	Unity IT 2565 Alluvial Ave #132 Clovis, CA 93611	559-297-1007 WND	10 WND	10 WND	WND	Small-business information technology support, cloud solutions, VoIP phone service, cybersecurity, and data protection service.	Cisco, Meraki, HP, HPE, Dell, Lenovo, Microsoft, Sonicwall, Watchguard, Sophos, SentinelOne	Fresno Private	2004 Kip Haroldsen, president
18 (16)	Torian Group, Inc. 519 W. Center Ave. Visalia, CA 93291	559-733-1940 559-733-8209	8 8	5 0	WND	We provide computer networking consulting and service.	Microsoft, Cisco, HP, Dell many others	Visalia area Private	1973 Tim Torian, president
19 (17)	Federico Consulting, Inc. 333 W. Shaw Ave., Ste. 104 Fresno, CA 93704	559-224-5922 WND	7 7	6 1	WND	Federico Consulting is a full-service technology solution provider. We work as your in-house IT department with better knowledge of industry best practices and security.	Microsoft, HP HPE, Microsoft 365, Avaya	Statewide service Private	1993 Jim Federico, president
20 (19)	Central Valley Networks, Inc. 755 N Peach Ave., Ste I-14 Clovis, CA 93611	559-326-7950 866-449-2502	5 WND	3 1	WND	Hosted VoIP phone, DATA cabling, Managed IT Support, Cyber Security, Cloud Solutions, Tech Support	Dell, Microsoft, Apple, VMWare, Sophos, Yealink, Grandstream	Central Valley Private	2005 Leslie Paredes, vice president, Matt Paredes, president

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

Research: Alex Light
Publication Date: Mar. 20, 2026
Email: alex@thebusinessjournal.com



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EVAN NEBEKER

EVENT PROMOTER/PRODUCER | GRAND RISING

EDUCATION: BA IN BUSINESS AND MARKETING (UNIVERSITY OF PHOENIX) | **AGE:** 42 |
FAMILY: HAPPILY MARRIED FOR OVER 11 YEARS (RAYNITA). WE HAVE TWO KIDS (LOVEY)
AND (SHINE).

What we do:

We help individuals start their day positively with motivation, insight and community support.

Are you originally from the Central Valley?

Yes, I was born in Fresno in the early '80s and have spent most of my life here. I did have a short stint living in the Venice Beach area, but the Central Valley has always been home. My kids were born and raised here, and they share the same pride in the Valley that our whole family does. To me, the Central Valley is truly a gem, it's where our roots are, where our community is and where our story continues to grow.

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

Paperboy for the Fresno Bee. I learned how to be consistent and work hard — everyday! Regardless of the weather or whatever life throws at you, you still had to get the job done daily. No excuses.

What is the best advice you've ever received?

The best advice I've ever received is to have grace for yourself and not judge others. For years, I worked as the owner and operator of a local dispensary, and that experience truly reinforced this lesson. Every day, we served people from all walks of life, veterans, individuals facing serious illnesses and many others dealing with personal struggles you couldn't see on the surface. What I learned is that you never really know what someone is carrying or going through. It's easy to make assumptions, but most people are fighting battles we know nothing about. Showing compassion to others — and to yourself — can make a bigger difference than we realize.

Was entrepreneurship always a part of your plan, or did you stumble into it?

I grew up in a family where entrepreneurship was heavily encouraged. I saw my parents own/operate several businesses, from medical management to computer consulting. I have been lucky to have two parents who have supported all my ideas.

What was your first business venture and how did it inform your approach to Grand Rising?

My first business venture was selling fireworks door-to-door at age 12. From that experience, I learned fundamental lessons I still carry with me today; how to connect with customers, handle rejection gracefully, and, most importantly, believe in myself. That early experience taught me that confidence, persistence and self-belief are key lessons that continue to inform my approach to Grand Rising.

Tell us about Grand Rising — what is it, and how did it get its name?

To me, Grand Rising means starting your day with intention, energy and positivity. The name isn't new, it was just aligning with what it represents to us. It's a beautiful mix of all things positive with a fun wellness component.

Describe a typical Grand Rising event. What can attendees expect?

A typical Grand Rising event is all about connection, energy and good vibes. Attendees can expect an unforgettable experience with a variety of wellness vendors offering products and services to nourish mind, body and spirit.

Great music to set the mood and keep the energy flowing. A strong sense of community, where people come together to connect, celebrate and uplift one another. Every detail is carefully crafted to ensure everyone has a memorable and inspiring experience.

How do you get people excited about a morning event?

By designing something purposeful that resonates. When the options are worthwhile, people show up.

What has been the biggest logistical challenge you've faced while organizing events?

Our headliner was stranded on the East Coast with no commercial flights available, so we had to secure a private charter to avoid canceling the show. As a promoter, adaptability isn't optional, it's essential.

What has been your greatest accomplishment?

My greatest accomplishment is building a strong marriage and raising my children. The love and support we share as a family are my greatest source of strength. Watching my kids grow and knowing I chose the right partner is incredibly meaningful to me.

What is the most important lesson you've learned through running your business?

One of the most important lessons I've learned through running my business is the value of compassion and understanding. Sobriety is beautiful, but everyone's journey looks different, and it's not our place to judge, our role is to support. I've seen how much people crave a safe space where they can bring their loved ones, connect with others and feel part of a community. Community really is the foundation for everything; it creates connection, trust and a sense of belonging. Another lesson I've learned is to pause and take a breather when things get overwhelming. Running a business comes with challenges, but stepping back and trusting that things will work out is key. Balancing empathy, patience and self-care has not only helped me grow as a business owner but also as a person.

How has the community responded to your events?

Grand Rising has been met by overwhelming positive feedback. I was initially surprised before realizing how big the actual need and want for something like Grand Rising exists.

What do you like to do in your spare time?

In my spare time, I love spending time with my kids and seeing the world through their eyes. It's always inspiring, full of curiosity, and reminds me to appreciate the small moments in life. I also enjoy running, listening to music, traveling to new places and pushing myself to take on challenges that help me grow. Beyond that, I'm a dreamer at heart, and I let that creativity guide my personal projects, my professional pursuits and the ways I seek inspiration every day.



Reducing Energy Costs Without New Capital Investment: PG&E's Tool Lending Library for Businesses

By Josh Simes

VICE PRESIDENT, PG&E CENTRAL VALLEY REGION

For small and medium-sized businesses across the Central Valley, managing energy costs isn't just about keeping the lights on — it's about staying competitive, operating efficiently, and planning for long-term growth. At PG&E, we partner with local businesses every day to help them use energy more effectively and reinvest savings where they matter most. One of the most practical — and often overlooked — resources available to support that work is the PG&E Energy Centers Tool Lending Library.

A No-Cost Resource for High-Value Tools

The Tool Lending Library is a free program that gives PG&E customers access to a wide range of professional-grade energy and building-performance tools. These instruments help businesses detect air and gas leaks, identify insulation gaps, assess equipment performance, and uncover inefficiencies that can quietly increase operating costs. While the program is open to all customers, it is especially valuable for non-residential users such as manufacturers, restaurants, wineries, industrial facilities, and commercial offices.

What sets this program apart is the quality — and cost — of the equipment available. Some tools in the library retail for more than \$15,000. For many businesses,

purchasing specialized equipment that may only be used occasionally isn't practical. Through PG&E's Tool Lending Library, customers can borrow these tools at no cost, complete targeted assessments, and return them without taking on additional financial risk.

Turning Small Improvements Into Meaningful Savings

For food manufacturers and other industrial customers, even modest efficiency improvements — such as identifying compressed air leaks or optimizing equipment performance — can translate into measurable energy savings and improved reliability. Access to advanced diagnostic tools helps businesses pinpoint issues quickly and make informed decisions that support both operational performance and cost control.

Simple Access, Expert Support

The Tool Lending Library supports projects focused on



energy efficiency, demand reduction, demand response, and electrification across California. Getting started is straightforward: customers log in or create an account, submit a brief project description, and browse the online inventory. For those unsure which tools best fit their needs, PG&E's tool lending team offers guidance on tool selection, step-by-step instructions, and support with interpreting results.

Once a reservation is submitted, PG&E reviews the request and confirms availability. Tools can be picked up at the Energy Center in San Ramon or shipped at the customer's expense. Returns are scheduled in advance to ensure a smooth process.

A Partner in Efficiency and Growth

For Central Valley businesses, the Tool Lending Library reflects PG&E's commitment to being more than an energy provider. We aim to be a trusted partner — offering practical resources and hands-on support that help local businesses operate more efficiently, manage costs, and build a more resilient energy future.

You can learn more about our tool lending program at www.pge.com/tools or contact a local coordinator at pectools@pge.com to schedule a virtual tour of the lending library.

After Hours: Valley Business Awards | From 11

Photos by Mariano Frigal



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Student Visionaries of the Year

CELEBRATING BLOOD CANCER UNITED'S 2026 STUDENT VISIONARIES OF THE YEAR



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2026 Student Visionaries of the Year Runner-Up



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TEAM SAM



TESS LEISLE
TEAM EAGLES

2nd Runner-Up

A2 FOR A CURE
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PUBLIC NOTICES

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

TRUSTEE SALES

(1) NOTICE OF TRUSTEE'S SALE TS No. CA-25-1028148-AB Order No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/28/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): MATTHEW AARON MAGDALENO, UNMARRIED MAN Recorded: 8/1/2022 as Instrument No. 2022-0097789 of Official Records in the office of the Recorder of FRESNO County, California; Date of Sale: 4/22/2026 at 09:00 AM Place of Sale: At the Fresno Superior Courthouse, 1100 Van Ness Avenue, Fresno, CA 93724. At the West Entrance to the County Courthouse Breezeway Amount of unpaid balance and other charges: \$284,143.16 The purported property address is: 33213 LINSON RD, TOLLHOUSE, CA 93667 Assessor's Parcel No.: 130-230-03 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those

not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1028148-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1028148-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1028148-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended

to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1028148-AB IDSPub #0313491 3/20/2026 3/27/2026 4/3/2026 03/20/2026, 03/27/2026, 04/03/2026

(1) TS No. 2601200048 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 450-112-13 Property Address: 914 W Floradora Ave Fresno, CA 93728 Title Order No.: LITSG2600110 Whereas, on 6/2/2005, a certain Deed of Trust was executed by Frank J. Plante and Judith A. Plante, Husband and Wife as Joint Tenants as trustor in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, F.S.B. beneficiary, and Alliance Title as trustee, and was recorded on 6/9/2005, as Instrument No. 2005-0128272, in the Office of the County Recorder of Fresno County, California; and as Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 7/22/2020, recorded on 7/28/2020, as instrument number 2020-0095685, in the Office of the County Recorder, Fresno County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 1/2/2026, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 4/30/2026 is \$308,132.50; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc., as Foreclosure Commissioner, recorded on 2/7/2019 as instrument number 2019-0012638, notice hereby given that on 4/30/2026 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 70 Of Fay Addition, In The City Of Fresno, County Of Fresno, State Of California, According To The Map Thereof Recorded In Book 13 Page 1 Of Plats, Fresno County Records. Commonly known as: 914 W Floradora Ave, Fresno, CA 93728 The sale will be held at West entrance to County Courthouse Breezeway, 1100 Van Ness Ave, Fresno, CA. The Secretary of Housing and Urban Development will bid an estimate of \$308,132.50. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$30,813.25 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$30,813.25 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward

the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$307,802.00, as of 4/29/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 3/13/2026 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 3/13/2026 before me, Diana Rivera, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal) 03/20/2026, 03/27/2026, 04/03/2026

(1) NOTICE OF TRUSTEE'S SALE TS No. CA-25-1028576-NJ Order No.: FIN-25019509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/15/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Strang Property Management LLC, A California Limited Liability Company Recorded: 6/17/2022 as Instrument No. 2022-0079861 of Official Records in the office of the Recorder of FRESNO County, California; Date of Sale: 4/14/2026 at 10:00 AM Place of Sale: At the Van Ness Avenue exit from the County Courthouse at 1100 Van Ness Avenue, Fresno, CA 93724 Amount of unpaid balance and other charges: \$207,668.47 The purported property address is: 2358 SOUTH ANNA ST, FRESNO, CA 93706 Assessor's Parcel No.: 478-281-

03 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1028576-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1028576-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1028576-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation

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

TRUSTEE SALES

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is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1028576-NJ IDSPub #0313561 3/20/2026 3/27/2026 4/3/2026 03/20/2026, 03/27/2026, 04/03/2026

T.S. No. 25-75198 APN: 462-093-18 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/8/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ETTA L HILL, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 2/24/2006, as Instrument No. 2006-0040259, of Official Records in the office of the Recorder of Fresno County, California, Date of Sale: 4/8/2026 at 9:00 AM Place of Sale: West Entrance to the County Courthouse Breezeway Fresno Superior Courthouse, 1100 Van Ness Avenue, Fresno, CA 93724 Estimated amount of unpaid balance and other charges: \$237,225.12 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 owed. Street Address or other common designation of real property: 390 N BUSH AVE FRESNO, CALIFORNIA 93727-3202 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 462-093-18 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's

office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. IMPORTANT NOTICE: Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (<https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320>). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n) (10-11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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) 976-3916 or visit this internet website www.auction.com, using the 25-75198. 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 (855) 976-3916, or visit this internet website www.auction.com/sb1079, using the 25-75198 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: 2/27/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.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 47070 Pub Dates 03/06, 03/13, 03/20/2026 03/06/2026, 03/13/2026, 03/20/2026

Title Order No.: LITSG2501199 Trustee Sale No.: 88563 Loan No.: 399283971 APN: 466-154-21 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/21/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 4/3/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/22/2020 as Instrument No. 2020-0008827 in book N/A, page N/A of official records in the Office of the Recorder of Fresno County, California, executed by: CENCAL REAL

INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor WILSHIRE QUINN INCOME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: On the backside of the County Courthouse building located at 1100 Van Ness, Fresno, CA 93724, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2035 FRESNO STREET FRESNO, CA 93721. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$2,593,385.15 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 3/6/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on 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 the outstanding lien 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. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/re-faqs#d5> NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site

www.stoxposting.com, using the file number assigned to this case T.S.# 88563. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.stoxposting.com, using the file number assigned to this case 88563 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property. Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. EXHIBIT "A" Legal Description For APN/Parcel ID(s): 466-154-21 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 10, 11, 12 AND 13 IN BLOCK 85 OF THE TOWN (NOW CITY) OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED JUNE 8, 1876 IN BOOK 1 PAGE 2 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE NORTHEASTERLY 8 FEET THEREOF. ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY 7 FEET THEREOF. ALSO EXCEPTING THEREFROM SAID LOT 10 THE NORTHWESTERLY 15 FEET THEREOF. PARCEL 2: THAT PORTION OF LOTS 14, 15 AND 16 IN BLOCK 85 OF THE TOWN (NOW CITY) OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED JUNE 8, 1876 IN BOOK 1 PAGE 2 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID BLOCK 85, BEING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF VAN NESS AVENUE (FORMERLY "K" STREET) WITH THE NORTHWESTERLY LINE OF FRESNO STREET, AS SHOWN BY SAID MAP; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, 75 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINES OF SAID LOTS 14, 15 AND 16, 75 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 14; THENCE NORTHEASTERLY

ALONG SAID NORTHWESTERLY LINE OF LOT 14, 75 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 14; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF SAID LOTS 14, 15 AND 16 BEING ALSO THE SOUTHWESTERLY LINE OF VAN NESS AVENUE (FORMERLY "K" STREET), AS SHOWN BY SAID MAP, 75 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE NORTHEASTERLY 8 FEET THEREOF. PARCEL 3: THE SOUTHWESTERLY 50 FEET OF THE NORTHEASTERLY 125 FEET OF LOTS 14, 15 AND 16 IN BLOCK 85 OF THE TOWN (NOW CITY) OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED JUNE 8, 1876 IN BOOK 1 PAGE 2 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 4: ALL THAT PORTION OF LOTS 14, 15 AND 16 IN BLOCK 85 OF THE TOWN (NOW CITY) OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED JUNE 8, 1876 IN BOOK 1 PAGE 2 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN SAID BLOCK 85 AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE ALLEY IN SAID BLOCK WITH THE NORTHWESTERLY LINE OF FRESNO STREET, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF FRESNO STREET, 25 FEET; SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID ALLEY 75 FEET TO THE PLACE OF BEGINNING. EXCEPT THEREFROM THE SOUTHWESTERLY 7 FEET THEREOF. 03/13/2026, 03/20/2026, 03/27/2026

TS No. 2601051129 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 466-155-09 Property Address: 3976 N 6th St Fresno, California 93726 Title Order No.: LITSG2600012 Whereas, on 2/7/2007, a certain Deed of Trust was executed by Angelo R. Arioto And Virginia G. Arioto, And Successors, As Trustees Of The Angelo R. Arioto And Virginia G. Arioto Revocable Living Trust Dated April 15, 1996 as trustor in favor of Countrywide Bank, N.A. as beneficiary, and Recontrust Company, N.A. as trustee, and was recorded on 2/7/2007, as Instrument No. 2007-0026099, in the Office of the County Recorder of Fresno County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 6/10/2021, recorded on 6/10/2021, as instrument number 2021-0095173, in the Office of the County Recorder, Fresno County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 12/21/2025, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 4/9/2026 is \$353,288.22; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc., as Foreclosure Commissioner, recorded on 2/7/2019 as instrument number 2019-0012638, notice is hereby given that on 4/9/2026 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 44 And The Northerly 10 Feet Of Lot 43 Of Tract No. 1494, Dakota Heights, In The City Of Fresno, County Of Fresno, State Of California, According To The Map Recorded In Book 18 Pages 91 And 92 Of Plats, Fresno County Records. Except From Said Lot 44 The Northwestery 10 Feet Thereof. Commonly known as: 3976 N 6th St, Fresno, California 93726 The sale will be held at West entrance to County Courthouse Breezeway, 1100 Van Ness Ave, Fresno, CA. The Secretary of Housing and Urban Development will bid an estimate of \$353,288.22. There will be no proration of taxes, rents or other income or

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TRUSTEE SALES

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liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$35,328.82 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$35,328.82 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$352,951.01, as of 4/8/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 3/3/2026 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 3/3/2026 before me, Diana Rivera, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Diana Rivera (Seal) 03/13/2026, 03/20/2026, 03/27/2026

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010625598 Title Order No.: 250593256 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/18/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD

AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/20/2022 as Instrument No. 2022-0051325 of official records in the office of the County Recorder of FRESNO County, State of CALIFORNIA. EXECUTED BY: JOHN GIARMARCO, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 04/21/2026 TIME OF SALE: 10:00 AM PLACE OF SALE: AT THE VAN NESS AVENUE EXIT FROM THE COUNTY COURTHOUSE, 1100 VAN NESS, FRESNO, CA 93721. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 152 WEST PEACE RIVER DRIVE, FRESNO, CALIFORNIA 93711 APN#: 402-691-04 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$567,293.81. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010625598. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010625598 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 03/09/2026 A-4868079 03/13/2026, 03/20/2026, 03/27/2026 03/13/2026, 03/20/2026, 03/27/2026

NOTICE OF TRUSTEE'S SALE T.S. No. 25-02411-CE-CA Title No. 250498328-CA-VOI APN. 136-140-01 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/05/2015. 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. Trustor: Frank Anton Lento and Wendy Welch Lento, husband and wife as community property with right of survivorship Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/12/2015 as Instrument No. 2015-0073894-00 (or Book, Page) of the Official Records of Fresno County, California. Date of Sale: 04/07/2026 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: \$667,921.44 Street Address or other common designation of real property: 42401 Canyon Vista Lane, Shaver Lake, CA 93664 A.P.N.: 136-140-01 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, using the file number assigned to this case 25-02411-CE-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 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 25-02411-CE-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. NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information *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: 03/05/2026 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-4867924 03/13/2026, 03/20/2026, 03/27/2026 03/13/2026, 03/20/2026, 03/27/2026

CIVIL

(1) SUMMONS CASE NUMBER (Numero del Caso) 25CECG00871 (CITACION JUDICIAL) NOTICE TO DEFENDANT: (AVISO AL DEMANDADO) RONALD ZEMAN, deceased. The Heirs and Devises of RONALD ZEMAN, deceased, and all persons claiming by, through, or under said decedent; LOUIS CARPENTER; SAMUEL VINCENT MONACO, as Trustee of The Monaco Revocable Trust, Dated March 27, 2003; LISA OUMMET MONACO, as Trustee of The Monaco Revocable Trust, Dated March 27, 2003; All persons unknown claiming an interest in the property; and DOES ONE TO FIFTY, inclusive YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DAMANDANTE) THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority 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.courtinfo.ca.gov/selfhelp/espanol/), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.

The name and address of the court is: (El nombre y dirección de la corte es) Superior Court of CA, County of Fresno B.F. Sisk Courthouse 1130 O Street Fresno, CA 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), Una Lee Jost 100 South Main Street, Suite 1300 Los Angeles, California 90012 (213) 687-6000 DATE: (Fecha) 2/28/2025 Kenia Clemente, Clerk (Secretario) by /s/ K.N. Clemente, Deputy (Adjunto) (SEAL) RESOLUTION OF NECESSITY LEGAL DESCRIPTION MF-10-0852-1 (Fee)

For rail purposes, that portion of land situated in the Northeast Quarter (NE 1/4) of Section 5, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, in the City of Fresno, County of Fresno, State of California, being a portion of North Golden State Boulevard (formerly Perrin Street) and West Herndon Avenue (formerly "G" Street), as shown on the MAP OF THE TOWN OF HERNDON, filed May 13, 1904 in Volume 1, Page 27, Miscellaneous Maps, Fresno County Records, adjacent to a portion of that certain parcel designated and described as PARCEL- 1 in the RELINQUISHMENT OF SUPERSEDED STATE HIGHWAY IN THE COUNTY OF FRESNO, ROAD VI-FRE-4-C, recorded September 15, 1960 in Book 4440, Page 155, Official Records of Fresno County, also adjacent to PARCEL 1, as shown on PARCEL MAP No. 6756, filed May 9, 1986 in Book 44 of Parcel Maps, Page 73, Fresno County Records, also adjacent to PARCEL

Continued | Next Page

CIVIL

Continued | From 20

No. 2, described in that certain STREET OR HIGHWAY AGREEMENT, recorded October 13, 1939 in Volume 1779, Page 323, Official Records of Fresno County, also adjacent to Parcel 2, described in that certain ACCEPTANCE OF CERTAIN DEED OF TRUST FOR RE-ROUTING STATE HIGHWAY WEST OF HERNDON, recorded February 16, 1928 in Volume 875, Page 128, Official Records of Fresno County, said portion described as follows: COMMENCING at the most westerly corner of said PARCEL 1 on said PARCEL MAP No. 6756; thence along the southwesterly prolongation of the northwesterly line of last said PARCEL 1, South 33°31'37" West, 12.52 feet to a point on the southwesterly line of said PARCEL No. 2 in said STREET OR HIGHWAY AGREEMENT, and said Parcel 2 in said ACCEPTANCE OF CERTAIN DEED OF TRUST FOR RE-ROUTING STATE HIGHWAY WEST OF HERNDON, and the POINT OF BEGINNING; Thence along said southwesterly line, South 56°26'06" East, 190.15 feet to the intersection with the southwesterly prolongation of the southeasterly line of said PARCEL 1; thence leaving said southwesterly line and along said prolongation, South 33°26'28" West, 46.06 feet; thence leaving said prolongation, North 52°10'09" West, 155.91 feet to the beginning of a tangent curve concave southwesterly, and having a radius of 7,339.00 feet; thence northwesterly along said curve, through a central angle of 00°16'19", an arc length of 34.84 feet to the intersection with said southwesterly prolongation of the northwesterly line of said PARCEL 1; thence along last said prolongation, North 33°31'37" East, 31.95 feet to the POINT OF BEGINNING.

This conveyance is made for the purposes of a rail, and the Owner hereby releases and relinquishes to the State, any and all abutter's rights, including access rights appurtenant to Owner's remaining property, in and to, said rail. EXCEPTING THEREFROM, all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefore and removing the same from the land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on the lands.

Bearings and distances in the above description are based on the California Coordinate System 1983, Zone 4, Epoch 2007.00, as shown on Record of Survey recorded in Book 58 of Record of Surveys at Pages 71 and 72, inclusive, Fresno County Records. Divide grid distances herein above by 0.99993105 to obtain ground level distances.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.
Signature: /s/ Richard R. Hernandez
Date: 9/11/2024
03/20/2026, 03/27/2026, 04/03/2026, 04/10/2026

PROBATE

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
SUZANNE COOLIDGE
CASE NO: 26CEPR00361

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SUZANNE COOLIDGE
A Petition for Probate has been filed by RANDALL D. COOLIDGE in the Superior Court of California, County of FRESNO. The Petition for Probate requests that RANDALL D. COOLIDGE be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent

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

A hearing on the petition will be held in this court as follows:
April 16, 2026, 9:00 A.M., Dept.: 402
1130 "O" Street
Fresno, California 93721
Probate

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

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

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

Attorney for petitioner:
David Paul Gromis (BAR#76625)
Gromis & Aguire
6700 N. First Street, Suite 135
Fresno, CA 93710
(559) 435-0437
03/20/2026, 03/27/2026, 04/03/2026

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF

Cottrell Smith, aka Cottrell J. Smith
CASE NO: 26CEPR00315
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Cottrell Smith, aka Cottrell J. Smith
A Petition for Probate has been filed by Charles L. Smith, Jr. in the Superior Court of California, County of FRESNO. The Petition for Probate requests that Charles L. Smith, Jr. be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court as follows:
April 7, 2026, 9:00 A.M., Dept.: 402
1130 O Street
Fresno, California 93721
Probate-Central

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:
Lance E. Armo, Esq. 176561
Law Office of Lance E Armo
550 W. Alluvial, Ste 110
Fresno, CA 93711
(559) 324-6527
03/20/2026, 03/27/2026, 04/03/2026

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
Claude Smith, aka Claude H Smith
CASE NO: 26CEPR00314

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Claude Smith, aka Claude H Smith

A Petition for Probate has been filed by Charles L. Smith, Jr. in the Superior Court of California, County of FRESNO. The Petition for Probate requests that Charles L. Smith, Jr. be appointed as personal representative to administer the estate of the decedent.

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

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

A hearing on the petition will be held in this court as follows:
April 7, 2026, 9:00 A.M., Dept.: 402
1130 O Street
Fresno, California 93721
Probate-Central

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:
Lance E. Armo, Esq. 176561
Law Office of Lance E Armo
550 W. Alluvial, Ste 110
Fresno, CA 93711
(559) 324-6527
03/20/2026, 03/27/2026, 04/03/2026

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
RUDOLPH E. DURAN
CASE NO: 26CEPR00369

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

A Petition for Probate has been filed by LYDIA DURAN-SMITH in the Superior Court of California, County of FRESNO. The Petition for Probate requests that LYDIA DURAN-SMITH 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:
April 20, 2026, 9:00 A.M., Dept.: 402
1130 O Street
Fresno, California 93721
Probate-Central

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:
Lance E. Armo, Esq. 176561
Law Office of Lance E Armo
550 W. Alluvial, Ste 110
Fresno, CA 93711
(559) 324-6527
03/20/2026, 03/27/2026, 04/03/2026

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
IRENE T. DURAN
CASE NO: 26CEPR00371

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

A Petition for Probate has been filed by LYDIA DURAN-SMITH in the Superior Court of California, County of FRESNO. The Petition for Probate requests that LYDIA DURAN-SMITH 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:
April 20, 2026, 9:00 A.M., Dept.: 402
1130 O Street
Fresno, California 93721
Probate-Central

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:
Lance E. Armo, Esq. 176561
Law Office of Lance E Armo
550 W. Alluvial, Ste 110
Fresno, CA 93711
(559) 324-6527
03/20/2026, 03/27/2026, 04/03/2026

(1)
NOTICE OF PETITION TO
ADMINISTER ESTATE OF
Valeria Jo Gamez a.k.a. Valeria Gamez a.k.a. Valeria Jo Flores
CASE NO: 26CEPR00211

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Valeria Jo Gamez a.k.a. Valeria Gamez a.k.a. Valeria Jo Flores

A Petition for Probate has been filed by Arthur Jesse Gamez in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Melody Maxine Gamez 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:
April 9, 2026, 9:00 A.M. Dept. 402
1130 O Street
Fresno, CA 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.

Petitioner:
Arthur Jesse Gamez
28525 Ave 14
Madera, CA 93638
(559) 232-9469
IN PRO PER
03/20/2026, 03/27/2026, 04/03/2026

(1)
SUPERIOR COURT OF THE STATE OF
CALIFORNIA
FOR THE COUNTY OF FRESNO

Estate of
ROBERT ERNEST WARD aka ROBERT
ERNEST RATLEDGE, JR.,
Decedent.
Case No. 24CEPR00768
NOTICE OF SALE OF REAL PROPERTY
AT PRIVATE SALE.

1. NOTICE IS HEREBY GIVEN that, subject to confirmation by this court, on March 27, 2026, or thereafter within the time allowed by law, Dylan Gonzalez-Ratledge, as Administrator of the estate of the above-named decedent, will sell at private sale to the highest and best net bidder, on the terms and conditions stated below, all right, title, and interest of the decedent at the time of death and all right, title, and interest that the estate has acquired in addition to that of the decedent at the time of death, in the real property located in Fresno County, California.

2. This property is commonly referred to as 4665 N. Bond Ave., Fresno, CA 93726, assessor's parcel number 427-272-04, and is more fully described as follows: Lot 79 of Tract No. 1883, Headliner Homes No. 8, according to the map recorded in Book 21, Pages 1 and 2 of Plats, records of

PROBATE

Continued | From 21

said County.

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

4. The property is to be sold on an "as is" basis, except for title.

5. Bids or offers are invited for this property. They must be in writing and can be mailed to the Law Office of Philip M. Flanigan, P.C., attorney for the Administrator at 4082 N. Cedar Ave., Suite 104, Fresno, CA 93726 or delivered to the Law Office of Philip M. Flanigan, P.C. personally, at any time after first publication of this notice and before any sale is made.

6. Taxes, rents, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date of confirmation of sale. Examination of title, recording of conveyance, transfer taxes, and any title insurance policy shall be at the expense of the purchaser or purchasers.

7. The personal representative of the estate reserves the right to reject any and all bids.

8. For further information contact the Law Office of Philip M. Flanigan, P.C. at 4082 N. Cedar Ave., Suite 104, Fresno, CA 93726.

Philip M. Flanigan #124109
LAW OFFICE OF PHILIP M. FLANIGAN, P.C.

4082 N. Cedar Avenue, Suite 104
Fresno, California 93726

Telephone: (559) 435-0455
Facsimile: (559) 435-0465

Email: info@pmflaw.com

Attorney for Administrator, DYLAN GONZALEZ-RATLEDGE

03/20/2026, 03/23/2026, 03/27/2026

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Jeffrey Dana Merrill
CASE NO: 26CEPR00316

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

A Petition for Probate has been filed by Gregory Scott Merrill in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that Gregory Scott Merrill 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:

April 7, 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:
Jordan Orozco 353992

Lawvex, LLP
2565 Alluvial Avenue, Suite 202

Clovis, CA 93611

(888) 308-7003

03/13/2026, 03/20/2026, 03/27/2026

NOTICE OF PETITION TO ADMINISTER ESTATE OF KATHRYN ALINE ERVIN-GOHN
CASE NO: 26CEPR00320

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KATHRYN ALINE ERVIN-GOHN

A Petition for Probate has been filed by JONATHAN D. GOHN in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that JONATHAN D. GOHN 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:

April 8, 2026, 9:00 A.M., Dept.: 402
1130 "O" Street

Fresno, California 93721-2220

B.F. Sisk Courthouse

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

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

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

Attorney for petitioner:
BERNARD J. MCGOLDRICK SBN 201338

MCGOLDRICK & MCGOLDRICK
ATTORNEYS AT LAW

49239 Golden Oak Loop
Oakhurst, CA 93644

(559) 683-4130

03/16/2026, 03/27/2026, 03/13/2026,
03/27/2026, 03/13/2026, 03/20/2026,
03/13/2026

FICTITIOUS

(1) FICTITIOUS BUSINESS NAME STATEMENT

File No. 2202610001041

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

Oliver Search Consulting at 1608 E. Desert Island Dr., Fresno, CA 93730 Fresno County Phone (559) 434-8500:

Full Name of Registrant:
Jeffrey W Oliver, P.O. Box 27936 Fresno, CA 93729.

Registrant commenced to transact business under the Fictitious Business Name listed above on: 01/01/2011.

This business conducted by: an individual. This Statement has been executed pursuant to section 17919 of the Business and Professions code.

Jeffrey W Oliver, Owner. This statement filed with the Fresno County Clerk on: 03/04/2026.

(Seal)
JAMES A. KUS,

County Clerk.

By: MELISSA ZAVALA, Deputy.

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

03/20/2026, 03/27/2026, 04/03/2026,
04/10/2026

MISC.

(1) NOTICE INVITING BIDS

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

SHAW AVENUE ROADWAY IMPROVEMENTS FRUIT AVENUE TO PALM AVENUE FEDERAL AID: STPL 5060 (403)

BID FILE NUMBER: 12601498

The scope of work includes but is not limited to; pavement rehabilitation of approximately 0.7 miles along Shaw Avenue, extending from Fruit Avenue to 950' east of Palm Avenue. The scope of work includes milling 0.3 feet of existing pavement surface and placing 0.34 feet of asphalt overlay. Additional improvements include reconstruction of curb ramps to meet ADA standards, adjustment of manholes and valve covers, new signage and striping, and traffic loop replacement.

The Construction Allocation for this project is \$1,898,180.

Bids will be taken on complete work, in accordance with Plans and Specifications on file in the office of the Purchasing Manager, 2101 G St., Bldg. A, Fresno, California 93706-1620, or via Planet Bids, phone number (559) 621-1332.

Specifications and bid proposal forms for these items can be downloaded at the City's online website at: <http://www.fresno.gov>. Business (at the top of the screen), Bid Opportunities in the "Additional Resources" section.

Bids will be submitted electronically via Planet Bids or by paper only.

Bid Proposals must be filed electronically or with the Purchasing Manager prior to the bid opening at 3:00 p.m. on Tuesday, April 14, 2026, when the bids will be publicly opened and recorded. Electronically filed is defined as by means of electronic equipment or devices. Join the bid opening meeting at <https://fresno.zoomgov.com/j/1619517892> or call 1 (669) 254-5252, meeting ID 161 951 7892.

The work hereunder constitutes a "public work" as defined in Chapter 1, Part 7, Division 2 of the California Labor Code, and Contractor shall cause the work to be performed as a "public work" in accordance with such Chapter of the California Labor Code. The Council of the City of Fresno has adopted Resolution No. 82-297 ascertaining the general prevailing rate of per diem wages and per diem wages for holidays and overtime in the Fresno area for each craft, classification, or type of worker needed in the execution of contracts for the City. A copy of the resolution is on file at the Office of the City Clerk. Actual wage schedules are available at Capital Projects Administration Division 747 R Street, 2nd Floor, Fresno, California 93721, (559) 621-8880.

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

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

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

Furthermore, the City of Fresno hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, national origin, religion, age, or disability in consideration for an award.

The City will carry out applicable federal

requirements in the award and administration of any contract awarded hereunder. This is a federal project funded with financial assistance from the U.S. Department of Transportation, Federal Highway Administration (FHWA).

A pre-bid conference will be held at 10:00 a.m., on Wednesday, April 1, 2026. Join the meeting by going to <https://fresno.zoomgov.com/j/1610668342> or call 1 (669) 254-5252 Meeting ID 161 066 8342. Prospective Bidders are encouraged to attend since City Staff will be present to answer any questions regarding the Specifications, and there may be an inspection tour of the job site(s).

The services of an interpreter and additional accommodation can be made available. Requests for accommodation should be made at least five working days but no later than 48 hours prior to the scheduled meeting/event. Please contact the Procurement Specialist on the cover at 559-621-1332 or through the Questions and Answers field on Planet Bids.

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

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

No bid will be considered for award unless the Bidder at the time of bid opening, is licensed with a valid Class "A" and "C-31" or "C-12" and "C-31" Contractor's License issued by the State of California.

The Contractor shall utilize the City's Construction Management Information System (CMIS) for the submission, management, and review of all project-related data and documents throughout the duration of the Contract. CMIS is a web-based electronic project management system provided by the City at no cost to the Contractor. It is intended to facilitate the electronic exchange of information, automate key construction management processes, provide electronic notifications of project activities, and serve as the primary platform for the submission and oversight of contract documentation.

All construction management documentation, including but not limited to daily inspection reports, submittals, Requests for Information (RFIs), pay estimates and change orders, shall be submitted and reviewed through CMIS. The use of CMIS by both the City and the Contractor is mandatory and shall serve as the official record of project communications and documentation unless otherwise authorized in writing by the City.

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

03/20/2026

(1) NOTICE OF PUBLIC SALE

Business & Professions Code S21700

Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 10:00 AM on April 10 2026 at Derrel's Mini Storage located at 3514 W Dakota Avenue, Fresno, County of Fresno, State of California.

Bids to be placed on BID13.com

Elias Garcia

Miguel Pena

Juan Aguirre

Gary Nash

Jeremy Ramirez

Eric Robertson

Laura McLaughlin

Benjamin C Ruiz

Angelica Corona

Rosemary Gonzales

Michelle Rocha

Victor Felan

Lisa Morris

03/20/2026

(1) NOTICE OF PUBLIC SALE

Business & Professions Code S21700

Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 9:00 AM on April 10, 2026 at Derrel's Mini Storage located at 4546 E. Ashlan Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com

Tania Trejo

Angelina Navarro

Ashjana Khadijah Martinez

Michael Shull

Nancy Galindo

Lisa Young

Janet Macklin

03/20/2026

(1) NOTICE FOR CONSULTING SERVICES THE CITY OF FRESNO IS INVITING CONSULTANTS TO SUBMIT "STATEMENTS OF QUALIFICATIONS" TO UPDATE THE CITY'S DEVELOPMENT IMPACT FEES FOR TRAFFIC SIGNAL MITIGATION, MAJOR STREETS, POLICE AND FIRE FACILITIES

Bid File No.: 12601848

The City of Fresno (CITY) Public Works Department is requesting Statements of Qualifications (SOQ) from qualified consulting firms to update the City's development impact fees for Traffic Signal Mitigation, Major Streets, Police and Fire Facilities. The current impact fees were adopted by the Fresno City Council in June 2022 and need to be updated by March 2027. Consistent with the Mitigation Fee Act (AB1600), the City seeks to update its development impact fees by March 2027. The City has identified the need to retain a consultant to perform the required analysis and prepare a nexus study to support the adjusted amount of the fees. The programs to be included in the update consist of the Citywide Impact Fees for Major Streets, Traffic Signal Mitigation, Police and Fire.

Qualified firms interested in receiving the entire RFQ package may download it by visiting <https://www.fresno.gov/generalservices/purchasing/> and clicking Bid Opportunities.

SOQs submittals, both digital and hard copy, must be received and postmarked no later than 5:00 PM (PDT) on Wednesday, April 8, 2026, to Alfredo Cervantes by priority mail and via City of Fresno Sharefile link. The Sharefile link must be requested at least five (5) business days before the submittal deadline.

For questions or sharefile link, contact Alfredo Cervantes via email at Alfredo.Cervantes@fresno.gov.

The City of Fresno reserves the right to reject any and all proposals. No consideration will be given to any proposals received after the above time and date.

03/20/2026

(1) NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7504 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7504, GENERAL PLAN AMENDMENT APPLICATION NO. 555 and AMENDMENT APPLICATION NO. 3832 filed by ROGER VAN GRONINGEN proposing to amend the Land Use Element of the County-adopted Selma Community Plan to redesignate a 18.56-acre parcel and a 9.29-acre parcel from Agriculture to General Industrial; and change the zoning of the said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (c) (Heavy Industrial, Conditional) Zone District to allow limited by-right industrial uses and expansion of an existing rail spur and related freight terminal operations located on an adjacent westerly property. The subject parcels are located on the southwest corner of E. Manning and S. Leonard Avenues approximately 0.5-miles west of the city limits of the City of Fowler and 0.75-miles north of the city limits of the City of Selma (APN: 348-050-25S & 29) (8309 E. Manning Avenue and 9073 S. Leonard Avenue) (Sup. Dist. 4).

(Hereafter, the "Proposed Project") The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 7504 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 20, 2026, through April 20, 2026.

Email written comments to alvarez@fresnocountyca.gov, or mail comments to: Fresno County Department of Public Works and Planning

Development Services and Capital Projects Division

Attn: Alyce Alvarez
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7504 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.fresnocountyca.gov/

MISCELLANEOUS

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initial studies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alyce Alvarez at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 23, 2026 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the Board of Supervisors at a later date should the Commission recommend approval and if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions, please call Alyce Alvarez at (559) 600-9669.

Published: March 20, 2026
03/20/2026

(1) NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 8655 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8655 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3816 filed by RACHAEL REYNOLDS, MET3 WIRELESS, LLC proposing to allow a new freestanding 130-foot-tall monopole style co-locatable wireless telecommunications facility, with a 10-foot-tall lightning rod and related ground equipment on a 50-foot by 50-foot leased area in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of S. Russell Ave. and W. North Ave., approximately 14-miles west from the Unincorporated Community of Mendota (APN: 017-060-31) (Sup. Dist. 1)

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8655 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from Friday, March 20, 2026 until Monday, April 20, 2026.

Email written comments to arbrown@fresnocountyca.gov, or mail comments to: Fresno County Department of Public Works and Planning

Development Services and Capital Projects Division

Attn: Arianna Brown
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 8655 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Arianna Brown at the addresses above

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 23, 2026 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Arianna Brown at (559) 600-4245.

Published: March 20, 2026
03/20/2026

(1) CITY OF MENDOTA PUBLIC NOTICE

REQUEST FOR PROPOSALS FOR ANNUAL TESTING OF BACKFLOW PREVENTION ASSEMBLY PROFESSIONAL SERVICES NOTICE IS HEREBY GIVEN that the City of Mendota ("City") is seeking proposals from qualified firms ("Respondents") to provide annual testing of backflow prevention assembly professional services for the City's Cross Connection Control Program.

All Respondents must comply with the

requirements as set forth in the Request for Proposals ("RFP"). A copy of said RFP, which specifies the requirements for the proposals and their submittal, can be obtained from Mendota City Hall, 643 Quince Street, Mendota, CA 93640, Monday through Friday, during regular business hours, via the City's website at www.cityofmendota.com, contacting City Hall at (559) 655-3291 during regular business hours, or by emailing ccabrera@cityofmendota.com.

The City will accept proposals until 12:00 p.m. on Thursday, April 9, 2026. All proposals will be reviewed and evaluated by the City at Mendota City Hall (643 Quince Street, Mendota, CA 93640) following the proposal submittal deadline. For all comments and inquiries regarding the RFP, please contact Nora Valdez, Finance Director at (559) 655-3291 and/or Nora@cityofmendota.com.
03/20/2026

(1) NOTICE OF PUBLIC HEARING FRESNO LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN that the Fresno Local Agency Formation Commission ("LAFCo") will consider the following at a public hearing on April 8, 2026.

Proposed Budget and Work Plan for Fiscal Year 2026-2027.

For additional information regarding this item, contact LAFCo Executive Officer Brian Spaunhurst at 1401 Fulton Street, Suite 800, Fresno, CA 93721, by phone at (559) 600-0604 or email bspaunhurst@fresnocountyca.gov

All staff reports will be available to view on the Fresno LAFCo website on April 3, 2026. PLEASE BE INFORMED THAT the public hearing to consider these items will be held at 1:30 p.m., or soon thereafter, on April 8, 2026, in Room 301, Hall of Records, Tulare and "M" Streets, Fresno. All interested parties are invited to attend this hearing and present testimony on these matters.

DATED: March 18, 2026
03/20/2026

(1) CITY OF CLOVIS SUMMARY OF ORDINANCE 26-01 OF THE CITY COUNCIL OF THE CITY OF CLOVIS

AMENDING ARTICLE 2 OF CHAPTER 2.2 OF TITLE 2 OF THE CLOVIS MUNICIPAL CODE RELATING TO THE PERSONNEL COMMISSION On March 16, 2026, at 6:00 p.m., in the Council Chamber, 1033 Fifth Street, Clovis, CA, 93612, the Clovis City Council adopted an ordinance to make Amendments to Article 2 of Chapter 2.2 of Title 2 of the Clovis Municipal Code relating to the Personnel Commission.

The ordinance was adopted by unanimous vote. A certified copy of the entire ordinance is available in the City Clerk's office at 1033 5th Street, Clovis, CA, 93612. Please call 559-324-2060 for questions.
03/20/2026

(1) ADVERTISEMENT FOR BIDS FOR THE CONSTRUCTION OF HEADWORKS IMPROVEMENTS PROJECT (CDBG-21711)

FOR THE TRANQUILLITY PUBLIC UTILITY DISTRICT (DISTRICT) NOTICE IS HEREBY GIVEN that the TRANQUILLITY PUBLIC UTILITY DISTRICT invites and will receive sealed proposals (bids) up to the hour of 2:00 pm on April 22, 2026, for the furnishing of all transportation, labor, materials, tools, equipment, services, permits, utilities, and other items necessary to construct said work. At said time, said proposals will be publicly opened and read aloud at: AM Consulting Engineers 5150 N. Sixth St. Fresno, CA 93710

The work generally consists of installing a new headworks unit at the Tranquillity PUD's WWTP. This includes demolition work, installation of a new mechanical bar screen, a manual bar screen, self-priming pump, piping, valves, and all electrical works as shown in the plans and as described in the technical specifications.

The time for completion is 60 calendar days. A non-mandatory pre-bid meeting is scheduled for 10:00 a.m., April 7, 2026, at the Tranquillity Public Utility District WWTP (Intersection of S. Levee Rd and S James Rd). This meeting is to inform bidders of project requirements and subcontractors of subcontracting and material supply opportunities.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from

this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

The Tranquillity Public Utility District hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religious creed, sex, or national origin in consideration for an award.

This is a Public Works Project subject to the rate of prevailing wages as established by the California Department of Industrial Relations. These wages are set forth in the General Prevailing Wage Rates for this project, available from the California Department of Industrial Relations' Internet web site at http://www.dir.ca.gov/DLSR/PWD. The Federal minimum wage rates for this project as predetermined by the United States Secretary of Labor are set forth in General Decision Number CA20260018 with Modification Number 4 Dated January 30, 2026

In accordance with the provision of Section 3300 of the Public Contract Code, at the time this contract is awarded, the Contractor shall possess a Class A California State Contractor's License.

Prime bidders must purchase plans from the office of the Engineer (AM Consulting Engineers, 5150 Sixth St Ste 124, Fresno, CA 93710; (559) 473-1371). Construction documents may be viewed at the following locations: Tranquillity PUD, Construction Bidboard (Ebidboard), Central California Builders Exchange, Valley Builders Exchange, Inc., Builders Exchange of Stockton, Tulare Kings County Builders Exchange, Dodge Data & Analytics, Kern County Builders Exchange and Placer County Contractors Association & Builders Exchange.

The contract will be awarded to the lowest responsive bidder. The Board of Directors of the DISTRICT reserves the right to select the schedule(s) under which the bids are to be compared and contract(s) awarded, to reject any and all bids, and to waive any and all irregularities in any bid.
03/20/2026

(1) REQUEST FOR PROPOSALS FRESNO LOCAL AGENCY FORMATION COMMISSION

NOTICE IS HEREBY GIVEN that the Fresno Local Agency Formation Commission ("LAFCo") is soliciting proposals from qualified law firms and attorneys to provide general counsel legal services.

For additional information regarding this item, contact LAFCo Executive Officer Brian Spaunhurst at 1401 Fulton Street, Suite 800, Fresno, CA 93721, by phone at (559) 600-0604 or email bspaunhurst@fresnocountyca.gov

The Request for Proposals will be available on the Fresno LAFCo website at www.fresnolafco.org, and the final day to submit a proposal will be April 6, 2026.

DATED: March 20, 2026
03/20/2026

(1) NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8626 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8626, and TENTATIVE TRACT MAP APPLICATION NO. 6489 filed by BELMONT ALMONDS proposing to allow a tentative tract map for the creation of twenty (20) lots, each with a minimum of two (2) net acres in size from an existing 46.77-acre parcel in the RR (Rural Residential; two-acre minimum parcel size) Zone District located on the east side of N. Locan Avenue, approximately 2,640 feet east of the City of Fresno. (7760 E. Tulare Avenue, Fresno) (APN: 313-072-23).

Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8626 and take action on Tentative Tract Map Application No. 6489, with Findings and Conditions. (hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8626 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period
The County of Fresno will receive written

comments on the Proposed Project and Mitigated Negative Declaration from March 23, 2026, through April 21, 2026.

Email written comments to tmtunga@fresnocountyca.gov or mail comments to: Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division

Attn: Tawanda Mtunga
2220 Tulare Street, Suite B
Fresno, CA 93721

IS Application No. 8626 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.fresnocountyca.gov/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Tawanda Mtunga at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 23, 2026, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Tawanda Mtunga at (559) 600-4256.

Published: March 20, 2026

03/20/2026

(1) NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 8026 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

AMENDMENT APPLICATION NO. 3844 and INITIAL STUDY NO. 8026 filed by ROB STRAHM proposing to rezone an existing 15.02-acre parcel currently zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) and C-4 (Central Trading). The project proposes to rezone the AL-20 portion of the project site to the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District with shared use of an existing well subject to conditions restricting further sub-division unless/until community water is available, and the C-4 Zone District to remain. If this rezone is approved, the Applicant intends to subdivide the parcel into three (3) 2-acre parcels and a remainder. The remainder parcel would be comprised of land zoned C-4 and R-1-B(c). The subject parcel is located on north side of Dorabella Rd., and west side of north Aspen Rd. 150 feet east of California State Route 168 within the unincorporated community of Shaver Lake. (APN: 120-260-14) (Sup. Dist. 5).

Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 8026 and approve Amendment Application No. 3844 with Findings and Conditions. (hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8026 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 23, 2026 through April 22, 2026

Email written comments alyalvarez@fresnocountyca.gov, or mail comments to: Fresno County Department of Public Works and Planning

Development Services Division

Attn: Alyce Alvarez
2220 Tulare Street, Suite A
Fresno, CA 93721

IS No. 8026 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Alyce Alvarez at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 23, 2026, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested

persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Alyce Alvarez (559) 600-9669.

Published: March 20, 2026
03/20/2026

(1) NOTICE OF PUBLIC SALE

Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property will be held at the hour of 10:00 AM on April 9, 2026 at Derrel's Mini Storage located at 1080 Sunnyside Ave, Clovis, County of Fresno, State of California.

Bids to be placed on storagetreasures.com

Anderson Hardcastle
Nathaniel Sebastian Mejia
03/20/2026

(1) NOTICE OF PUBLIC SALE

Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 11:00 AM on April 9, 2026 at Derrel's Mini Storage located at 1800 W. Belmont Ave, Fresno, County of Fresno, State of California.

Bids to be placed on storagetreasures.com

Lisa Loera
Miranda Reid
Gabriel Jacob Hensley
Devon Nicole Dejuarez
Phillip Gray
Daniel Yarbrough
Charmeia Latrice Young
Jemad Easley
Christina Petersen
Darren Leroy Guthrie
Edgar Rayas Gonzalez
Cedris Peacock
Michael Crockett
Lora Lee Adams
Alee Vang
Kyla Renee Marshall
Diana Delgado
Martha Moya Franco
Hector Hernandez
Yaneth Ramona Sierra Hernandez
Joe Trevon Jr Ward
Brittany Pena
Simon Munoz
Vanessa Britten
David Viveiros Alegre
Walter Thomas Jr
Tomas Aroon Juarez
Hailey Juarez
Isaac Colmenero Aguilar
03/20/2026

(1) NOTICE OF PUBLIC SALE

Business & Professionals Code S21700 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property will be held at the hour of 09:00 AM on April 9, 2026 at Derrel's Mini Storage located at 3245 S. Chestnut Ave, Fresno, County of Fresno, State of California.

Bids to be placed on storagetreasures.com

Lao Xiong
Samuel Acosta
Nancy Rivera
Idalia Jimenez
Roy Contreras
Michelle De Leon
Laurie Marie Ramirez
Tiffini Ortiz
03/20/2026

(1) PUBLIC NOTICE ADOPTED ORDINANCE NO. 26-002 SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on March 17, 2026, the Fresno County Board of Supervisors adopted Ordinance No. 26-002, an Ordinance of the County of Fresno, State of California.

SUMMARY OF ORDINANCE
The Ordinance would amend the Fresno County Master Schedule of Fees, Charges and Recovered Costs, by revising Subsections 905 through 962 of Section 900 - Environmental Health, to adjust various environmental health fees.

The full text of this Ordinance is available online at https://fresnocounty.legistar.com/Calendar.aspx under the March 17, 2026, meeting date, or at the office of the Clerk to the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California.

This Ordinance was adopted by the

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following vote:

AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco
 NOES: None
 ABSENT: None
 ATTEST:
 Bernice E. Seidel
 Clerk, Board of Supervisors
 03/20/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 00 11 00 NOTICE TO BIDDERS
 NOTICE INVITING BIDS PURSUANT
 TO PUBLIC CONTRACT CODE 22000,
 ET SEQ.
 (THE UNIFORM PUBLIC
 CONSTRUCTION COST ACCOUNTING
 ACT)

Notice is hereby given that the Fresno Unified School DISTRICT ("DISTRICT") will receive sealed bids for Bid No. 26-42, Mayfair Elementary School Infrastructure Replacement, to replace underground hydronic piping, domestic water, gas and sewer throughout the campus.

DISTRICT hereby notifies all bidders that they will affirmatively ensure that in any Contract entered into pursuant to this advertisement, disabled veteran business enterprises (DVBE) will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex or national origin in consideration for award. The DVBE goal for the project is as follows: three percent (3%) of the dollar amount of the Contract. Prime Contractor must have a valid Class "B" and "C-36" Contractor's License. The time allowed for completion for the project shall be 50 Calendar days.

The Architect/Engineers' estimate for this project is around \$1,000,000 (estimate as of December 2025).

A MANDATORY pre-bid conference has been scheduled at 1:00 PM, March 26, 2026 in front of the Administration Office at Mayfair Elementary School, 3305 E. Home Ave, Fresno, CA 93703. Contractors bidding as a Prime Contractor for the project must attend in order for their bid to be "responsive". Immediately following the pre-bid conference will be a mandatory job-walk of the site. All visitors must check-in at the school office using our visitor management system which requires ID verification via government-issued identification card or driver's license to receive a badge and enter the campus. Bidders may arrive earlier than the scheduled time to obtain their badge.

This Project is subject to prequalification, in accordance with Public Contract Code 20111.6. Prequalification applications are to be submitted through Quality Bidders at <https://www.qualitybidders.com/> no later than 11:59 PM, April 6, 2026.

Sealed Bids and the DVBE Declaration must be received prior to 2:00 P.M. on April 21, 2026 on Procurement, the DISTRICT's online bidding portal, after which time the bids will be opened and bid results posted.

Bids shall be accompanied by a certified check, cashier's check, or a bidder's bond in an amount not less than ten percent (10%) of total bids made payable to Fresno Unified. Bid documents may be downloaded at no charge from the district's bidding portal, Procurement, at: <https://fresnospurchasing.procurement.com/home>. All bids must be submitted through the portal. Refer questions to Panhia Moua panhia.moua@fresnounified.org.

The District reserves the right to accept or reject any or all bids, or any combination of bids and to waive any irregularities or informalities which may be legally waived. Published: March 20, 2026
 03/20/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 00 11 00 NOTICE TO BIDDERS
 NOTICE INVITING BIDS PURSUANT
 TO PUBLIC CONTRACT CODE 22000,
 ET SEQ.
 (THE UNIFORM PUBLIC
 CONSTRUCTION COST ACCOUNTING
 ACT)

Notice is hereby given that the Fresno Unified School DISTRICT ("DISTRICT") will receive sealed bids for Bid No. 26-43, Roosevelt High School West Hall HVAC and Chiller Replacement, to replace 58 unit ventilators, three fan coils, and five pumps; remove three chillers and replace with two; install new controls into the existing FX-90 and integrate exterior lighting and all installed equipment; and replace underground hydronic lines.

DISTRICT hereby notifies all bidders that they will affirmatively ensure that in any Contract entered into pursuant to this advertisement, disabled veteran business enterprises (DVBE) will be afforded full opportunity to submit proposals in

response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex or national origin in consideration for award. The DVBE goal for the project is as follows: three percent (3%) of the dollar amount of the Contract. Prime Contractor must have a valid Class "C-20" Contractor's License.

The time allowed for completion for the project shall be 235 calendar days. UVs to be installed, site trenching infrastructure and cooling to be operational by August 4, 2026. Central plant and controls to be completed by February 5, 2027.

The Architect/Engineers' estimate for this project is around \$2,900,000 (estimate as of September 2025).

A MANDATORY pre-bid conference has been scheduled at 2:30 PM, March 26, 2026 in front of the Administration Office at Roosevelt High School, 4250 E. Tulare St, Fresno, CA 93702. Contractors bidding as a Prime Contractor for the project must attend in order for their bid to be "responsive". Immediately following the pre-bid conference will be a mandatory job-walk of the site(s). All visitors must check-in at the school office using our visitor management system which requires ID verification via government-issued identification card or driver's license to receive a badge and enter the campus. Bidders may arrive earlier than the scheduled time to obtain their badge.

This Project is estimated to be over \$1,000,000 and is subject to prequalification, in accordance with Public Contract Code 20111.6. Prequalification applications are to be submitted through Quality Bidders at <https://www.qualitybidders.com/> no later than 11:59 PM, April 6, 2026.

Sealed Bids and the DVBE Declaration must be received prior to 2:00 P.M. on April 22, 2026 on Procurement, the DISTRICT's online bidding portal, after which time the bids will be opened and bid results posted.

Bids shall be accompanied by a certified check, cashier's check, or a bidder's bond in an amount not less than ten percent (10%) of total bids made payable to Fresno Unified. Bid documents may be downloaded at no charge from the district's bidding portal, Procurement, at: <https://fresnospurchasing.procurement.com/home>. All bids must be submitted through the portal. Refer questions to Panhia Moua panhia.moua@fresnounified.org.

The District reserves the right to accept or reject any or all bids, or any combination of bids and to waive any irregularities or informalities which may be legally waived. Published: March 20, 2026
 03/20/2026

(1)
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 28, 2026, the personal property in the below-listed units. The public sale of these items will begin at 08:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22340, 5045 N Gates Ave, Fresno, CA 93722, (559) 540-2154 Sale to be held at www.storagetreasures.com.

D018 - Meux, Leah
 Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201, (818) 244-8080.
 3/20/26
 CNS-4022962#
 FRESNO BUSINESS JOURNAL
 03/20/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 00 11 00 NOTICE TO BIDDERS
 NOTICE INVITING BIDS PURSUANT
 TO PUBLIC CONTRACT CODE 22000,
 ET SEQ.
 (THE UNIFORM PUBLIC
 CONSTRUCTION COST ACCOUNTING
 ACT)

Notice is hereby given that the Fresno Unified School DISTRICT ("DISTRICT") will receive sealed bids for Bid No. 26-41, Farber Educational Campus South Building D Renovations, including exterior renovations to add store front entry doors, a new canopy, painting and site improvements including seat walls and landscape work.

DISTRICT hereby notifies all bidders that they will affirmatively ensure that in any Contract entered into pursuant to this advertisement, disabled veteran business enterprises (DVBE) will be afforded full opportunity to submit proposals in

response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex or national origin in consideration for award. The DVBE goal for the project is as follows: three percent (3%) of the dollar amount of the Contract. Prime Contractor must have a valid Class "B" Contractor's License.

The time allowed for completion for the project shall be 120 Calendar days. The Architect/Engineers' estimate for this project is around \$400,000 (estimate as of February 2026)

A MANDATORY pre-bid conference has been scheduled at 10:00 AM, March 31, 2026 in front of the Administration Office at Farber Educational Center, 748 S. 10th Street, Fresno CA 93702. Contractors bidding as a Prime Contractor for the project must attend in order for their bid to be "responsive". Immediately following the pre-bid conference will be a mandatory job-walk of the site(s). All visitors must check-in at the school office using our visitor management system which requires ID verification via government-issued identification card or driver's license to receive a badge and enter the campus. Bidders may arrive earlier than the scheduled time to obtain their badge. Sealed Bids and the DVBE Declaration must be received prior to 2:30 P.M. on April 16, 2026 on Procurement, the DISTRICT's online bidding portal, after which time the bids will be opened and bid results posted.

Bids shall be accompanied by a certified check, cashier's check, or a bidder's bond in an amount not less than ten percent (10%) of total bids made payable to Fresno Unified. Bid documents may be downloaded at no charge from the district's bidding portal, Procurement, at: <https://fresnospurchasing.procurement.com/home>. All bids must be submitted through the portal. Refer questions to Marisa Thibodeaux marisa.thibodeaux@fresnounified.org.

The District reserves the right to accept or reject any or all bids, or any combination of bids and to waive any irregularities or informalities which may be legally waived. Published: March 20, 2026
 03/20/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 00 11 00 NOTICE TO BIDDERS
 NOTICE INVITING BIDS PURSUANT
 TO PUBLIC CONTRACT CODE 22000,
 ET SEQ.
 (THE UNIFORM PUBLIC
 CONSTRUCTION COST ACCOUNTING
 ACT)

Notice is hereby given that the Fresno Unified School DISTRICT ("DISTRICT") will receive sealed bids for Bid No. 26-40, Farber Educational Campus Outdoor Basketball Court Installation (Rebid), to add two new basketball courts including concrete, lighting, fencing, and associated sitework.

DISTRICT hereby notifies all bidders that they will affirmatively ensure that in any Contract entered into pursuant to this advertisement, disabled veteran business enterprises (DVBE) will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex or national origin in consideration for award. The DVBE goal for the project is as follows: three percent (3%) of the dollar amount of the Contract. Prime Contractor must have a valid Class "A" or "B" Contractor's License. The time allowed for completion for the project shall be 120 Calendar days. The Architect/Engineers' estimate for this project is around \$600,000 (estimate as of November 2025).

A MANDATORY pre-bid conference has been scheduled at 9:00 AM, March 31, 2026 in front of the Administration Office at Farber Educational Center, 720 S. 10th Street, Fresno CA 93702. Contractors bidding as a Prime Contractor for the project must attend in order for their bid to be "responsive". Immediately following the pre-bid conference will be a mandatory job-walk of the site(s). All visitors must check-in at the school office using our visitor management system which requires ID verification via government-issued identification card or driver's license to receive a badge and enter the campus. Bidders may arrive earlier than the scheduled time to obtain their badge.

Sealed Bids and the DVBE Declaration must be received prior to 2:00 P.M. on April 16, 2026 on Procurement, the DISTRICT's online bidding portal, after which time the bids will be opened and bid results posted.

Bids shall be accompanied by a certified check, cashier's check, or a bidder's bond in an amount not less than ten percent (10%) of total bids made payable to Fresno Unified. Bid documents may be downloaded at no

charge from the district's bidding portal, Procurement, at: <https://fresnospurchasing.procurement.com/home>. All bids must be submitted through the portal. Refer questions to Marisa Thibodeaux marisa.thibodeaux@fresnounified.org.

The District reserves the right to accept or reject any or all bids, or any combination of bids and to waive any irregularities or informalities which may be legally waived. Published: March 20, 2026
 03/20/2026

(1)
NOTICE OF PUBLIC SALE

Business & Professionals Code S21700
 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 of the following described personal property of the customers listed below will be held at the hour of 11:00 AM on April 6, 2026 at Derrel's Mini Storage located at 4441 W. Herndon Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com

Charles Johnnie Handley
 Brandon Robinson
 Nikki Z Hodges
 Margaret Dawson
 Feaster Foster
 03/20/2026

(1)
NOTICE OF PUBLIC SALE

Business & Professionals Code S21700
 Notice is hereby given that a public lien sale of the following described personal property will be held at the hour of 10:00 AM on April 6, 2026 at Derrel's Mini Storage located at 1441 N. Clovis Ave, Fresno, County of Fresno, State of California. Bids to be placed on storagetreasures.com

John Techman
 John Techman
 Estella Wegner
 William Klomp
 Lee Gonzales
 Victor Carter
 David Covarrubias
 03/20/2026

(1)
NOTICE OF PUBLIC SALE

Business & Professionals Code S21700
 Notice is hereby given that a public lien sale and abandoned property*** pursuant to business and professions code sections 21712.3 to 21712.8 for the personal property of the customers listed below will be held at the hour of 9:00 AM on April 6, 2026 at Derrel's Mini Storage located at 2581 N. Willow Ave, Clovis, County of Fresno, State of California. Bids to be placed on storagetreasures.com

Devin Jones
 Cheryl Bernan
 Cruz Banuelos
 03/20/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 REQUEST FOR PROPOSAL

RFP No. 26-22
 Fresh Fruit and Vegetable Program (FFVP)
NOTICE OF INVITATION

Notice is hereby given that the governing board ("BOARD") of Fresno Unified School DISTRICT will receive sealed responses for RFP No. 26-22, Fresh Fruit and Vegetable Program (FFVP). This solicitation is for daily deliveries of fresh fruits and vegetables to 70 elementary schools currently enrolled in the federally assisted program. Proposals must be submitted in the format specified herein. The fixed price contract term is for a 1-year period with the option to renew for two (2) additional one-year period. Award will be to the most responsible and responsive bidder whose RFP meets RFP specifications. A MANDATORY Virtual Pre-proposal conference is scheduled Tuesday, March 24, 2026 at 9:00 AM. Bidders interested in responding to this RFP must attend in order to have their qualifications accepted as responsive. The virtual Pre-Proposal conference will be hosted via Microsoft Teams with options to join in online or over the phone. Instructions are posted on Procurement. Proposals will be received prior to 2:00 P.M. on April 6, 2026 on Procurement, the DISTRICT's online purchasing portal <https://fresnospurchasing.procurement.com/home>. Proposals received later than the designated time and date will not be accepted. Facsimile (FAX) or e-mailed copies of submittals will not be accepted. Help with uploading a proposal is available by Video:

https://vimeo.com/398103145/7847d12abe?embedded=true&source=vimeo_logo&owner=14125000
 Fresno Unified School District reserves the right to accept or reject any or all proposals or any combination thereof and to waive any informality or irregularity in the RFP process.

Copies of the RFP documents may be downloaded from Procurement at: <https://fresnospurchasing.procurement.com/home>. Refer any questions to Angelina Orozco, Buyer III at 559-457-6293. Published dates: March 20, 2026
 March 27, 2026
 03/20/2026, 03/27/2026

process. Copies of the RFP documents may be downloaded from Procurement at: <https://fresnospurchasing.procurement.com/home>. Refer any questions to Angelina Orozco, Buyer III at 559-457-6293. Published dates: March 20, 2026
 March 27, 2026
 03/20/2026, 03/27/2026

(1)
FRESNO UNIFIED SCHOOL DISTRICT
 REQUEST FOR PROPOSAL

RFP No. 26-23
 Fresh Produce
NOTICE OF INVITATION

Notice is hereby given that the governing board ("BOARD") of Fresno Unified School District (DISTRICT) will receive sealed responses for RFP No. 26-23, Fresh Produce. This solicitation is for daily deliveries of fresh produce to Elementary, Middle, and High schools and Nutrition Center. Proposals must be submitted in the format specified herein. The fixed price contract term is for a 1-year period with the option to renew for two (2) additional one-year period. Award will be to the most responsible and responsive bidder whose RFP meets RFP specifications. A MANDATORY Virtual Pre-proposal conference is scheduled Tuesday, March 24, 2026 at 10:00 AM. Bidders interested in responding to this RFP must attend in order to have their qualifications accepted as responsive. The virtual Pre-Proposal conference will be hosted via Microsoft Teams with options to join in online or over the phone. Instructions are posted on Procurement. Proposals will be received prior to 2:00 P.M. on April 6, 2026 on Procurement, the DISTRICT's online purchasing portal <https://fresnospurchasing.procurement.com/home>. Proposals received later than the designated time and date will not be accepted. Facsimile (FAX) or e-mailed copies of submittals will not be accepted. Help with uploading a proposal is available by Video:

https://vimeo.com/398103145/7847d12abe?embedded=true&source=vimeo_logo&owner=14125000
 Fresno Unified School District reserves the right to accept or reject any or all proposals or any combination thereof and to waive any informality or irregularity in the RFP process.

Copies of the RFP documents may be downloaded from Procurement at: <https://fresnospurchasing.procurement.com/home>. Refer any questions to Angelina Orozco, Buyer III at 559-457-6293. Published dates: March 20, 2026
 March 27, 2026
 03/20/2026, 03/27/2026

(1)
FRESNO COUNTY SUPERINTENDENT
 OF SCHOOLS (FCSS)

Contact Person: Dr. Lisa Benham-Lewis, Director
 Expository Reading and Writing Curriculum (ERWC)

1111 Van Ness Avenue, Fresno, CA 93721
 Phone: (559) 265-3073 | Email: ibenham@fcoe.org

RFP NO. NC-2026-01
PRINTING AND DELIVERY OF CUSTOMIZABLE STUDENT READERS NOTICE OF REQUEST FOR PROPOSALS

NOTICE IS HEREBY GIVEN that Fresno County Superintendent of Schools ("FCSS") requests proposals from interested respondents for the development, production, and distribution of student materials and related services. Services include printing and delivery of customizable student readers, development and management of an ordering system for schools and districts, coordination of centralized shipping, and related services supporting instructional implementation and student use. The full RFP Packet will be published on March 16, 2026 at: <https://www.fcoe.org/doing-business-with-fcss>

All responses must be submitted before 3:00 p.m. on April 10, 2026 according to the instructions in the RFP.
 Publication Start Date: 03/16/2026
 Deadline to Submit Questions: 03/27/2026
 Deadline to Submit Proposals: 04/10/2026
 Contract Award Date: 04/24/2026

03/16/2026, 03/18/2026, 03/20/2026



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GUEST VIEW
By Sareen Bedoyan-Creede

Fresno's next chapter of stewardship starts with us

I first learned about Leon S. Peters as a student of our local Armenian community school, where teachers described him as more than a businessman — he symbolized service, generosity and commitment to Fresno.

As I grew older, I realized my teachers were describing stewardship.

Peters built more than a company. He built a model for what stewardship looks like in a city that thrives on people who care enough to stay, invest and give back.

For many of us in Fresno who are part of the next generation of business and civic leaders, his example is less a piece of history and more a challenge: What does stewardship look like now?

Today, I find myself thinking about that question often.

Fresno has always been a city built by people who believed deeply in the power of community. It is a place where business leadership and civic responsibility have traditionally gone hand in hand. Leaders like Peters didn't separate their companies' success from their city's success. In

fact, they saw them as inseparable.

Today, that mindset feels more important than ever.

Stewardship is not simply writing checks or sponsoring events. It is showing up. It is investing time, ideas, and relationships into the institutions that shape our community — our schools, hospitals, nonprofits, and local businesses.

It is asking: How can we leave Fresno stronger than we found it?

For those of us who grew up here, that responsibility carries a personal dimension.

As a young Armenian in Fresno, I grew up in a community steeped in stewardship, where families invested in local businesses, churches, and neighborhoods from early on.

They believed in something simple but powerful: when you succeed, your community succeeds with you.

That ethic shaped how I understand leadership.

It means recognizing that Fresno's future will not be shaped by any one industry, organization, or generation.

It will be shaped by the collective engagement of people who are willing to step forward and contribute their talents to their communities.

For business leaders, that might mean mentoring young professionals, supporting local entrepreneurs or investing in workforce development. For others, it might mean serving on nonprofit boards, advocating for community programs or simply building bridges between industries and neighborhoods that too often operate in silos.

Stewardship is not a title. It is a posture.

And perhaps the most important part of stewardship is continuity.

Every generation inherits the city from the one before it. The question is what we do with that inheritance.

Leaders like Leon S. Peters modeled what it looks like when business success is paired with civic commitment. Their legacy reminds us that prosperity and generosity are not opposing forces. They are partners.

Today, I recognize that many of my

peers are entering the stage of life where influence begins to expand — in business, in community leadership, and in civic life.

The opportunity before us is not simply to admire the example of past leaders.

It is to extend it — by actively finding ways to give our time, expertise and resources, and by inviting others to join us in this work.

Fresno's story has always been written by people who chose to invest in this place — not because it was the easiest path, but because they believed deeply in its potential.

The next chapter of that story will depend on whether our generation chooses to do the same.

If we do, stewardship will not simply be a legacy we celebrate.

It will be a tradition we continue — by acting now, together, for Fresno's future. Let's start today.

Sareen Bedoyan-Creede is a Fresno-based business and civic leader.

Wiener world is a land of litigation



He's not the household name Sweet James, Anh Phoong and Jacoby & Meyers are, but you can't help but wonder if Sen. Scott Wiener (D-San Francisco) shares their litigious fervor and admires their business model. Only it's not personal injury cases with him, it's climate change, wage theft and anything else that can serve as new grist for the lawsuit mill.

Last year, the National Federation of Independent Business succeeded in helping defeat two of his proposals before they could wreak their havoc on the public, especially on those running a business and providing livelihoods for their employees.

— His Senate Bill 222 would have authorized a person to bring a civil action, including damages of \$10,000 or more, against a party responsible for a climate disaster or extreme weather or other events attributable to climate change

— His Senate Bill 310 would have permitted a wage theft penalty to be recovered through an independent civil action.

Both measures died a legislative death. So, in the final year of his term, you would think he would, now that he has more competition than expected, concentrate his energies on winning his congressional bid to replace Nancy Pelosi in the U.S. House.

Fat chance.

Shortly before the deadline to introduce legislation for consideration in 2026, Wiener added his Senate Bill 982 into the spray of confetti shot at legislative

clerks. SB 982 would authorize the attorney general to bring a civil action against a party responsible for climate-attributable damage to recover losses suffered by the California FAIR Plan Association, funds borrowed from the California Infrastructure and Economic Development Bank, or costs to insurance policyholders arising from a past climate disaster.

Move over ADA shakedown lawyers, the atmospheric particles crowd is getting their Gucci loafers shined and ready for suing. NFIB will fight this bill, also. California is not suffering from a shortage of lawsuits.

We'll start off with the word salad on another Wiener measure, Senate Bill 1123, and then translate it into French. "This bill would require an agency, in estimating the economic impact of adopting, amending, or repealing a regulation, to identify and calculate any offsetting benefits, impacts, or savings that might result directly or indirectly from that adoption, amendment, or repeal and factor those benefits, impacts, or savings into its economic impact estimate."

Translation: Don't you dare think of touching a regulation without knowing the consequences. Again, NFIB will fight to defeat this.

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

WEB POLL

Can Arambula Win a Council Seat? Most Readers Say No

Fresno Assembly member Joaquin Arambula has been making headlines after it was revealed he recently completed rehab for marijuana, alcohol use and gaming. With speculation swirling about a potential run for Fresno City Council, Business Journal readers weighed in — and the verdict is largely skeptical.

Nearly 70% of respondents said they do not believe Arambula could win a City Council seat in the wake of the revelations, suggesting the disclosures have significantly damaged his political standing among the business community. Just 26% said they think he could still pull off a victory, indicating a small but notable segment of readers who believe voters may be willing to look past his personal struggles. Only 5% said they were unsure.

The results suggest an uphill battle for Arambula if he does decide to pursue local office in Fresno.

NO.....69%
YES.....26%
NOT SURE.....5%

THE BUSINESS JOURNAL

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Upcoming FOCUS TOPICS

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

- 3/27 Small Business
- 4/3 Nonprofits & Fundraising
- 4/10 Architecture
- 4/17 Economic Development

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

- 3/27 Coworking Spaces
- 4/3 Foundations
- 4/10 Architectural Firms
- 4/17 Community Health Clinics



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All submissions must include name, business affiliation and telephone number, and must not contain slanderous or libelous material. Please limit your letters to 250 words. Guest commentaries should be limited to 600 words. All letters and commentaries are subject to editing for clarity, length, spelling and grammar.

E-mail: editor@thebusinessjournal.com

Post mail: Editor

The Business Journal
1315 Van Ness Ave., Ste. 200
Fresno, CA 93721

Web: www.thebusinessjournal.com/submit-news-people-on-the-move

People on the Move

Submit news and photos (in .jpg, .png, or .tif format) of your company's new hires and promotions. Please label your images with the last name of the individual. Faxed or paper photos cannot be used.

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Log onto www.thebusinessjournal.com for the Valley's most comprehensive business news. Check our calendar, add an event, submit information for our People on the Move section, take our poll, write a Letter to the Editor, and more.



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Events

The Business Journal hosts the Best of Central Valley Business Awards, CEO of the Year Awards featuring The Book of Lists, 60 Ideas in 60 Minutes, and (FOBA) Family Owned Business Awards. For more information on these and other events please contact Ashley Webster Rudolph.

Phone: 559.490.3400 ask for Ashley

E-mail: ashley@thebusinessjournal.com

Online: www.thebusinessjournal.com/tbj-events

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2026 Health Care

COMING SOON | JUNE 27TH, 2026



Health Care makes a strong case for itself as the most important industry in the Central Valley economy.

Hospitals, health clinics, senior living facilities, and more spend tens of billions of dollars—both directly and indirectly—in Fresno, Kings, Madera, and Tulare counties, and they employ tens of thousands of people. In Fresno County alone, Medi-Cal spending totaled \$4.3 billion. The industry is only set to grow, and the 2026 Health Care publication will track its challenges and opportunities.

If you would like to reach the Central Valley health care industry, contact us today!

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