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UPDATED DAILY

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FAMILY OWNED BUSINESS AWARDS

AND THE 2022 HONOREES ARE... Page 7

Nonprofit's campaign seeks to purchase Tower home, 'Reimagine Neighborhood'

Ben Hensley - STAFF WRITER

Neighborhood Industries has announced "Reimagining Neighborhood," a fundraising campaign with the hopes of raising \$2.5 million to purchase and renovate its Neighborhood Thrift building, currently under lease in Fresno's Tower District.

Founded in 2008, Neighborhood Industries operates the thrift store and invests in the Tower District community, offering employment opportunities to residents and investing in workforce development for employees — many of whom have little to no workplace experience prior to working at Neighborhood Thrift.

Operating out of their location at 353 E. Olive Ave. for the past 13 years, Neighborhood Thrift hopes purchasing the building will save them a substantial amount of money, enabling them to further assist Tower and its residents.

Neighborhood Industries' CEO Anthony "AP" Armour hopes the fundraiser will grow the business to better serve the community.

"The capital campaign is to fundraise so we can pay back some initial investors, [and] also to do renovations. There's no less than half a million dollars of renovation," Armour said, adding renovation costs may

Neighborhood Thrift | Page 3

TO DONATE

To the "Reimagining Neighborhood" Campaign to support Fresno's Neighborhood Industries, visit neighborhoodindustries.org.



Photo Contributed | Neighborhood Industries CEO Anthony "AP" Armour is trying to raise \$2.5 million to purchase their Neighborhood Thrift building in the Tower District of Fresno and bolster its job-training programs.

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ISSUE #3259271

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Fresno-based staffing firm awards \$50K in cash prizes

Kimberly Horg – SPHERION STAFFING

At a time when job seekers run the market, Glenna Gates, owner of national recruiting firm Spherion in Fresno, tapped into a novel way to fire up its temps.

This past winter the company surprised employees with gifts in the form of nearly \$50,000 in prizes for its “Spherion Winter Games.” As a nationally franchised staffing agency, Spherion serves nearly 4,000 businesses in more than 200 offices across the country.

To compete was simple: Show up for work as an active temporary employee and keep showing up as scheduled. Spherion employees and temps on active assignment and in good standing earned one entry for each week during the campaign.

There were weekly drawings for prizes of up to \$500 in cash. After six weeks of competition, nine grand prize winners were drawn: three were awarded the \$5,000 gold prize; three were awarded the \$2,500 silver prize; and three took home the bronze \$1,000 prize.

The winter games were held to spread the word and attract new employees — and it was effective, Gates said. There were 54 winners total throughout the country. The company’s employee campaign took place during the holidays and Gates anticipates it will happen

again. Other types of branded gifts were also distributed to employees during the holidays.

“I love the creative end and engagement with employees; it keeps things fresh and new,” she said.

Because of the selective nature of the current job market, it’s a high priority for Spherion to come up with creative solutions that recognize and reward their employees while also helping their client companies find the top candidates, she said.

“Hiring has gotten tough, people are calling this time the Great Resignation,” she said. “There is a shallow pool of people to choose from and we do work across the spectrum but 90% of what we do is in industrial work.”

Gates has been in the Valley for 30 years. She is originally from Texas but has lived all over the country. She originally had a background in call centers before taking a temp job in Bakersfield. She liked her job so much that she decided to eventually buy the company.

According to her, she stays in Fresno because she likes it here.

“Fresno has a fabulous community. I like the small time feel of the area and it’s a Mecca for business opportunities. Everything comes from here,” she said.



Photo contributed | Martay Davis was a \$5,000 grand prize winner as part of the Spherion Winter Games, where nearly \$50,000 in prizes were given to temporary employees in good standing with the national firm. Davis works through the South Bend, Indiana office.

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Photo contributed | Neighborhood Thrift has been operating at 353 E. Olive Ave. for the past 13 years. Now operator Neighborhood Industries is looking to become an owner and not just a tenant.

Neighborhood Thrift | From 1 even come close to \$750,000.

With community support, Neighborhood Industries has rebounded from a June 2021 fire that destroyed around 30,000 square feet of warehouse space, costing the nonprofit organization around \$500,000 in retail inventory, inventory for its recycling division and warehouse equipment.

Despite the fire, Neighborhood Industries was able to relocate to a new warehouse by September of that year. The recycling division was up and running by the next month, even increasing their loads by 22% over the previous year.

“Just like the pandemic did, the fire gave us a unique opportunity to look at things differently,” said Armour. “If you were to look in our warehouse now, you would never have thought we’d lost everything.”

Armour said the community immediately responded, and after only five days without service, the store reopened with donations and help from the community.

“We somehow had to enhance our operation just to accommodate the support,” Armour said. “It’s the best problem to have.”

Now, Armour hopes to once again give back to the community with this fundraising effort.

“I want to get to a point where every dollar you give me, I’m going to put a dollar back into the community,” Armour said. “Help me continue to help this neighborhood; help me help this neighborhood be the best version of itself.”

Neighborhood Industries has been working with the Beautify Fresno

initiative, not only cleaning the area with the assistance of the solid waste department, but also giving back to the community by offering jobs to local residents in need.

“Our Pathways to Employment Program is simply just an on ramp for people to quite literally show up to work and learn how to work,” said Armour. “We’ve taken people who have probably been disregarded at some point in their lives and now they’re the biggest contributors in this specific neighborhood.”

The fundraiser, split into three phases, will initially aim to commit a \$500,000 down payment on the Neighborhood Thrift building, followed by an estimated \$700,000 renovation phase.

The final phase of \$1.3 million will go to paying off the building, a move that will save the company nearly \$12,000 a month according to Neighborhood Industries Development Director Ricky Bravo.

“In a perfect world, in two years — spring of 2024 — we’ll be cutting the ribbon on a newly renovated building,” said Bravo.

Armour has named the fundraiser “Reimagining Neighborhood,” to outline the importance of opening minds to what Tower District can be to its residents.

“I hope other businesses — and I think it’s catching on already — reimagine how you do business in this neighborhood,” Armour said. “I hope this is an opportunity to change the conversation a little bit and present a different way of going about it.”

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



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RECENT ATTACKS FORCE BUSINESSES TO VIEW CYBERSECURITY WITH A WIDER LENS



Insecurity of Everything: A Cybersecurity & Business Column

By Kate Fazzini and John Shegerian

Costa Rica recently declared a national emergency after a widespread series of ransomware-based cyber attacks that crippled infrastructure across the entire nation. The incident, according to several reports, has sparked concern among regulators and government officials that other municipalities or entire countries could face widespread downtime of critical services after a cyberattack.

The New York Times reported May 17 the incident was likely perpetrated by a Russian "cartel," possibly in retaliation for the Costa Rican government's support of Ukraine. The country's president told reporters the attack dated back to April 12, when a ransomware gang broke into the Ministry of Finance, which houses Costa Rica's tax agency. The ransomware spread to other government agencies, significantly impacting telecom and technology services. Thus far, the government has said it has not and will not pay a ransom demand to the attackers.

Emsisoft has estimated that ransomware attacks cost victims more than \$600 million in the U.S. last year. But the attack on Costa Rica's government is the largest known single criminal ransomware attack to date against one country's government. Costa Rican residents were even forced to struggle to pay their taxes by hand last week after the ransomware cyberattack took down the country's online tax collection system.

The attacks have had an "enormous" impact on the country's foreign trade system as well, according to the Central American country's President Rodrigo Chaves, who publicly acknowledged the enormity of the crisis in comments to reporters barely a week after he was sworn in as president.

The incident presents the usual "lessons learned" in ransomware: creating networks with strong segmentation can help contain ransomware attacks and others that spread easily between departments; and adequate



Photo by wikipedia user ArquíWHAT | San Jose, the capital of Costa Rica, is seen in this photo. Costa Rica declared a national emergency after a recent cyberattack.

back-ups to restore service after an outage. Public-private partnerships can also help fill knowledge gaps between the types of attacks businesses observe and those governments experience.

While these steps could help prevent such an incident, in reality, we all know there are talent shortages, time shortages and money shortages that constrain governments of all types -- local, state or federal -- from taking steps to prevent against a determined attacker, as is the case here.

This leaves one important lesson for businesses: a forward-thinking disaster recovery strategy may need to include preparation not only for a direct cyberattack against the business, but a successful attack against the infrastructure on which the business relies. With telecommunications, utilities, police, fire and other public services deeply impacted in Costa Rica, businesses will also face near-term uncertainty.

This type of scenario has happened in the U.S. before in major cities: In 2020, Baltimore was targeted by ransomware attacks that crippled city services and trickled down into the local economy: real estate transactions ground to a weeks-long halt and water services companies couldn't process transactions.

All of these incidents are reminders that protecting companies from cyberattacks will continue to be far more than the responsibility of

each individual business, government agency or service provider, but a problem that casts a very wide net to all parts of the economy.

Kate Fazzini is Director of Security Operations and Engineering at Ziff Davis; an adjunct professor of cybersecurity at Georgetown University, author of Kingdom of Lies: Unnerving Adventures in the World of Cybercrime and has served as a cybersecurity reporter for The Wall Street Journal and CNBC.

*John Shegerian is co-founder and Chairman/CEO of ERI, the nation's leading fully integrated IT and electronics asset disposition provider and cybersecurity-focused hardware destruction company. Business Journal readers can visit eridirect.com/insecurity-of-everything-book/ to receive a free copy of John's book, *The Insecurity of Everything*.*

CORRECTION

In the May 27 paper under the Leads section, we listed an incorrect name for local commercial real estate brokerage Retail California.

Kashian to deliver Class A to Downtown Fresno



Photos by Edward Smith | Greg Smith, superintendent for Madera-based Target Constructors, Inc., talks about the Mariposa Building project with Tracy Kashian.

What contractors say would have been a project easier to demolish and rebuild is instead being restored, bringing more than 60,000 square feet of Class A office space to Downtown Fresno.

Representatives with Lance Kashian & Co. announced the renovation of what they are dubbing the Mariposa Building at 2314 Mariposa St., across from the Fresno Police headquarters. “When the owners of River Park considered what they could or should do to help the Downtown revitalization, we knew we had to get involved,” said Tracy Kashian, senior vice president of marketing for Lance Kashian. “We knew it would take time, money and commitment, but we recognize the importance of having a strong downtown.”

The Mariposa Building at 2314 Mariposa St. is across from the Fresno Police headquarters in Downtown Fresno.

The 1940s-era three-story building with two levels below ground is currently being gutted and prepared for restoration.

Developers hope to have the project finished within 12 months, said Kashian.

The plan is to take the building to a shell and prepare it for tenants, whether that be a single tenant, as developers have done with the Rowell Building, or multiple tenants. Lance Kashian leased the nearby Rowell Building to the Fresno County District Attorney’s Office.

The Mariposa Building could house medical offices, accounting firms, legal offices, government offices or any other office user, said Sal Gonzalez, co-president and chief operating officer for Lance Kashian.

Work has been pretty fast-paced to hit that 12-month timeframe, said Greg Smith, superintendent for Madera-based Target Constructors, Inc., general contractor for the project.

Elevators have to be relocated and centered to the building. That means taking down the several-inches-thick layers of concrete used to support the building.

Smith said there are only a handful of inspectors with the State of California to look over elevators.

The building was constructed in 1948 and the techniques used to erect the building are emblematic of the time.

Where framing would now consist of steel studs, builders used 2×6 wooden studs and encased them in concrete.

“The bones are phenomenal,” said Gonzalez.

Kashian said the concrete textures are a work of art.

Below the building was more office space that is being opened up to include 35 parking spots accessible to tenants.

On the exterior, some of the finishes will change, but features such as architectural shelves will be kept to preserve some of the more distinguishing features. A mechanical screen will be added to the exterior.

“Ed Kashian does not do anything halfway,” said Smith. “They’re always top notch.”

Many Downtown Fresno office buildings have the same kind of construction, said Smith, including the Small Business Administration building, where his company worked in 2009.

“You just have to have a good engineer who understands how they built this,” Smith said.

They contracted with Strutcon Engineering for engineering. Scott Beck Architecture provided architectural work.

When River Park Properties III purchased the Mariposa building in 2017, the building was vacant, said Kashian.

They purchased the building for \$2.2 million from The Craig and Cynthia Davis Family Trust, according to a deed filed with the Fresno County Assessor’s Office.

Kashian said she did not know who the last tenant was. A filing with the California School Directory listed one tenant as Outdoor Education School, which opened July 1, 1980 and closed June 30, 1989 under the Fresno County Office of Education.

Fresno’s K-Jewel classic hits moving to new frequency

One Putt Broadcasting has grown its classic hits listening for the past five years on K-Jewel 105.5 FM, but now it’s time to upgrade the signal.

K-Jewel is the No. 1 rated at-work radio station in Fresno and reaches a coveted age bracket for advertisers. The classic hits from the ‘70s and ‘80s is also the fastest-growing format in the country, said John Ostlund,

president of One Putt Broadcasting in Fresno.

The broadcasting group is moving its K-Jewel classic hits to the frequency of former 99.3 NOW FM, an improved signal, leaving 105.5 in need of a new format this summer.

The new format will debut July 4 but will be kept under wraps until then. In the meantime, K-Jewel classic hits will play on both stations.

‘Nick the Greek’ bringing gyros, bowls to Villaggio

Fans of Greek cuisine will have another spot to pick up their gyros, bowls and salads this summer at the Villaggio Shopping Center with a new restaurant offering a quick and convenient opportunity for Valley residents.

Popular Bay Area restaurant Nick the Greek hopes to open its new Fresno location at 7675 N. Blackstone Ave., Ste. 115, in mid-July, bringing more Mediterranean food to the same location that recently housed a DOY Grill location.

Aside from Fresno, the Bay Area-based restaurant is expanding to multiple markets including new franchises in Northern and Southern California, as well as Nevada, Kansas, Arizona and Texas.

Franchising fees and legal work for a second location is already completed while the search for a suitable second location continues.

As for the location at Villaggio, Singh’s plans are for the location to be opened by mid-July.

Once open, Nick the Greek will operate from 11 a.m. until 10 p.m. daily, offering take-out, delivery, online ordering, as well as dine-in options.

Robison’s Interiors expands, affiliates with Carpet One in Fresno

Robinson’s Interiors is moving to a bigger Fresno location, affiliating with Carpet One Floor & Home and having its new grand opening June 4.

The company, currently operating as Robinson’s Flooring in River Park, has served flooring customers in the Fresno area since 2009.

Robinson’s Interiors purchased the former Allied Linoleum & Carpet business at 292 W Herndon Ave.

This location and new affiliation will allow them to hire more staff, including in-house labor, and bring in the Carpet One brands.

Today, there are about 1,100 stores in the co-op, making it the largest co-op in the world. Because they buy under one account, they get significant discounts which are passed on to customers.

Robinson’s Interiors is family-owned and community involvement is important. Their most recent project involved building beds for needy children so they don’t have to sleep on the floor.

Big Fresno Fair on the hunt for new CEO

The Big Fresno Fair is formally engaged in a search for its next CEO after the retirement of John Alkire in September 2020.

Alkire had served as the fair’s CEO since 2004 before transitioning to the nonprofit foundation Friends of The Big Fresno Fair. On his departure Deputy Managers Stacy Rianda and Lauri King were appointed by the fair board to oversee all fair operations on an interim basis.

The pair helped oversee the fair’s transition to a drive-thru event in 2020 and return to more normal, in-person operations in October 2021.

The fair board is working closely with the California Department of Food and Agriculture Fairs & Expositions Branch on the national search. The monthly salary range for the CEO position included with the recruitment literature is \$10,064 to \$12,336.

The Big Fresno Fair runs Oct. 5-16 this year.

Study: Fresno a top U.S. metro for equal pay

A new study ranks Fresno among the top three places with the smallest wage gap between men and women in the U.S.

Fresno came in at No. 3 for equal pay in the study by employment background check provider GoodHire, with female workers earning 89% of the salary of their male counterparts.

Median income for men was \$46,493 in the Fresno metro area, while median income for women was \$41,462. To reach equal pay, Fresno women would have to work 32 extra days compared to their male counterparts.

The Los Angeles metro area was No. 1 on the list, with women making 91% of what their male counterparts make, followed by Durham-Chapel Hill, North Carolina at No. 2 with 90%.

Of the top 5 best cities for equal pay, Fresno didn’t report the lowest median incomes. In No. 4 Cape Coral-Fort Myers, Florida, men make \$2,565 less and women \$2,351 less than in Fresno. For No. 5 Miami-Fort Lauderdale, Florida, men make \$1,623 less and women \$2,019 less than in Fresno.

The national average for comparative pay was 81% — \$54,323 for men and \$44,220 for women.

Provo, Utah ranked at the bottom of the list at No. 100, with women earning on average 62% of men — \$60,302 compared to \$37,423. Women in Provo would have to work 159 extra days to reach parity with men.

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The Business Journal (USPS 145-100) is published Monday’s Wednesday’s and Friday’s for \$99 (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.

Birthing Centers

In the Central San Joaquin Valley, ranked by number of births in 2021 if tied, by number of staff

2022 2021	Name of Birthing Center Address	Phone	No. physicians No. of staff	No. of Births2021/ 2020	Services & amenities	Year established	Top executive(s), Title
1 (2)	Kaweah Health 400 W. Mineral King Ave. Visalia, CA	624-2221	700 5,100	4,461 4,300	21 labor and delivery beds, 42 postpartum beds, 7 Labor Triage beds, 23 private Neonatal Intensive Care beds, staffed by physicians from Valley Children's Medical Group, lactation services and more	1961	Gary Herbst, CEO
2 (1)	Clovis Community Medical Center 2755 Herndon Ave. Clovis, CA	324-4000	WND WND	4,452 4,581	State-of-the-art facility with all private rooms with comforts of home. Level 2 NICU meets needs of premature/ill newborns. Skilled neonatologists, nursing staff specialized in neonatal care	1965	Craig Castro, president/ CEO
3 (3)	Community Regional Medical Center 2823 Fresno St. Fresno, CA	459-6000	WND WND	3,824 4,004	Level 3 neonatal intensive care unit, comprehensive in-patient postpartum care, Mother's Resource Center, Perinatal Fetal Care Program for babies with congenital defects or abnormalities and high-risk	1897	Craig Castro, president/ CEO
4 (4)	Saint Agnes Medical Center 1303 E. Herndon Ave. Fresno, CA	450-2229	WND WND	3,667 3,764	OB Emergency Department, certified "Baby Friendly" pregnancy, delivery and postpartum, maternity education, breastfeeding classes and support maternal fetal medicine, on-site NICU Level II & III	1929	Nancy Hollingsworth, CEO/registered nurse
5 (5)	Adventist Health Hanford 115 Mall Drive Hanford, CA	582-9000	24 100	2,306 2,430	Obstetrics & delivery services for families in Kings County and surrounding areas. NICU in partnership with Valley Children's. Baby Friendly designation 2019, childbirth and breastfeeding classes.	2010	Andrea Kofl, president of Adventist Health in the Central Valley
6 (6)	Kaiser Permanente Fresno 7300 N. Fresno St. Fresno, CA	448-4500	WND WND	1,683 1,652	24-hour emergency care and designated Primary Stroke Center. Oncology, radiology, surgery, women's services and Birthing Center are available with medical-surgical, telemetry and intensive care units.	1986	Wade Nagy, senior vice president/area manager
7 (9)	Sierra View Medical Center 465 W. Putnam Ave. Porterville, CA	784-1110	WND WND	1,333 1,440	22-bed Family Birth Center, sophisticated fetal monitoring system providing a constant flow of information on baby and mother	1958	Donna Hefner, President/ CEO
8 (8)	Adventist Health Reedley 372 W. Cypress Ave. Reedley, CA	391-3980	5 71	1,229 1,259	Offers family-centered maternity care in modern facility with large private rooms. Latest technological support including central fetal monitoring. Partnership with Valley Children's Healthcare.	2011	Andrea Kofl, president of Adventist Health in the Central Valley
9 (9)	Madera Community Hospital 1250 E. Almond Ave. Madera, CA	675-5555	WND WND	694 785	Multi-year awarded excellence. Top 10% in maternity care, earned by experienced physicians and attentive nurses.	1971	Karen Paolinelli, CEO
10 (10)	Adventist Health Tulare 869 N. Cherry St. Tulare, CA	688-0821	11 35	260 268	Redesigned OB unit featuring state-of-the-art infant security system and central fetal monitoring. Ten LDRP patient rooms, four triage beds, level 1 nursery. Childbirth & breastfeeding classes.	1947, Under Adventist Health mgmt. 2019	Andrea Kofl, president of Adventist Health in the Central Valley

Key: WND-Would Not Disclose. NR-Not Ranked. All data has been provided by representatives of the businesses listed, Business Journal research and Office of Statewide Health Planning and Development (oshpd.ca.gov). Not all sources surveyed responded to inquiries.

Research: Edward Smith

Original Publication Date: June 3, 2022
E-mail: edward@thebusinessjournal.com

Family-Owned Business Award honorees named
10 companies in the running for second-annual program

Gabriel Dillard - EDITOR

It's the second year of our Family Owned Business Awards, and we have an outstanding crop of honorees representing some of the finest family-owned companies in the Central Valley.

These 10 businesses were whittled down from dozens of nominations. Finalists were selected by a panel of judges consisting of Nick Amendola, national account sales manager at Valley Wide Beverage; Debbie Truhett, executive director of the Leukemia and Lymphoma Society Central Valley Chapter; Gabriel Dillard, Business Journal editor and Gordon M. Webster, Jr., Business Journal publisher.

The final awards will be given during an honorees reception in July. Three top honors will be awarded in the categories of small, medium and large businesses. An additional "Legacy" award will be given to a business with a minimum of three generations of family leadership.

Last year's FOBA winners include Abe-El Produce, Inc. in the Small Business Category, Valley Air Conditioning & Repair in the Medium Business Category, Valley Wide Beverage in the Large Business Category and Sebastian for the Legacy Award.

The 10 honorees for 2022 are likely familiar members of the family business community in Fresno, Kings, Madera and Tulare counties that distinguish themselves with their stories, success, continuation planning and community contributions. Please enjoy these brief profiles on the honorees and plan to watch the virtual event.

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Ficklin Vineyards, Madera
Selsor Construction, Fresno
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Toca Madera Winery, Madera
Fresno Acura, Fresno
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Pro-Screen, Fresno
Salter's Distributing, Chowchilla
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Betts Company, Fresno
Quality Home Services, Fresno
- Page 12
Wawona Frozen Foods, Clovis
Western Camps, Inc. (Wonder Valley), Sanger





2022 FOBA HONOREE – SMALL BUSINESS

Ficklin Vineyards: Port known the world over

Gabriel Dillard – EDITOR

When it comes to Ficklin Vineyards in Madera, the superlatives come hard, fast and seem never-ending.

Founded in 1946, Ficklin is the oldest Port winery in the U.S. — and the most award-winning. Legally allowed to use the protected name “Port,” with permission from the Portuguese government. Bronze Medal in the prestigious international Wine and Spirits Competition in England in 2003. California State Fair Lifetime Achievement Award in 2012.

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

For President and Third-Generation Winemaker Peter Ficklin, the request made by Gerry Kaufmann of the embassy’s cultural division is further proof of the winery’s legacy of quality.

“The UK has a long and valued history in the development and traditions of Port wine,” Peter said at the time. “We consider this a special acknowledgement of our premium quality.”

The legacy traces its roots to 1918, when Peter’s grandfather Walter C. Ficklin purchased the property the winery sits on for fruit and raisin grapes. It was Walter’s son David who studied Portuguese grape varieties at UC Davis and with permission from the Portuguese government, obtaining 20 cuttings to establish the vineyard in the tradition of Portugal’s Douro Valley.

It was in 1946 they made the fateful decision to only produce premium Port wine, setting Peter on his path after graduating from UC Davis to become the third-generation winemaker in 1982. Today, Ficklin offers 50 unique labels ranging in price from \$20 to \$650.

The winery’s international success is a testament to the family spirit and sense of pride that has made Ficklin an honoree for the 2022 Family Owned Business Award.

“Producing premium Ports to enhance memorable experiences and moments of shared enjoyment, sip by sip.”



Photo via Ficklin Facebook page | Peter Ficklin is the third-generation winemaker of Ficklin Vineyards in Madera, continuing a legacy of award-winning Port wine.

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



2022 FOBA HONOREE – SMALL BUSINESS

Selsor Construction: Moving forward, clearing the way

Frank Lopez – STAFF WRITER

In the running for FOBA recognition is a local company that has lived up to its mission statement — Clearing the Way for the Future.

Selsor Construction Inc. is a licensed demolition contractor in Fresno specializing in the non-explosive demolition of commercial and residential buildings, including partial interior and exterior demolition, land clearing and interstate trucking.

The company is run by first- and second-generation family members, including Founder Roger Selsor, President Patrick Selsor (second generation), Administrator Diana Selsor (second generation) and James Boyd (third generation). Along with being family owned, the business is also veteran owned, as Roger served in the U.S. Navy.

Roger moved to Fresno in the 1960s and acquired Valley Concrete. By the 1990s, he had transitioned to home building and established Selsor Construction. In 2000, he transitioned to demolition — in high demand in Fresno at the time. In 2007, Roger and Patrick incorporated to Selsor Construction and Demolition, Inc.

Patrick took over the company in 2003, taking the role his father Roger had been prepping him for his entire life.

Selsor is lean and mean with five employees, and most projects involve work and contributions from all the generations.

Roger credits the American Dream for starting this company, a dream that he and the family still believe in to this day.



Photo Contributed | Selsor Construction has evolved with the times since its roots in the 1960s. It is a family-owned and veteran-owned business.

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



2022 FOBA HONOREE – SMALL BUSINESS

Toca Madera Winery: A toast to quality

Ben Hensley – STAFF WRITER

Toca Madera Winery has become one of the Valley's leading wine producers, producing award-winning wines recognized locally and across the country.

Since starting as a 1/2-acre home vineyard in Clovis, Toca Madera Founder Walt Whelan purchased a 14-acre property on Avenue 9 in Madera County in 2012, seeing their first vintage in 2014.

In addition to its award-winning wines, Toca Madera Winery also hosts tasting events, live music and entertainment. It is also a popular venue for weddings and other special events.

The winery has seen 30% growth in its wine club membership in the past year, and has also grown its wholesale operations, adding locations in restaurants and grocery stores throughout the Valley.

Toca Madera has seen selections win awards, with several of their wines receiving 92 points from Wine Enthusiast Magazine, as well as being voted the 2020 People's Choice Winery of the Year in the Central Valley.

During the pandemic, Toca Madera Winery was the first Central Valley winery to host virtual wine tastings — and offered free delivery at the start of the COVID-19 lockdown. After revamping their website to better accommodate users, the winery saw a spike in their online sales, offering free delivery in the Central Valley and 1-cent shipping in California.

Toca Madera Winery has assisted local charities in fundraising events and collaborates with local wineries in Madera County through Madera Vintner's Association for Wine Trail events. The winery prides itself on their Wine Club, introducing visitors from outside the Central Valley to toast their homegrown products.



Photo Contributed | From 14 acres in Madera County, Toca Madera Winery has made a name for itself as a grower of warm-climate grapes and vintner of award-winning wines.

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



2022 FOBA HONOREE – MEDIUM BUSINESS

Fresno Acura: Growing the luxury touch

Breanna Hardy – STAFF WRITER

Running a family-owned car dealership is no small feat, but TheeAnna Stevens and her daughters are leading the charge in a male-dominated industry.

Stevens is owner and dealer principal, getting her start in the industry under her father. Her three daughters — Ellena Sweet, Andreanna Woodhams and Quianna Rolston — have joined the family business in managerial roles.

The dealership opened in 1986 just a few months after Acura's launch in the U.S. It started with 24 employees and today has grown to 46. It's one of the last few original Acura dealerships in the nation, serving the Central Valley going on 40 years.

Fresno Acura has outgrown its locations several times before finding a final home near Herndon and Palm avenues — Fresno's own luxury row.

Supporting the community and its nonprofits has been a Fresno Acura priority from the start. The family has donated more than \$30,000 to the Radin Breast Care Center at Community Health through the Pink Acura campaign. It also donated more than \$40,000 to the Central California Women's Conference.

The pandemic has shifted sales tactics and staffing levels for many industries, and Stevens is also feeling the weight of manufacturing delays. Rather than focusing on the numbers, Fresno Acura has placed bets on customer service and quality work culture. With many things out of their control, the family is focused on what they can control — quality service.



Photo Contributed | Pictured left to right - Ellena Sweet, TheeAnna Stevens (owner), Andreanna Woodhams

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



2022 FOBA HONOREE – MEDIUM BUSINESS

Pro-Screen: Printing is the family business



Photo Contributed | From left, Shannon Ulrich, Tim Leary and Jenna Dykstra are the father-daughter team behind Pro-Screen Print, Signs & Graphics in Fresno.

Breanna Hardy – STAFF WRITER

Pro-Screen Print, Signs & Graphics, run by a father-daughter trio, has taken on new growth in its new 20,000-square-foot facility.

In 1993, Tim and Deanna Leary started what is now one of California's largest large format digital printing companies.

Leary runs the business with daughters Jenna Dykstra, general manager, and Shannon Ulrich, controller. Dykstra and Ulrich have helped grow the business ever since they joined operations six years ago. The business has grown after moving to its new location off of Highway 99 near Fowler, making it possible to operate on a larger scale and with new printing technology – the most advanced digital printing machines on the market.

“We feel really blessed to be able to build and grow our family business together and to be able to continue on our parents’ work,” said Dykstra.

Pro-Screen helps design, prints and installs graphics and sign programs, fleet wraps and interior decor graphics. Pro-Screen has made several signs for schools and has made it affordable for schools to invest in school spirit signage.

Dykstra said each staff member is integral to Pro-Screen’s success.

Leary hopes to pass the company to his daughters in great shape so they can scale the growth even further.

“They are so smart and committed to the success of the company. I can’t wait to see where they take it,” said Leary.

“They are so smart and committed to the success of the company. I can’t wait to see where they take it.”

— Tim Leary

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



2022 FOBA HONOREE – MEDIUM BUSINESS

Salter’s Distributing: Keeping retail competitive

Frank Lopez – STAFF WRITER

During a time when virtually every industry is facing shortages of either raw materials or products, Salter’s Distributing in Chowchilla has remained busy with its mission of providing clients with the best service possible – while maintaining competitive prices.

Established in 1990, Salter’s Distributing operates with 56 employees, selling general merchandise to grocery, convenience and hardware stores as well as resorts.

Founder and president David Salter opened the company after selling his car to purchase an old delivery van and bought \$200 in inventory to get started. Salter’s Distributing started out distributing toys, and added many lines over the years, now selling work gloves, hats, sunglasses, stationary, tools, flashlights and more to over 2000 stores in the Central Valley and along the Central Coast.

The business is run by David, along with his wife Cheryl and son-in-law Billy Lawson.

In 2018, Salter’s Distributing acquired a mop-and-broom company, boosting its product line and bringing in a new set of customers. There are hopes to acquire other distribution companies in the future.

Salter’s Distributing also has its own line of products, including work gloves, sunglasses and headwear.

For the rest of 2022, the team at Salter will work for continued growth, even with the supply shortages and rising fuel costs, and add more distribution lines. There is also hope for an addition to the warehouse to add more space.



Photo Contributed | From humble beginnings in Chowchilla, David Salter has built a company that plays a key role in helping other family businesses operate.

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



2022 FOBA HONOREE - LARGE BUSINESS

Betts Company: Adapting, evolving since 1868

Frank Lopez - STAFF WRITER



Photo Contributed | For Mike and Bill Betts (from left), springs and heavy duty truck parts are the family business.

The Central Valley's oldest family-owned businesses is keeping true to its commitment to community, legacy, innovation and quality as it passes the 2022 midway point.

For more than 150 years, the Betts Company has been getting people and things on the go, and has been on the go by growing since its 1868 founding.

With headquarters in Fresno, and three divisions—Betts Spring, Betts Truck Parts & Service, and Betts HD — six generations of family members have made the Betts Company a major player in the Central Valley's transportation and manufacturing industries.

The Betts Company is run by CEO Mike Betts. His son Bill Betts is president and chief operating officer. Both are descendants of original founder, English ironworker William Betts.

The company was first founded in 1868 in San Francisco, with Betts Truck Parts & Service opening its first location in San Leandro in 1988. It has been headquartered in Fresno for the last 15 years. The move was championed by Mike so the company could operate in an area that prioritizes manufacturing.

Joe Devany serves as the company's vice president of manufacturing and John Devany is the vice president of sales operations.

The Betts Company is preparing the next generation to continue its legacy while helping train the youth of the Central Valley for manufacturing careers through internship programs for high school students—adding more to the value the company brings to the community.

Bill said that the company is honored to be selected as a FOBA honoree, and that the team is proud of the company's legacy and remaining relevant to the local community.

"Since 1868, we have sought to build a company that provides excellent products for the heavy-duty transportation, automotive aftermarket, and other industrial sectors. We recognize, to remain relevant as the world adapts and evolves, we must be willing to adapt and evolve," Bill said.

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



2022 FOBA HONOREE - LARGE BUSINESS

Quality Home Services: 'You take care of your people'

Ben Hensley - STAFF WRITER

Founded in 1985 by Bart Richey and Donna Holstein, B & D Quality Water — now Quality Home Services — was born as an affiliate of RainSoft Water Treatment, quickly growing to become a top-5 nationwide dealer.

Growing from three employees to nearly 200 as of 2022, the Quality Home Services team still holds onto its family roots, with Donna's children, Joe and Jill, taking over roles of president and vice president. It has three offices in Fresno, Bakersfield and Monterey.

"The premise has always been the same," said CEO Joe Holstein. "You take care of your people and treat them the way you want to be treated, and treat your customers the same way"

Quality Home Services offers various services including water filters, air purification units, tankless water heaters and solar energy and backup battery options.

The company experienced 22 years of consecutive growth until the recession hit in 2008, at which point they branched into solar power, partnering with SunPower as an opportunity to serve more customers.

The growth has been evident. As of 2021, Quality Home Services had 175 employees, 45,000 customers (servicing 11,000 that year alone) and total revenue of more than \$30 million.



Photo Contributed | The Quality Home Services' executive team consists of Mark Dorman, Joe Holstein and Jill Holstein.

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



2022 FOBA HONOREE - LARGE BUSINESS

Wawona Frozen Foods: 'Never afraid of hard work'

Edward Smith - STAFF WRITER

It was after returning from the Pacific Theater in 1945 that Earl Smittcamp and his wife Muriel purchased a 200-acre farm that would become one of the largest frozen food processors in the nation.

Before Wawona Frozen Foods officially began, it was a peach farm at the corner of Minnewawa and Nees avenues, where the original home is now. With his two sons, Bob and Bill, Earl soon expanded the business into a fully integrated operation — harvesting, packing, freezing and distributing millions of pounds of frozen fruit cups throughout the nation.

Wawona's peaches, strawberries and plums can be found at schools and food pantries all over.

It supplies more than 100 million frozen fruit cups annually to the National School Lunch Program through its contract with the United States Department of Agriculture.

But Wawona may not be where it is today without the foresight of patriarch Earl. During the early years of Wawona, Earl also grew vegetables. But growing vegetables and fruit takes a different kind of expertise as well as equipment. Earl made the decision to focus nearly exclusively on fruit.

Today, Wawona Frozen Foods employs 250 full-time workers and 1,200 seasonal workers, with seven family members all the way from CEO Bill Smittcamp down to Aubrey and Austin Smittcamp working at the fruit stand. It has processing plants in Fresno, Clovis and Watsonville.

"I don't think Earl knew [where Wawona would be today,]" said Bill Smittcamp. "75 million pounds of peaches processed is a pretty big number, although Earl was never afraid of hard work."



Photo Contributed | It's a family affair at Wawona Frozen foods, with seven family members involved in the business from the CEO to the fruit stand.

Edward Smith | Writer can be reached at: 490-3448 or e-mail edward@thebusinessjournal.com



2022 FOBA HONOREE - LARGE BUSINESS

Western Camps: Drawing on the power of family

Gabriel Dillard - EDITOR

Whether going by the name Western Camps, Inc., Wonder Valley Ranch Resort or River Way Ranch Camp, the 75 acres of lush woodland growth just east of Sanger is home to memories made by the more than 77,000 guests who visit each year.

Established in 1967 by the Oaken family, Western Camps is the parent company of the business that began as a premier residential children's summer camp and has evolved into a full-service resort and conference center/wedding venue.

Three generations of the Oken family currently work for the company, with a fourth generation participating in the programs and learning from their parents and grandparents. The founder, Stan Oken, 93, still meets weekly with senior management and board members.

Senior executive family members include Vice President for Camps Nancy Oken Redfield, Vice President for Research and Development Larry Oken and General Manager and Senior Executive in Training Kalene Oken Ramirez.

Three generations of family ownership have guided Western Camps through stormy seas. The pandemic nearly spelled the end of Wonder Valley. Summer camps for 2020 had to be canceled and senior management preserved cash by going on unemployment. Appealing directly to guests, the camp was able to roll over about 40% of paid enrollment for the following year, and most weddings were rescheduled to 2021.

The 2021 year for summer camp was able to run at 65% capacity. This year, Wonder Valley is on track for the largest enrollment in history.

Through the years and generations, Western Camps has found a way to draw on the power of family to find success while helping those less fortunate. That is the legacy the Oken family hopes to leave for future generations.

"We hope to continue to show the public we are professional, we care about all people, we include all people, we will help those who cannot help themselves," according to the Oken family.



Photo via Wonder Valley Resort | Stan Oken, center, celebrates his 2016 Leon S. Peters Service Award with family.

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



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Photo by Karen Vargas Photography | From left, Sal Quintero (Fresno County Supervisor), Matthew Grundy (Fresno Deputy Mayor), Joshua Wilson (FPU Board Chair), Donald Griffith (VP of Advancement and FPU Foundation Director), Al and Dotty Warkentine (major donors), Joseph Jones (FPU President), Gayle Copeland (Provost/Senior VP for Academic Affairs and Chief Academic Officer [obscured]) and D. Merrill Ewert (Former President) celebrate the ribbon cutting for the Warkentine Culture and Arts Center.

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EDUCATION

Community and creativity were recurring themes at the ribbon-cutting celebration for the **Warkentine Culture and Arts Center** May 25 on the main Fresno Pacific University campus.

“The very essence of this building is gathering,” Joshua Wilson, J.D., chair of the FPU Board of Trustees, told more than 300 people filling the grand foyer and art gallery of the 26,000 square-foot building. “This is a place to bring the campus and community a little closer.”

From the mainstage and black box theaters to the foyer, art gallery and other areas, the CAC will serve as a place of learning for students and an outreach to people and organizations in Southeast Fresno and beyond. “I treat this facility as an extension of our love for our students and this community,” said Joseph Jones, Ph.D., FPU president. “It’s evidence of our intention to engage the cultures and serve the cities.”

While many hands helped bring the \$15 million project to fruition,

more than mortal assistance was required, according to Donald Griffith, vice president of advancement and executive director of the FPU Foundation. Pointing out that some major fundraising and all construction took place in the midst of the pandemic, he quoted Matthew 19:26: “For mortals, it is impossible, but with God all things are possible.”

The CAC is named for longtime Fresno Pacific friends and supporters Al and Dotty Warkentine. In their remarks, both thanked individuals such as Griffith; Robert Lippert, vice president for finance and business affairs; and Joe Bogart, project manager for Quiring. Dotty concluded by leading a shout that tested the new roof feeling the first real heat of summer after two decades in the building. “I think the time has come make a joyful noise!”

Once the ribbon was cut, current and former university leaders,

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board members, faculty, staff, students, supporters, area political officials and community leaders explored the building, including the mainstage theater, which seats up to 400; the black box theater, which seats about 100; and the art gallery, home to a sculpture by John Wiebe for the CAC; as well as support spaces such as a green room, make up room, scene shop and concession area.

Construction on the CAC began in earnest following a groundbreaking ceremony November 15, 2020. In all, more than 400 tradesmen and 44 subcontractors spent over 32,000 labor hours on the project, dealing with everything from subfloors to stage lights. Materials included 103 tons (206,000 pounds) of steel—more than an orca but less than a blue whale—2,365 tons (4,787,000 pounds) of concrete were poured—about two Sierra redwoods plus a baby elephant—and 23.45 miles (123,800 feet) of low-voltage cabling—roughly a trip from the main campus to River Park and back.

HEALTH CARE

The big city vibe was no match for Visalia's hometown charm for THE newest family medicine physician who is thrilled to be back home, serving patients in Tulare County and caring for the community she loves most. **Sheena Edmonds, D.O.** is now accepting patients at Kaweah Health Medical Group (KHMG), an affiliate at Kaweah Health, at 5400 W. Hillsdale Ave., Visalia. Dr. Edmonds is Kaweah Health Medical Group's eighth family medicine physician and is offering in-person visits and telehealth appointments. Dr. Edmonds is a graduate of Western University of Health Science - College of Osteopathic Medicine of the Pacific with a Bachelor's in Science and completed a Master's degree at UCSF Fresno - where she also received her training. It's a full circle moment for Dr. Sheena Edmonds, as she now cares for patients in the same place where she was once cared for as a child. It's an honor that she doesn't take lightly.

The California Assisted Living Association (CALA) has announced the recipients of its Northern California Excellence in Service Award, recognizing the senior living employees who step up and reach beyond the boundaries of their job description to support the care and wellbeing of residents, help fellow team members, and lead with strength. Dan Holocker, recipient of the Outstanding Team Member Award, is the Maintenance Assistant at Westmont of Fresno. A family member of two residents says, "He doesn't just work; he works hard and regularly goes above and beyond, shows great compassion, and most importantly, he makes truly meaningful connections with residents and families." Known by residents as "Dan the Man," he can take apart almost anything, study it, identify the problem, and find the fix. In addition, he helps with move-

ins and larger scale projects such as new roofing, culinary equipment, and energy-efficient upgrades.

The award recognizes honorees in five categories: caregiver, team member, department director, community nurse, and executive director. Honorees will be featured during Elevate: CALA's Spring Conference & Trade Show, June 6-8 in Monterey, and will be profiled on CALA's YouTube channel and in the CALA News & Views member magazine.

Recognized by Healogics, the nation's leading and largest wound care management company, Porterville-based Sierra View Medical Center's (SVMC) Wound Healing Center recently received not only one, but two nationally recognized awards: The 2021 Center of Excellence Award and the 2021 Center of Distinction Award.

"I'm extremely proud of our outstanding wound care team," says Donna Hefner, SVMC President and CEO. "Since opening, they have consistently set high standards and I'm continually in awe of how much they improve a patient's quality of life by successfully treating wounds that impact a person's wellbeing. With earning both of these awards, it showcases the remarkable work done at a national level."

SALES

Kaysi K. Curtin has been inducted into Marquis Who's Who. As in all Marquis Who's Who biographical volumes, individuals profiled are selected on the basis of current reference value. Factors such as position, noteworthy accomplishments, visibility, and prominence in a field are all taken into account during the selection process.

Ms. Curtin, an expert in sales, marketing and leadership, specializes in helping various businesses increase revenue and reduce turnover. As the president and owner of her own franchise, Sandler Training, she works closely with clients to implement various Sandler methodology strategies to establish and redevelop processes. Ms. Curtin also oversees a program in leadership training, sales mastery and customer service, and provides individual coaching for hiring and ascertaining employee suitability for new positions. Dedicated to assisting business owners in finding new ways to reach their goals, her main priority is to accelerate overall sales and leadership development.

INSURANCE

Residents in the San Joaquin Valley can experience a better way to buy insurance for their homes, vehicles and much more as **Michael Kusserow** opened Brightway, The Kusserow Agency on May 23. Kusserow was born and raised in Visalia and has been working in sales since graduating from Redwood High School in 2008. His insurance career began in 2017 and gave him a deep understanding and appreciation for what insurance can do for the American family. Growing up, he



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was musically inclined, and played baseball from a young age, earning him a part of the original 2002 Cal Ripken World Series team. He now coaches his son's baseball team just as his mom, Kellie, did for him. Brightway, The Kusserow Agency offers customized Home, Flood, Auto, Boat, Condo, Renters, Personal Articles, RV, Motorcycle, Umbrella, and Life insurance policies from numerous insurance companies. Hours of operation are Monday through Friday from 8:30 a.m. to 5 p.m. (PST) and Saturday/Sunday by appointment.

LEGAL

Fresno's Proper Defense Law Corporation is pleased to announce the addition of attorney **Wes Carlson** to its Civil Division. Carlson specializes in labor and employment law and also has considerable experience in civil litigation, legal compliance, and transactional work. Over the course of his career, Mr. Carlson has worked with many local companies of all sizes across many different industries, including production agriculture and food manufacturing. Carlson is excited to join the team at Proper Defense and to once again work with Justin Vecchiarelli to provide excellent service to clients for their business law and civil litigation needs. Carlson has previously worked for both small and large law firms in the Fresno area. Mr. Carlson is a Kingsburg native and graduate of San Joaquin College of Law and Cal Poly SLO.

The Fresno County District Attorney's Office is pleased to announce the promotion of Taylor Long to the position of Public Information Officer (PIO), effective May 30. Ms. Long has been an integral member of District Attorney administrative staff since January 2019, serving as the Chief of Staff to District Attorney Lisa Smittcamp. In her new role as the PIO, she will be designated as the first point of contact for media inquiries and will lead our office's

effort to keep the public informed of important criminal justice matters. Taylor will also highlight the outstanding work undertaken by our staff and law enforcement partners, in the courtroom and out in the community.

Ms. Long graduated with a degree in Political Science and minor in Communication from Fresno

Pacific University. Before joining the District Attorney's Office, she worked for Fresno County Supervisor Buddy Mendes and for Assemblyman Jim Patterson. In addition to her work experience, she is an active member of P.I.N.C. (Philanthropy Inspired by the Needs of the Community) and serves as a member of Fresno Pacific's Alumni Council.

ACCOUNTING

Fresno's Price Paige & Co. Accountancy Corp. has announced a pair of new additions to the team.

Kevin B. Evans achieved his Bachelor of Science (BS) degree in Industrial Engineering from Stanford University and a Master in Business Administration (MBA) degree with an emphasis in Finance from the University of San Francisco. More recently, he completed the UC Berkeley Extension Certificate Program in Accounting (Awarded with Distinction) and he successfully passed the Certified Public Accountant (CPA) Exam. Price Paige and Company is excited to welcome Kevin Evans to the Firm.

Juan Alaniz graduated from Fresno state with a Bachelor of Science (BS) in Business Administration, Finance Option. Juan began his professional career working at a local tax and bookkeeping firm before joining PPC. Price Paige and Company is also excited to welcome Juan Alaniz to the Firm.

MBS Accountancy was recently included in Accounting Today's 2022 list of "Best Firms For Technology." Accounting Today's list served to recognize the top 10 accounting firms in the United States that are setting the standard for embracing technology in a way that supports staff and improves the client experience.

"We're delighted to be included on this list and regard it as evidence of our commitment to helping our staff efficiently do meaningful work that brings financial clarity to our clients," stated **Adolfo Marquez**, MBS Accountancy's marketing manager. "Our firm's progressive attitude toward technology allows us to provide expert advice, timely

People on the Move | Page 17



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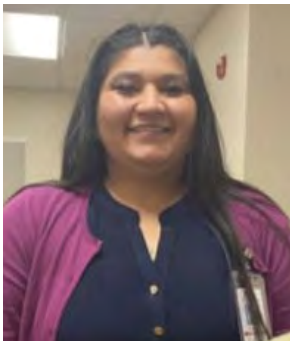
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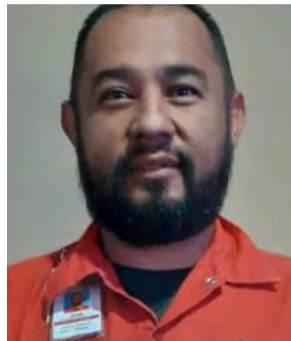
Valenzuela



Fernandez



Salinas



Rodriguez



Gonzalez

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deliverables, and a stellar client experience without overburdening our team."

President **Cassidy Jakovickas** added, "As accountants, our mission is to reliably provide insightful reporting and expert analysis that enables our clients to navigate challenges in a way that ensures their continued growth and protects their organization's financial health. Our vetted network of partners and software platforms enable us to weave financial data into a cohesive narrative that helps clients reflect on the past, understand the present, and plan for the future."

GAMING

The prestigious Eagle Award presented by Eagle Mountain Casino in Porterville has significant symbolism as it recognizes team members who exemplify the core values of what makes the culture of the casino. The acronym E.A.G.L.E. stands for Extraordinary, Achievement, Greatness, Leadership, Excellence. Other team members and guests recognize those who show these traits and are nominated for the award.

Julie Valenzuela, Cage Supervisor, Dept. 15 – Empowerment

A team member was having some trouble with her daily paperwork during her shift and was taking longer than usual to count in and out of her bank. Julie noticed that she was having issues with her sight and pulled her to the side to ask if she needed any assistance. The team member admitted to needing new glasses and was concerned that her multiple mistakes may get her into trouble. Julie was very delicate when assisting her and assured her that she was not in trouble. She just wanted to help her in any way. Julie handled this situation magnificently and put the team member at ease; it showed that she genuinely cares about her team and will do anything to help them.

Mark Fernandez, Maintenance Worker, Dept. 16 – Respect

A guest came out of the casino and was having difficulty with mobility when trying to get to her vehicle. Mark offered to carry the guest to her car and checked on her after to see if she needed any other assistance and make sure she was okay. Thank you, Mark!

Chelsea Salinas, Uniform Clerk, Dept. 12 – Friendliness

Leaders have witnessed Chelsea take the time to greet guests, team members, and everyone she meets with a cheerful attitude every day that influences others to have the same upbeat personality. In addition, for the past several months, Chelsea has gone above the scope of her duties to assist the department in benefits and team member relations while still balancing her daily responsibilities

Jose Rodriguez, Slot Technician, Dept. 1 – Appreciation

A team member wasn't feeling well and was close to fainting. Jose saw this happening, got them seated, and gave them something to drink to bring their sugar levels up. He then called the team members' supervisor and security and never left until they were taken care of. Jose's respect and friendliness for his fellow team members prevented the situation from escalating. Thank you, Jose!

Rose Gonzalez, Director of Cage Operations, Dept. 15 – Quality Service

This month, we have had two team members fall ill on shift on two separate occasions. In the first incident, Rose was notified at home that the team member wasn't feeling well and drove to the casino to drive the team member home. On a different day, another team member was not feeling well and needed to go home; Rose drove the team member to parking lot 4, where her family was waiting to take her home. Again, this showed an excellent example of leadership, appreciation, respect, and friendliness. Thank you, Rose!

The Leukemia & Lymphoma Society 2022 Honored Heroes



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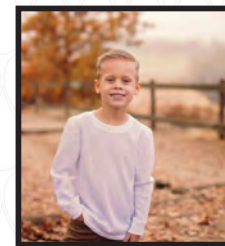
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STUDENTS OF THE YEAR



Jimena

Acute Lymphoblastic Leukemia



Tristen

Acute Lymphoblastic Leukemia



Nolan

Acute Myeloid Leukemia



Natalia

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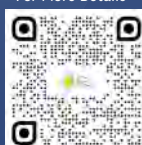
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CRISTINA

JELLADIAN-BUCHNER, ESQ.

2022 PRESIDENT | FRESNO COUNTY BAR ASSOCIATION (FCBA)

EDUCATION: CLOVIS WEST HIGH SCHOOL; CSU, FRESNO (UNDERGRAD); AND SAN JOAQUIN COLLEGE OF LAW (LAW SCHOOL) | **AGE:** I JUST TURNED 46 IN MAY. | **FAMILY:** I AM MARRIED AND HAVE TWO CHILDREN, AGES 12 AND 9. I HAVE AN OLDER BROTHER AND TWO YOUNGER SISTERS, MY MOM AND DAD, A MOTHER-IN-LAW AND FATHER-IN-LAW, NIECES, NEPHEWS, AS WELL AS A VERY LARGE AND LOVING EXTENDED FAMILY.



What we do:

The FCBA serves the needs of the members, the judiciary and the community by offering diverse programs, services and information. The Mission of the FCBA is to Foster the System of Justice; to Support and Bring Together Lawyers Who Serve It; and to Assist the Community It Serves.

Tell us a little about your career.

I was sworn in to practice law in 2006 and have been practicing family law from the very beginning. My first internship was with family law attorney, Brian I. Tatarian, and his assistant, Kim Sieckman, with whom I have the pleasure of working alongside today. I also completed internships with the Family Law Facilitator's Office and the U.S. Attorney's Office. I worked as a law clerk for Family Law Attorney, Julia Brungess. Shortly after being sworn in, I began working as an associate attorney at Wild, Carter & Tipton, primarily with Richard A. Harris, and I remained there for approximately 15 years. On or about Nov. 1, 2021, I opened my own office, Jelladian-Buchner Law, A Professional Corporation (dba Law Office of Cristina Jelladian-Buchner).

What drew you to family law?

My desire to help people. I knew from a young age I wanted to be a family law attorney helping people through some of the most difficult and confusing times in their lives.

How do you handle the emotional weight your cases must carry?

Family law can be a stressful profession there is no question about it. Over time, you learn which cases will weigh on you the heaviest. Being aware of this helps you maintain a better balance in your caseload. Leaving my cases at work and not bringing them home with me is still a skill set I'm developing.

What are your duties as president of the Fresno County Bar Association?

I write a monthly article in FCBA's Bar Bulletin entitled, "Cristina's Commentary." Per our by-laws, my duties include presiding at all meetings of the membership of the corporation, serving as Chairperson of the Board of Directors and presiding at meetings of the Board, appointing the membership and supervising the activities of all standing committees and more.

Post-Covid: Like many other professions, Covid caused offices to close, impacted operations, and increased communication via Zoom or other similar platforms. Relying upon this technology impacted our ability to connect with one another. While there are many benefits to making Zoom appearances (i.e. avoids travel time, convenience, etc.), the downside is that this platform eliminated in-person meetings/hearings/conferences (face-to-face interaction). In general, I believe colleagues missed socializing and interacting with one another. Accordingly, a top priority and added duty for me this year was to make efforts to re-connect our legal community.

How did the pandemic affect your practice?

The pandemic was a busy time for me in family law. Changes in employment, finances, school closures and what we once knew as a traditional workday all increased conflict within families. I experienced an increase in modifications of child custody, child visitation, child support and spousal support matters, as well as dissolutions of marriage and domestic violence restraining order matters.

How is the legal industry recovering from the pandemic?

It depends on your role in the "legal industry." As a family law attorney, I was fortunate to not have been negatively affected much by the pandemic at least from a financial standpoint. Like most working parents, it was however extremely difficult to balance work demands with family during the pandemic with our children being home because working parents were having to assume an additional role and responsibilities, as teacher.

Other attorneys I know, like those involved in wrongful termination cases experienced a significant decline in work during the pandemic because trials were being continued and many individuals/potential clients were either out of work or working from home at that time, which naturally resulted in fewer claims. Similarly, during the pandemic with the moratorium in place, some landlord/tenant attorneys may have experienced a decline in business. Now that individuals are returning to work and the moratorium on evictions has been lifted (to the extent it no longer prevents evictions on rent through March 2022 unless the tenant applied for rent relief on or before March 31, 2022), I anticipate there may be an uptick in these cases.

The Fresno County Superior Court is no longer requiring masks while in the courthouse. Naturally, the Court was impacted by the pandemic because of staff shortages and trials/hearings being continued. The Court continues to experience delays today due to staff shortages and overloaded court calendars; however, the Court has continued to make great strides in its progress post-pandemic with everyone working together diligently and productively.

I have all the time in the world for: My family

I have no patience for: Liars, unkind people, and hate

What causes/organizations are close to your heart?

I am a big believer in giving back to our community. I have been involved in various philanthropic organizations since college when I first participated in an event giving back to Big Brothers & Big Sisters. Any causes or organizations which benefit children are close to my heart.

What are your roots in the Central Valley?

I was born and raised in Fresno. I attended college and law school in Fresno/Clovis, and I continue to work and reside in Fresno today. Most of my family resides here in Fresno and are small business owners.

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

My first official job was as a Fresno Bee paper carrier at the age of 12. In this job, I learned you can work more productively together as a team. My teammate at the time was my older brother. I learned that you may encounter obstacles that seem insurmountable at the time (i.e. carrying the Thanksgiving papers filled with advertisements for my route on my shoulders at that age seemed like an impossibility, especially after falling off my bike a few times), but with hard work, determination, and a bit of stubbornness, you can overcome the challenge. Many thanks to my mother who did not give into my tears that morning and insisted on me completing the job on my own so that I could develop a "work ethic."

What do you like to do in your spare time?

I like to spend time with family and friends, at sporting events for my kids, or at the day spa relaxing and unwinding.



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Publication Date: August 5th

the LEADS

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

HOW IT WORKS

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

REAL ESTATE

Commercial Retail Associates is reporting the following transactions:

1,500 sf at 4116 N. West Ave, #102 in Fresno from Save Mart Supermarkets, LLC to Subway. Doug Cords & Shane Anderson were agents.

1,400 sf at 3890 N. Cedar Ave., #105 in Fresno from Bob & Katerina Vlahopoulitis to Ernesto Galaviz. Doug Cords & Bryan Cifranic were agents.

5,841 sf at 6460 N. Blackstone Ave., #114 in Fresno from Star Fresno Properties, LLC to Talwinder & Gurjeevan Singh. Doug Cords & Bryan Cifranic were agents.

2,425 sf at 7658 N. Blackstone Ave. in Fresno from River Park Properties II to Starbucks. Sam Bogdanovich, Nathan Negri, Nathan Simpson & Jon Cox were agents.

3,500 sf at 150 N. 12th Avenue, #109 in Hanford from Centennial-Hanford Center, LLC to Pacific Dental. Doug Cords & Shane Anderson were agents in cooperation

with Lewis Smith of Retail California.

1,447 sf at 3000 N. Dinuba Blvd. in Visalia from Orchard Walk SJT Retail XVII, LLC to Hugo Sanchez & Lizeth Anilu Garcia. Doug Cords & Bryan Cifranic were agents in cooperation with Jose Chavez of South Pacific Commercial Real Estate.

2,010 sf at 4229 S. Mooney Blvd. in Visalia from Hoffman Family Trust to Dunkle Corporation. Bryan Cifranic & Doug Cords were agents in cooperation with Pete & Rachael Orlando of Retail California.

7,268 sf at 6123 Pacific Ave. in Stockton from The Ron Slate Family, LP to Discover Martial Arts. Bryan Cifranic was agent.

ABC REPORTS

A Type 30 license was issued to DBA: Garden Tokyo, Inc at 3320 S. Fairway St. in Visalia held by Garden Tokyo, Inc. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 20 license was issued to DBA: City Market at 1060 E. Manning Ave. in Reedley held by JB Investments Enterprise. A Type 20 license allows a retail store to sell beer or wine.

A Type 30 license was issued to DBA: Mountain Mike's Pizza at 1055 E. Herndon Ave., Ste. 101 in Fresno held by Rick & R Pizza Inc. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 41 license was issued to DBA: Figaro's Mexican Grill at 1574 W. Lacey Blvd. in Hanford held by Jerry Corp Inc. A Type 41 license allows a restaurant to serve beer or wine.

A Type 41 license was issued to DBA: The Boiling Station at 2440 S.

Mooney Blvd. in Visalia held by Pho Quynh, Inc. A Type 41 license allows a restaurant to serve beer or wine.

A Type 23 license was issued to DBA: Summer Fox Brewing at 6585 N. Santa Fe Ave. in Fresno held by Summer Fox, LLC. A Type 23 license allows a small brewery to manufacture up to 60,000 barrels per year.

A Type 30 license was issued to DBA: Mountain Mike's Pizza at 1089 E. Shaw Ave., Ste. 101 in Fresno held by Fresno & R Pizza, Inc. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 30 license was issued to DBA: Sam's Mini Mart at 898 E. Visalia Road in Farmersville held by Naji Algharasi. A Type 30 license is a temporary license with the same restrictions as the license held by a previous owner at the same property.

A Type 47 license was issued to DBA: El Tarasco Hanford, Inc. At 114 W. Seventh St. In Hanford held by El Tarasco Hanford Inc. A Type 47 license allows a restaurant to serve beer, wine or spirits.

A Type 20 license was issued to DBA: Quick Stop Mini Mart at 12945 S. Elm Ave. in Caruthers held by Abdulkawi Ahmed. A Type 20 license allows a retail store to sell beer or wine.

PERMITS

SELECTED CONSTRUCTION PERMITS VIA CONSTRUCTION MONITOR, constructionmonitor.com.

Apartments & Community Building
Valuation: \$8,308,800
245 Pacific St
Coalinga CA 93210
pmt#:2204-003
04/05/2022
Contr-Owner
Pacific West Builders Inc dba
Idaho Pacific West
Caleb Roope
430 E State St Ste 100
Eagle ID 83616-5901

<http://www.tpchousing.com>
208-461-0022
Fax:208-461-3267
lic:840164

Tenant Improvement
Embarc Fresno
Valuation:\$150,000
4592 N Blackstone Ave # 103
Fresno CA 93726-1912
Pmt#:B21-17505
0 sf
05/11/2022 wk 21
Contractor
CCCS Inc
Daniel Knight
5061 24th St
Sacramento CA 95822-2201
916-457-6111
lic:826872
Tenant
Embarc Fresno
4592 N Blackstone Ave
Fresno CA 93726-1912
<https://goembarc.com>

Tenant Improvement AT&T
Valuation: \$55,000
1108 N Lemoore Ave
Lemoore CA 93245-2348
pmt#:2203-044
05/09/2022
Contractor
Boyd Industries dba Regal Commercial Services
Ralph Eugene Boyd Jr
1220 W Alvarez Ave
Orange CA 92868-1205
714-744-1106
lic:930316
Owner
Lemoore Capital LP-Safeco
Capital Corporation
1850 S Sepulveda Blvd
Los Angeles CA 90025-4379
<http://www.safcocapital.com>
310-473-9500
Fax:310-478-9499
Tenant
AT&T Corporate Office & Headquarters
208 S Akard St
Dallas TX 75202-4206
210-821-4105

Remodel Marshalls
Valuation: \$45,000
264 N 12th Ave
Hanford CA 93230-5972
pmt#:FY22-2748
05/20/2022
Contractor
Gluck Building Company
Daniel Foster Gluck
26901 Agoura Rd Ste 100
Agoura Hills CA 91301-5119
818-880-8220
lic:503281
Owner
Paynter Realty & Investments Inc
17671 Irvine Blvd Ste 204

Tustin CA 92780-3129
714-731-8892
Fax:714-731-8993
Tenant
Marshalls
264 N 12th Ave
Hanford CA 93230-5972
559-584-2326

Anaerobic Digester
Valuation: \$1,000,000
15982 Road 152
Tulare CA 93274
pmt#:A2200321
05/05/2022
Contractor
4C Global Inc dba 4CG Construction
Matthew David Ainley
324 S Santa Fe St Ste B
Visalia CA 93292-6432
559-372-0215
lic:964881

Repair Little Italy Restaurant
Valuation: \$50,000
303 W Main St
Visalia CA 93291-6242
pmt#:B212691
05/17/2022
Contractor
Andy Vaccaro
Construction
2050 N Quincy St
Visalia CA 93291-8504
559-280-7753
lic:887121
Owner
Little Italy Restaurant
Joe & Maria Vaccaro
303 W Main St
Visalia CA 93291-6242
559-734-2906

Continued | Next Page

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Continued | From 20



Image via Google Maps | Pacific West Builders is constructing an apartment community with a permit value of \$8.3 million at 245 Pacific St. in Coalinga.



Image via Google Earth | Embarc Fresno, a cannabis dispensary, is coming to 4592 N. Blackstone Ave. in Fresno.



Image via Google Earth | A Marshalls remodel permit valued at \$45,000 has been secured at 264 N 12th Ave. in Hanford.

NEW BUSINESSES

FRESNO COUNTY

- Qwench Herndon
- California Auto Tech
- TMT Firearms & Supply
- Jim Moore Enterprises
- C Glass Company
- PCA-Now
- Mobipix Photobooth
- Mt. Everest
- International Road Runners
- One Up Detail
- A.B.M Installations
- Morning Fresh
- Answers Inside
- Arrow Appliance Heating & Air Conditioning
- Ceci's Landscaping
- Cheladas Y Mas
- Taco Attack
- Heartland General Engineering
- Butcher Transport
- Red Bank Creek Ranch
- G's Greamery
- Tranquil Beauty By Lea
- Wyne Belle
- R & N Vineyards
- Gina Lenée Design
- Mitchell & Associates Financial Services
- G & G JUNK REMOVAL SERVICES

- Bethel Tree Topping & Hedging
- Ingenious Consulting
- Pasteleria
- D.S.S. Transport
- Beauty From Ashes Photography
- Gill's Threading & Henna
- Auto Repair Figueroa Garcia
- Golden State Buildings
- ARCO AM/PM Coalinga
- Angel Glow Spa
- Elmers Mid Valley Septic Tank Service
- SoledByJuan
- Jace Financial Services
- C Glass Company
- La Quinta Inn & Suites
- Apex Air Conditioning Maintenance
- Samara Cakes And Pies
- Plumbing +

- Tuscan Gardens Venue
- Garden By Design
- Diane's Space
- Vacations And Mobile Notarizations
- Discount Christmas trees
- Los Mariscos Incorporated
- Pick'Em Up Towin
- D&H Food
- Colusa Pistachio
- Gentile's Flower Basket
- Aroma Bliss Beauty
- Ceviches & Beer
- G&F Auto Body
- Tule Ranch

- Joe Barber Shop
- Hey Natural LLC
- Advance Care Lab
- Kindness Delivered
- Rodriguez Plumbing RP
- Check Out Fresno
- Viva Boutique
- KB Tools
- Funkyshack Smokeshop 5
- Maggie's Churros
- Valley Children's Medical Group Sky Pediatrics
- Fence Line Laborers
- Spruce Specialty Care Center
- Townsend Properties
- Scarlett Rising 01
- Fresno DJ Company
- Orloff Estates
- ACA Field Service
- Navarros Trucking
- G.I.A. Golden Interpreting Aid - Interpreting & Translation
- DSS Alarm And Camera
- Freedom Photography
- Morada
- Tacos La Sabrosa
- Irene's Family Dining
- Baba Fareed Immigration Consultancy

KINGS COUNTY

- It's A Sign
- Morrison's Silkscreen & Embroidery
- TCT Tinting
- Bounce to the Moon
- Simple & Cute Boutique
- Escalera Carts
- Lublu
- Shogun Auto Center
- King Moe Mobile Detailing
- DLA Properties Inc

- Beyond Upholstery
- R & R Farms
- Manny's Gopher Control

MADERA COUNTY

- Hey Why Not BBQ
- Productos Herbalife
- Rojas Fisherie's
- Tizcareno Jr Trucking
- Concentra Advanced Specialists
- Yosemite Sierra Summer Camp
- I & C Transport
- Camp Krem Yosemite

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PUBLIC NOTICES

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READERS INDEX		
Trustee Sales	23	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.
Civil	24	
Probate	25	
Fictitious	26	
Miscellaneous	27	

TRUSTEE SALES

(1)
APN: 461-073-16 T.S. No. NR-52457-CA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE.. Recorded in accordance with 12 USCA 3764 (c) WHEREAS, on 10/2/1991, a certain Deed of Trust was executed by **Barbara Oberg**, a widow as trustor in favor of Directors Mortgage Loan Corporation as beneficiary, and Stanshaw Corp as trustee, and was recorded on 10/10/1991, as Instrument No. 91126629, in Book XX, Page XX, 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 2/17/2004, recorded on 2/23/2004, as instrument number 2004-0040276, book XX, page XX, 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 11/28/2019, 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 5/26/2022 is \$133,590.84; 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 Nationwide Reconveyance, LLC as Foreclosure Commissioner, recorded on 4/19/2017 as instrument number 2017-0048409-00, book XX, page XX notice is hereby given that on 6/28/2022 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 13 of Meridian Heights, according to the map thereof recorded December 10, 1912 in Book 8 Page 37 of Record of Surveys, in the Office of the County Recorder of said County. Except the South 60 feet thereof. Also except the East 17 feet thereof. Commonly known as: 163 South Jackson Avenue, Fresno, CA 93702
The sale will be held at AT THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS, FRESNO, CA. The Secretary of Housing and Urban Development will bid an estimate of \$133,590.84.
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 \$13,359.08 [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 \$13,359.08 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 \$133,590.84, as of 6/27/2022, 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. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 5/26/2022 Nationwide Reconveyance, LLC U.S. Dept of HUD Foreclosure Commissioner by Rhonda Rorie 5677 Oberlin Dr., Ste 210, San Diego, CA 92121 (858) 201-3590 Fax (858) 348-4976 (TS# NR-52457-CA SDI-23531)
06/03/2022, 06/10/2022, 06/17/2022

(1)
NOTICE OF TRUSTEE'S SALE Trustee Sale No. F2201001 Title Order No. F2201001 -LM APN 010-041-05 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/02/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 06/23/2022 at 10: 00AM, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust May 11, 2017 as Document No. 2017- 0058169 of official records in the Office of the Recorder of Fresno County, California, executed by: **Imperial Merchants USA, LLC, a California limited liability company**, as Trustor, in favor of Michael Todd Diedrich, Trustee of the Michael Todd Diedrich Revocable Trust dated December 19, 2013, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: The Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Legal Description THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF FRESNO COUNTY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 16 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THESE CERTAIN STRIPS OR PARCELS OF LAND GRANTED TO PANOCHE WATER DISTRICT BY DEED RECORDED MARCH 11, 1957 IN BOOK 3896 PAGE 193 OF OFFICIAL RECORDS, DOCUMENT NO. 17857. ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ANY AND ALL OIL AND MINERAL DEPOSITS (AND/OR ANY AND ALL OIL AND MINERAL RIGHTS, AND RIGHTS APPERTAINING THERETO), INCLUSIVE OF GAS, OIL, PETROLEUM PRODUCTS AND KINDRED SUBSTANCES AND ALL MINERALS WHATSOEVER, AS RESERVED BY HAMMOND'S RANCH, INC., A CORPORATION, IN DEED RECORDED FEBRUARY 25, 1958 IN BOOK 4034 PAGE 324 OF OFFICIAL RECORDS, DOCUMENT NO. 13736. Beneficiary Phone: (559) 260-6067 Beneficiary: Bryant L. Jolley, 6685 N. Sequoia, Fresno, CA 93711 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: NONE GIVEN AS TO APN 010-041-05: DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY, BRYANT L. JOLLEY, 6685 N. SEQUOIA, FRESNO, CA 93711; WITHIN 10 DAYS FROM THE FIRST PUBLICATION OF THIS NOTICE The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS): NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase, First, 48 hours after the date of the trustee sale, you can call

(714) 730-2727, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2201001 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F2201001. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,610,463.48 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com DATE: 5/26/22 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711 (559) 451-3700 Arlene Fontes, Trustee Sale Officer A-4750533 06/03/2022, 06/10/2022, 06/17/2022 06/03/2022, 06/10/2022, 06/17/2022

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NOTICE OF TRUSTEE'S SALE TS No.: FHAR.278-267 APN: 460-221-16 Title Order No.: DEF-285188 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/23/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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: **CONNIE L. CLARK**, A Widow as Surviving Joint Tenant Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 3/29/2007 as Instrument No. 2007-0063477 in book N/A, page N/A of Official Records in the office of the Recorder of Fresno County, California, Date of Sale: 7/5/2022 at 10: 00 AM Place of Sale: At the Van Ness

Avenue exit from the county courthouse, 1100 Van Ness, Fresno, CA 93721 Amount of unpaid balance and other charges: \$256,571.41 Street Address or other common designation of real property: **4211 E BALL AVENUE FRESNO, CA 93702** A.P.N.: 460-221-16 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case FHAR.278-267. 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 (800) 683-2468, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case FHAR.278-267 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/26/2022 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4750539 06/03/2022, 06/10/2022, 06/17/2022 06/03/2022, 06/10/2022, 06/17/2022

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FC# 8294.00168 APN: 479-232-10 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on December 15, 2005, a certain Mortgage Deed of Trust in the amount of \$228,000.00 was executed by **GEORGE MCGINNIS**, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as trustor(s) in favor of WELLS FARGO BANK, N.A. as beneficiary, and was recorded on December 21, 2005, as Instrument No. 2005-0297540, in the Office of the Recorder of Fresno County, California; and WHEREAS the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary of Housing and Urban Development

TRUSTEE SALES

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(“Secretary” or “HUD”), pursuant to the following assignment: Corporate Assignment of Deed of Trust from WELLS FARGO BANK, N. A. in favor of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT dated October 28, 2015, recorded on October 30, 2015, as Instrument No. 2015-0140289-00, in the Office of the Recorder of Fresno County, California; and WHEREAS the entire amount delinquent as of May 24, 2022, is \$191,982.00 and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable. NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B (the “Act”), and by the Secretary’s designation of me as foreclosure Commissioner, which is recorded herewith, NOTICE IS HEREBY GIVEN that on June 27, 2022, at 10: 00 AM local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder: LEGAL DESCRIPTION: LOT 24 OF TRACT NO. 1149, BOOKER HAVEN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED TN BOOK 15 PAGE 5 OF PLATS, FRESNO COUNTY RECORDS. Purportedly known as: **1036 EAST DRUMMOND AVENUE, FRESNO, CALIFORNIA 93706** The sale will be held at: THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS, FRESNO, CALIFORNIA 93724. Per the Secretary, the estimated opening bid will be \$193,266.00. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders, except the Secretary, must submit a deposit totaling ten percent (10%) of the Secretary’s estimated bid amount in the form of a certified check or cashier’s check made payable to the Secretary of Housing and Urban Development. Ten percent of the estimated bid amount for this sale is \$19,327.00. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$19,327.00 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 must be delivered in the form of a certified or cashier’s check made payable to Nemovi Law Group, APC. We will accept certified, or cashier’s checks made payable to the bidder and endorsed to Nemovi Law Group, APC if accompanied by a notarized power of attorney or other notarized authorization authorizing Nemovi Law Group, APC to deposit the check into the firm’s trust account on behalf of the Secretary of Housing and Urban Development. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred because of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD

does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale, or the breach must otherwise be cured, if applicable. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER. Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. The sale date shown on this Notice of Default and Foreclosure Sale may be postponed one or more times by the Secretary, the Foreclosure Commissioner, or a court. For Sales Information please call (855) 986-9342 or visit the website www.superiordefault.com using the file number assigned to this case **FC# 8294.00168**. Your ability to obtain sales information by Internet Website or phone is provided as a courtesy to those not present at the sale and neither Nemovi Law Group, APC nor the website host makes any representations or warranties as to the accuracy or correctness of the information provided thereby. Nemovi Law Group, APC and its agents do not assume any responsibility for reliance on any information received by telephone or website. THIS INFORMATION IS SUBJECT TO CHANGE AT ANY TIME. It will be necessary for you to attend all sales in order to obtain the most current information. Neither Nemovi Law Group, APC nor its agents will be liable for any loss you may sustain in using or receiving any information obtained online or by phone. Date: 5/27/2022 By Genail M. Nemovi, Attorney Nemovi Law Group, APC Foreclosure Commissioner 2173 Salk Ave., Suite 250 Carlsbad, CA 92008 Phone: 760-585-7077 sale info: 855-986-9342 **(FC# 8294.00168SDI-23555)** 06/03/2022, 06/10/2022, 06/17/2022

NOTICE OF TRUSTEE’S SALE Trustee Sale No. F2112002 Title Order No. F2112002-LM APN 501-141-42 **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/21/2016. 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 **06/09/2022 at 10: 00AM**, CHICAGO TITLE COMPANY, a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust June 7, 2017 as Document No. 2017-0071075 of official records in the Office of the Recorder of Fresno County, California, executed by: **Mark P. Fimbres**, as Trustor, in favor of LandValue Management, 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: **The Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 25 TRACT NO. 3390 SAN JOAQUIN ESTATES III, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 40 PAGES 12 AND 13 OF PLATS, RECORDS OF SAID COUNTY. Beneficiary Phone: (559) 227-7477 Beneficiary: LandValue Management, LLC, a California limited liability company, 155 E. Shaw Avenue, Suite 307, Fresno, CA 93710 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: 3694 West Beechwood, Fresno, CA 93711. The undersigned Trustee

disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **WITH REGARD TO RESIDENTIAL PROPERTY ONLY (1-4 DWELLINGS):** NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(714) 730-2727**, or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case **F2112002** to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(714) 730-2727** or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case **F2112002**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: **\$176,957.26** (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than their full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **SALE LINE PHONE NUMBER: (714) 730-2727 / Web site address: www.servicelinkasap.com** DATE: 5/12/22 CHICAGO TITLE COMPANY FORECLOSURE DEPARTMENT 7330 N. Palm Avenue Suite 101 Fresno, CA 93711 (559) 451-3700 Arlene Fontes, Trustee Sale Officer A-4748574 05/20/2022, 05/27/2022, 06/03/2022 05/20/2022, 05/27/2022, 06/03/2022

APN: 446-203-05 TS No: CA08000034-22-1 TO No: 8773775 NOTICE OF TRUSTEE’S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will

be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 13, 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 July 5, 2022 at 10: 00 AM, at the Van Ness Avenue exit from the County Courthouse, 1100 Van Ness, Fresno, CA 93721, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on February 24, 2020 as Instrument No. 2020-0022597, of official records in the Office of the Recorder of Fresno County, California, executed by **JAMES R. WATSON**, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary, as nominee for LOW VA RATES, LLC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: **AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST** The property heretofore described is being sold “as is”. The street address and other common designation, if any, of the real property described above is purported to be: **1901 KENMORE DR W, FRESNO, CA 93703** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee’s Sale is estimated to be \$194,188.00 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary’s bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier’s check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee’s Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder’s sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766

for information regarding the Trustee’s Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000034-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000034-22-1 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 20, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000034-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 82662, Pub Dates: 5/27/2022, 6/3/2022, 6/10/2022, FRESNO BUSINESS JOURNAL 05/27/2022, 06/03/2022, 06/10/2022

CIVIL

NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING. W&I Code 366.26 Hearing: 08-09-2022 Time: **8: 00A.M.**; DEPT: **21 SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO JUVENILE COURT** Case No.: **08CEJ300139** In The Matter Of **IVAN SUNDANCE BEAR LEWIS** **DOB: 08-27-2021** Minor(s) TO: **RITO JUAREZ**, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR. This is to notify you that you are cited to appear at the hearing below, pursuant to Welfare and Institutions Code 366.23 and 366.26: DATE: **AUGUST 9, 2022** TIME: **8: 00 A.M.** PLACE: Department **21** Juvenile Dependency Court, 1100 Van Ness, Fresno, California 93724 PLEASE TAKE NOTICE THAT AT THIS HEARING FRESNO COUNTY, THROUGH ITS DEPARTMENT OF SOCIAL SERVICES, WILL RECOMMEND TO THE COURT THAT THE PARENTAL RIGHTS OF **RITO JUAREZ**, FATHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHER OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION. As the parent of the subject minor, you are cited to and may appear at Court as indicated above in order to express your opinion as to whether your parental rights should be terminated so that the minor can be adopted. This is also to advise you that you have certain legal rights and protections, including the right to oppose these proceedings. You have the right to hire an attorney of your choice to represent you. If you are unable to retain a lawyer, you may request that the judge appoint one for you, who shall be the Public Defender or a private attorney. If you cannot afford to pay the cost of legal counsel to represent you, the fee will be paid by Fresno County. This notice and citation is dated MAY 9 2022. MICHAEL ELLIOTT,

Continued | Next Page

PROBATE

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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:
GREGORY J. ROBERTS #141516 BARRUS AND ROBERTS, P.C.
375 WOODWORTH AVE., SUITE 103
CLOVIS, CA 93612
(559) 431-6800
05/27/2022, 06/03/2022, 06/10/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF STELLA GONZALES
CASE NO: 22CEPR00549
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **STELLA GONZALES**
A Petition for Probate has been filed by **SYLVIA HOBBS** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **SYLVIA HOBBS** 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:
June 27, 2022, 9: 00 A.M., Dept.: 303 1130 O Street
Fresno, California 93721-2220
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for petitioner:
Jonette M. Montgomery, SBN 231145 DIAS LAW FIRM, INC.
502 West Grangeville Boulevard
Hanford, California 93230
(559) 585-7330
05/27/2022, 06/03/2022, 06/10/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL LEE COLVIN AKA MIKE LEE COLVIN
CASE NO: 22CEPR00580
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **MICHAEL LEE COLVIN**
A Petition for Probate has been filed by **KELLY MURRAY** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **KELLY MURRAY** 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:
July 20, 2022, 9: 00 A.M. Dept. 303 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.
Attorney for petitioner:
Jonette M. Montgomery, SBN 231145 DIAS LAW FIRM, INC.
502 West Grangeville Boulevard
Hanford, California 93230
(559) 585-7330
05/27/2022, 06/03/2022, 06/10/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL LEE COLVIN AKA MIKE LEE COLVIN
CASE NO: 22CEPR00580
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **MICHAEL LEE COLVIN**
A Petition for Probate has been filed by **KELLY MURRAY** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **KELLY MURRAY** 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:
July 7, 2022, 9: 00 A.M., Dept.: 303 1130 “O” Street, 3rd Floor
Fresno, California 93724
Civil Division/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:
GREGORY J. ROBERTS #141516 BARRUS AND ROBERTS, P.C.
375 WOODWORTH AVE., SUITE 103
CLOVIS, CA 93612
(559) 431-6800
05/27/2022, 06/03/2022, 06/10/2022

AKA MIKE LEE COLVIN
A Petition for Probate has been filed by **KELLY MURRAY** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **KELLY MURRAY** 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:
July 7, 2022, 9: 00 A.M., Dept.: 303 1130 “O” Street, 3rd Floor
Fresno, California 93724
Civil Division/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:
GERALD M. TOMASSIAN SBN 133519 TOMASSIAN, PIMENTEL & SHAPAZIAN
3419 WEST SHAW AVENUE
FRESNO, CA 93711
(559) 277-7300
05/27/2022, 06/03/2022, 06/10/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF Charles Rickey Atkinson
CASE NO: 22CEPR00381
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Charles Rickey Atkinson aka Rick Atkinson**
A Petition for Probate has been filed by **Aaron Atkinson** in the Superior Court of California, County of FRESNO.
The Petition for Probate requests that **Aaron Atkinson** 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:
July 20, 2022, 9: 00 A.M. Dept. 303 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.
Attorney for petitioner:
GERALD M. TOMASSIAN SBN 133519 TOMASSIAN, PIMENTEL & SHAPAZIAN
3419 WEST SHAW AVENUE
FRESNO, CA 93711
(559) 277-7300
05/27/2022, 06/03/2022, 06/10/2022

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:
Aaron Atkinson
875 E. Alluvial Ave.
Fresno, CA 93720
(559) 269-4667
IN PRO PER
05/27/2022, 06/03/2022, 06/10/2022

NOTICE OF SALE OF REALPROPERTYATPRIVATE SALE.
SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF FRESNO
Estate of
MELVIN JAMES HURT, JR. aka JIM HURT
aka JAMES HURT, JR.,
Decedent.
Case No. 21CEPR00096
1. NOTICE IS HEREBY GIVEN that, subject to confirmation by this court, on June 6, 2022, at 9: 00 am, or thereafter within the time allowed by law, Brenda Sutter, 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 35430 Wiemiller Rd., Tollhouse, CA 93667, assessor’s parcel numbers 128-091-37 and 128-420-74, and is more fully described as follows:
The Southwest Quarter of Section 23, and the Northeast Quarter of the Northwest Quarter of Section 26, all in Township 10, South, Range 23 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats.
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 Offices of Philip M. Flanigan, attorney for the Administrator at 4082N. Cedar Ave., Suite 104, Fresno, CA 93726 or delivered to the Law Offices of Philip M.Flanigan 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 undersigned reserves the right to reject any and all bids.
8. For further information contact the Law Offices of Philip M. Flanigan at 4082 N. Cedar Ave., Suite 104, Fresno, CA 93726.
Date: May 25, 2022/s/ Brenda Sutter, Administrator of the Estate of Melvin James Hurt, Jr., Deceased
Date: May 26, 2022 /s/ Philip M. Flanigan, Attorney for Administration
Philip M. Flanigan #124109
LAW OFFICES OF PHILIP M. FLANIGAN
4082 N. Cedar Avenue, Suite 104
Fresno, California 93726
Telephone: (559) 435-0455
Facsimile: (559) 435-0465 Email: info@pmlaw.com
Attorney for Petitioner, **BRENDA SUTTER**
06/01/2022, 06/03/2022, 06/06/2022, 06/06/2022

FICTITIOUS

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002977
The following person(s) is (are) conducting business as
HEV, INC. at **1865 HERNDON AVENUE STE 353, CLOVIS, CA 93611 Fresno County, Phone (559) 224-4129:**
Full Name of Registrant:
HAL E. VERBLE & SON, INC., 1865 HERNDON AVENUE STE 353, CLOVIS,

CA 93611
Registrant commenced to transact business under the Fictitious Business Name listed above on: **1976**
This business conducted by: **a corporation**
Articles of Incorporation Number: 777579
NANCY BEAUPRE COFFEY, VICE-PRESIDENT/CFO
This statement filed with the Fresno County Clerk on: **05/27/2022**
(Seal)
JAMES A. KUS, County Clerk.
By: **CYAN EDMISTEN, Deputy**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
06/03/2022, 06/10/2022, 06/17/2022, 06/24/2022

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210003030
The following person(s) is (are) conducting business as
MERCEDES-BENZ OF FRESNO at **7055 N. Palm Avenue, Fresno, CA 93650 Fresno County:**
Full Name of Registrant:
Three Point Fresno LLC, 10250 Constellation Blvd., Suite 2850 Los Angeles CA 90067.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **limited liability company.**
Articles of Incorporation Number: 202250111249
Edward S. Glazer, Manager.
This statement filed with the Fresno County Clerk on: **06/01/2022.**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: **THANG YANG, DEPUTY.**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
06/03/2022, 06/10/2022, 06/17/2022, 06/24/2022

(1)
STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2202010004531
The following person(s) has (have) abandoned the use of the following fictitious business name(s) of: [1] **Fresno Physical Therapy**
At business address: [2] **4005 N. Fresno St., Ste. 106 Fresno, CA 93726 Fresno County**
The fictitious business name referred to above was filed in the office of James A. Kus, Fresno County Clerk on **9/25/2020**
The full name and residence address of the person(s) abandoning the use of the listed fictitious business name(s) is (are): [3]
Christopher Eugene Mason. 4005 N. Fresno Street, Suite 106 Fresno, CA 93726
[4] Signed: **Christopher Eugene Mason**
This abandonment was filed with the Fresno County Clerk on **05/24/2022**
(Seal)
James A Kus, County Clerk.
By: **Wendy Torres, Deputy.**
06/03/2022, 06/10/2022, 06/17/2022, 06/24/2022

(1)
FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002995
The following person(s) is (are) conducting business as
CHUY’S LAWN CARE SERVICE at **1007 W WOODWARD AVE, FRESNO, CA 93706 FRESNO COUNTY** Phone **(559) 375-0646:**
Full Name of Registrant:
JESUS GOMEZ-PAREDES, 1007 W WOODWARD AVE. FRESNO, CA 93706
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **an individual**
JESUS GOMEZ, OWNER
This statement filed with the Fresno County Clerk on: **05/31/2022**
(Seal)
JAMES A. KUS, County Clerk.
By: **WENDY TORRES, Deputy.**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN

THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
06/03/2022, 06/10/2022, 06/17/2022, 06/24/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002570
The following person(s) is (are) conducting business as
J M AUTO MOBILE REPAIR at **4635 N LA FAYETTE AVE, FRESNO, CA 93705 FRESNO COUNTY:**
Full Name of Registrant:
JOSE RAYMUNDO MENDOZA HERNANDEZ, 4635 N LA FAYETTE AVE FRESNO CA 93705.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **04/13/2022**
This business conducted by: **an individual**
JOSE R. MENDOZA, OWNER
This statement filed with the Fresno County Clerk on: **05/09/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: **JESSICA MUNOZ, DEPUTY.**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002524
The following person(s) is (are) conducting business as
COMMUNITY DIABETES & ENDOCRINE SPECIALISTS at **782 Medical Center Drive East, Suite 301, Clovis, CA 93611 Fresno County.**
Full Name of Registrant:
COMMUNITY HEALTH PARTNERS, 45 River Park Place West, Suite 507 Fresno CA 93720.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **April 25, 2022**
This business conducted by: **a corporation.**
Articles of Incorporation Number: C4612520
PATRICK RAMIREZ, CHIEF EXECUTIVE OFFICER
This statement filed with the Fresno County Clerk on: **05/05/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: **CIERRA LOERA, DEPUTY.**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002464
The following person(s) is (are) conducting business as
Anthony Stornetta Insurance Agency at **1616 W. Shaw Avenue #B-6, Fresno, CA 93711 Fresno County** Phone **(559) 492-1361:**
Full Name of Registrant:
The Stornetta Group, Inc, 1616 W. Shaw B-6 Fresno, CA 93711.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **2/18/2022.**
This business conducted by: **a corporation.**
Articles of Incorporation Number: C4850374
ANTHONY P. STORNETTA, OWNER
This statement filed with the Fresno County Clerk on: **03/03/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: **THANG YANG, DEPUTY.**
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002235
The following person(s) is (are) conducting business as

FICTITIOUS

Continued | From 26

TOWER SMOKE SHOP at **3135 N MAROA AVE., FRESNO, CA 93704 FRESNO COUNTY:**
Mailing Address:
28742 AVE 13 , MADERA, CA 93638
PHONE (559) 226-2379;
Full Name of Registrant:
FANCY FITZ, INC., 28742 AVE 13 MADERA CA 93638.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **a corporation.**
Articles of Incorporation Number: C4854895
ALI A AL HAMAIID, PRESIDENT.
This statement filed with the Fresno County Clerk on: **04/21/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: ALEJANDRA AGUIAR 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.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002236
The following person(s) is (are) conducting business as
TOWER SMOKE SHOP at **95 W. SHAW AVE, CLOVIS, CA 93612 FRESNO COUNTY:**
Mailing Address:
28742 AVE 13 1/2, MADERA, CA 93638
PHONE (559) 940-7031;
Full Name of Registrant:
FANCY FITZ, INC., 28742 AVE 13 MADERA, CA 93638.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **a corporation.**
Articles of Incorporation Number: C4854895
ALI A AL HAMAIID, PRESIDENT.
This statement filed with the Fresno County Clerk on: **04/21/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: ALEJANDRA AGUIAR, 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.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002491
The following person(s) is (are) conducting business as
Mobile Mini at **2829 S. Chestnut Avenue, Fresno, CA 93725 Fresno County**
Full Name of Registrant:
Williams Scotsman, Inc., 901 S. Bond Street, Suite 600, Baltimore, MD 21231
Registrant commenced to transact business under the Fictitious Business Name listed above on: **02/17/2022**
This business conducted by: **a corporation**
Articles of Incorporation Number: C1656244
Christopher Miner, Vice President
This statement filed with the Fresno County Clerk on: **05/04/2022**
(Seal)
JAMES A. KUS, County Clerk.
By: WENDY TORRES, Deputy.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/13/2022, 05/20/2022, 05/27/2022, 06/03/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210001879
The following person(s) is (are) conducting business as
Elite Maintenance and Tree Service at **2972 Larkin Ave. Clovis, CA 93612 Fresno County Phone (559) 558-4771:**
Full Name of Registrant:
EMTS, Inc., 2972 Larkin Ave. Clovis CA 93612.
Registrant has not yet commenced to transact business under the Fictitious

Business Name listed above.
This business conducted by: **a corporation.**
Articles of Incorporation Number: 3023111
Guy Stockbridge, CEO.
This statement filed with the Fresno County Clerk on: **05/11/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: CYAN EDMISTEN, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/20/2022, 05/27/2022, 06/03/2022, 06/10/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002726
The following person(s) is (are) conducting business as
WESTERN BOOTS FASHION INC at **3302 N BLACKSTONE AVE SPC D-165, FRESNO, CA 93726 FRESNO COUNTY PHONE (559) 353-1931:**
Full Name of Registrant:
WESTERN BOOTS FASHION INC, 3302 N BLACKSTONE AVE SPC D-165 FRESNO CA 93726.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **02/10/2022.**
This business conducted by: **a corporation.**
Articles of Incorporation Number: C4841371
JOSE LUIS CARRERA RAMIREZ, OWNER.
This statement filed with the Fresno County Clerk on: **05/16/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: ALEJANDRA AGUIAR, 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.”
05/20/2022, 05/27/2022, 06/03/2022, 06/10/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002717
The following person(s) is (are) conducting business as
JJ SERVICES at **4589 E CHURCH AVE, FRESNO CA 93725:**
Full Name of Registrant:
JUAN F GONZALEZ ARGUELLO, 4589 E CHURCH AVE FRESNO CA 93725.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **an individual.**
JUAN F GONZALEZ ARGUELLO, OWNER.
This statement filed with the Fresno County Clerk on: **05/16/2022.**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: THANG YANG, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/20/2022, 05/27/2022, 06/03/2022, 06/10/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002720
The following person(s) is (are) conducting business as
Blackstone Volkswagen of Fresno at **58 W. Bullard Street, Fresno California 93704 Fresno County:**
Mailing Address:
Post Office Box 9099, San Jose, California 95157-0099;
Full Name of Registrant:
FRVWN LLC, 4490 Stevens Creek Boulevard San Jose, California 95129.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **limited liability company.**
Articles of Incorporation Number: 202200410152
Stephen C. Cornelius, Manager.
This statement filed with the Fresno County Clerk on: **05/16/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: THANG YANG, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME

STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/20/2022, 05/27/2022, 06/03/2022, 06/10/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002721
The following person(s) is (are) conducting business as
Blackstone Chevrolet Blackstone Cadillac at **5737 N. Blackstone Avenue, Fresno California 93710 Fresno County:**
Mailing Address:
Post Office Box 9099, San Jose, California 95157-0099;
Full Name of Registrant:
FRGM LLC, 4490 Stevens Creek Boulevard San Jose, California 95129.
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **limited liability company.**
Articles of Incorporation Number: 202200410231
Stephen C. Cornelius, Manager.
This statement filed with the Fresno County Clerk on: **05/16/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: THANG YANG, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/20/2022, 05/27/2022, 06/03/2022, 06/10/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002862
The following person(s) is (are) conducting business as
CHURCH MARKET at **4620 E CHURCH AVE, FRESNO, CA 93725 FRESNO COUNTY PHONE (559) 252-2074:**
Full Name of Registrant:
ALI ALMERI, 5440 E EUGENIA AVE FRESNO CA 93727
MOHAMED S. SALEH, 3501 HILL STREET SELMA CA 93662.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **02/01/2022.**
This business conducted by: **a general partnership.**
ALI ALMERI, GENERAL PARTNER.
This statement filed with the Fresno County Clerk on: **05/23/2022.**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: THANG YANG, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/27/2022, 06/03/2022, 06/10/2022, 06/17/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002616
The following person(s) is (are) conducting business as
3rdGeneration Flooring at **6121 N Blackstone Ave Fresno, CA 93710 Fresno County:**
Full Name of Registrant:
Jack Sickler, 195 E Sandra Ave Tulare CA 93274.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **1/2016**
This business conducted by: **an individual.**
Jack Sickler, Owner.
This statement filed with the Fresno County Clerk on: **05/10/2022.**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: WENDY TORRES, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/27/2022, 06/03/2022, 06/10/2022, 06/17/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002381
The following person(s) is (are) conducting business as
Dressed Down Designs at **1760 N. Bush Clovis, CA 93619:**
Full Name of Registrant:
Katherine Rainey, 1760 N. Bush Clovis Ca 93619
Lena Marie Fisher, 2555 W Bluff #138 Fresno CA 93711
Registrant commenced to transact business under the Fictitious Business Name listed above on: **4/5/2022**
This business conducted by: **a general partnership**
Katherine Rainey, Owner.
This statement filed with the Fresno County Clerk on: **05/02/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: CIERRA LOERA, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/27/2022, 06/03/2022, 06/10/2022, 06/17/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002385
The following person(s) is (are) conducting business as
TIME TO EAT MERCED at **6185 N. CARNEGIE AVENUE, FRESNO, CA 93722 FRESNO COUNTY:**
Full Name of Registrant:
ANGELA MARIE PERALES, 6185 N. CARNEGIE AVENUE FRESNO CA 93722.
Registrant commenced to transact business under the Fictitious Business Name listed above on: **05/02/2022**
This business conducted by: **an individual**
ANGELA MARIE PERALES, OWNER.
This statement filed with the Fresno County Clerk on: **05/02/2022**
(Seal)
JAMES A. KUS, COUNTY CLERK.
By: WENDY TORRES, DEPUTY.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/27/2022, 06/03/2022, 06/10/2022, 06/17/2022

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2202210002749
The following person(s) is (are) conducting business as
Excelsior Aviation at **2681 N. Business Park Ave., Fresno, CA 93727, Fresno County**
Full Name of Registrant:
Excelsior, Inc., 2681 N. Business Park Ave., Fresno, CA 93727
Registrant has not yet commenced to transact business under the Fictitious Business Name listed above.
This business conducted by: **corporation**
Articles of Incorporation Number: 1935277
Raymond R. Roush III, President
This statement filed with the Fresno County Clerk on: **04/17/2022**
(Seal)
JAMES A. KUS, County Clerk.
By: WENDY TORRES, Deputy.
“NOTICE - THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED IN THE OFFICE OF THE COUNTY CLERK. A NEW FICTITIOUS BUSINESS NAME STATEMENT MUST BE FILED BEFORE THAT TIME.”
05/27/2022, 06/03/2022, 06/10/2022, 06/17/2022

MISC.

(1)
NOTICE OF PUBLIC HEARING
CITY OF MENDOTA
REGULAR MEETING OF THE CITY COUNCIL
NOTICE IS HEREBY GIVEN THAT, on June 14, 2022 at 6: 00 p.m., or as soon thereafter as possible, the City Council of the City of Mendota will hold a public hearing at a regular meeting at Mendota City Hall, City Council Chambers, 643 Quince Street, Mendota, CA 93640 to conduct the following business:
PUBLIC HEARING TO CONSIDER APPLICATION No. 21-10, submitted by Julio Carballo at 755 Marie Street (APN

013-106-15). The City Council will consider a General Plan amendment to change the property’s land use designation from Medium-High Density Residential to High Density Residential and a rezone to amend the City’s official Zoning Map to change the property’s zoning from R-2 (Multiple Family Medium High Density Residential) to R-3 (Multiple Family High Density Residential) along with a mitigated negative declaration prepared pursuant to the California Environmental Quality Act (CEQA). At a regular meeting on May 17, 2022 the Mendota Planning Commission, by a vote of 4-1, adopted Resolution No. PC 22-02, recommending that the City Council adopts the mitigated negative declaration and approves the General Plan amendment and the rezone, the rezone being conditioned upon limiting any future construction to one story in height. At a later date, and contingent upon approval of the General Plan amendment and rezone, the City Planner will consider a site plan to facilitate development of multifamily dwellings on the site.
All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed actions listed above. Written comments may be forwarded to the City of Mendota Public Works & Planning Department at 643 Quince Street. Requests for information may be directed to the City Planner, Jeff O’Neal, at 559.449.2700 or joneal@ppeng.com.
If you challenge the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission of the City of Mendota at, or prior to, the public hearing, or any comments received during the public review period of the associated entitlements.
To be published in the June 3, 2022 edition of *The Business Journal*
06/03/2022

(1)
NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT
Made pursuant to Sections 3351 & 3352, Revenue and Taxation Code
(*Board of Supervisors has passed resolution providing that nonresidential commercial property that has been tax-defaulted after five years may be sold after five years*)
I, Oscar J. Garcia, CPA, Fresno County Tax Collector, State of California, certify as follows:
That at close of business on June 30, 2022, by operation of law, any real property (unless previously tax-defaulted and not redeemed) for which taxes, assessments, and other charges levied for the fiscal year 2021-22, and/or delinquent supplemental taxes levied for any year prior to 2021-22, shall be declared tax-defaulted. A detailed list of all properties tax-defaulted as of the close of business on June 30, 2022, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2023.
That unless the tax defaulted property is completely redeemed through payment of all unpaid amounts, together with penalties and fees prescribed by law or an installment plan is initiated and maintained; the property will become tax-defaulted and may be sold subsequently at a tax sale to satisfy the tax lien. The right of redemption survives the property becoming subject to the power to sell, but it terminates at close of business on the last business day prior to the date of the sale.
Information concerning redemption or the initiation of an installment plan of redemption of tax-defaulted property will be furnished, upon request, by:
Oscar J. Garcia, CPA
Auditor-Controller/Treasurer-Tax Collector
2281 Tulare Street, Hall of Records, Room 105
P.O. Box 1192
Fresno, California 93715
Phone (559) 600-3482
I certify (or declare), under penalty of perjury, that the foregoing is true and correct.
Oscar J. Garcia, CPA
Fresno County Tax Collector
State of California
Executed at Fresno, Fresno County, California on May 6, 2022.
Published in The Business Journal on June 3, 10 and 17, 2022.
NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY - FIVE YEAR
Made pursuant to Section 3691 and 3692.4, Revenue and Taxation Code
Notice is hereby given that at the close of business on June 30, 2022 the real property taxes and assessments on the parcels described below will have been defaulted for five or more years and will become subject to the Fresno County Tax

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MISCELLANEOUS

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Collector’s power to sell. Unless the property is redeemed or an installment plan is initiated prior to close of business on the last business day of June 2022, it will become subject to The Fresno County Tax Collector’s power to sell and will be sold. The right of redemption survives the property becoming subject to the power to sell, but it terminates at close of business on the last business day prior to the date of the sale by the Fresno County Tax Collector. After that date the entire balance is due and must be paid in full to prevent sale of the property at public auction. If the property is the subject of a bankruptcy proceeding, this notice constitutes a “notice of tax deficiency” pursuant to Section 362(b)(9) (B) of Title 11 of the United States Code. **Note:** If the property is not redeemed and is sold at a tax sale, you may have the right to claim proceeds of the sale that are in excess of the liens and costs to be satisfied from the proceeds.

All information concerning redemption or the initiation of an installment plan of redemption will be furnished, upon request, by:

Oscar J. Garcia, CPA
Auditor-Controller/Treasurer-Tax Collector
2281 Tulare Street, Hall of Records, Room 105
P.O. Box 1192
Fresno, California 93715
Phone (559) 600-3482

The amount to redeem, including all penalties and fees as of June 2022, is shown opposite the parcel number and next to the name of the assessee.

PARCEL NUMBERING SYSTEM EXPLANATION

The Assessor’s Parcel Number (APN), when used to describe property in this list, refers to the assessor’s map book, the map page, the block on the map, if applicable, and the individual parcel on the map page or in the block. The assessor’s maps and further explanation of the parcel numbering system are available in the Assessor’s Office in the Hall of Records, 2281 Tulare Street, Room 201, Fresno, CA 93721. The following is a list of the abbreviated city codes:

AU - AUBERRY
BC - BIG CREEK
BI - BIOLA
BU - BURRELL
CA - CARUTHERS
CC - CANTUA CREEK
CL - CLOVIS
CO - COALINGA
CW - CALWA
DC - DINKEY CREEK
DI - DINUBA
DP - DOS PALOS
DR - DEL REY
DU - DUNLAP
EA - EASTON
FI - FIREBAUGH
FO - FOWLER
FP - FIVE POINTS
FR - FRESNO
FT - FRIANT
HC - HIGHWAY CITY
HE - HELM
HL - HUNTINGTON LAKE
HM - HUME LAKE
HR - HERNDON
HU - HURON
KE - KERNAN
KI - KINGSBURG
LA - LATON
MA - MALAGA
ME - MENDOTA
MI - MIRAMONTE
OC - ORANGE COVE
PA - PARLIER
PD - PIEDRA
PH - PINEHURST
PI - PINEDALE
PR - PRATHER
RC - RAISIN CITY
RE - REEDLEY
RI - RIVERDALE
SA - SANGER
SD - SOUTH DOS PALOS
SE - SELMA
SJ - SAN JOAQUIN
SL - SHAVER LAKE
SV - SQUAW VALLEY
TH - TOLLHOUSE
TR - TRANQUILLITY
PROPERTY TAX DEFAULTED ON JUNE 30, 2017 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2016-17
APN 007-160-30S, \$7, 364.77, MARTINEZ FORTINO SILVA, CHOCOTECO MANUELA CHAVEZ 1949 TRI CIRCLE FI; APN 007-174-12S, \$5, 309.30, ECHEVESTE ROMAN & BIANCA, 1390 REBECCHI CIR FI; APN 007-282-11S, \$12, 828.46, US BANK NATL ASSN TR, 412 SABLAN FI; APN 008-051-21, \$5, 747.36, ECHEVESTE ROMAN & BIANCA, 1634 EIGHTH FI; APN 008-051-22, \$6, 398.32, ECHEVESTE ROMAN & BIANCA, 807 P FI; APN 008-134-05, \$669.47, TOPETE JUAN A, 1465 FIFTEENTH FI; APN 012-

091-07, \$12, 565.80, BETANCOURT PAOLA G VALVERDE, 36743 W SHAW FI; APN 013-421-18S, \$442.27, BARRERA BRAULIUS, 641 GAXIOLA ME; APN 023-410-38S, \$24, 018.72, ALVAREZ JESUS M, 540 S PACHECO DR KE; APN 023-652-11S, \$2, 530.74, SANDOVAL JUAN, 15812 W SUNSET KE; APN 025-080-28S, \$46, 054.59, FRESNO IRRIGATION DISTRICT, 13545 W CHURCH KE; APN 033-221-23S, \$10, 220.94, GARCIA RICARDO, 8482 ORLANDO CT SJ; APN 033-250-36S, \$2, 419.03, RAMIREZ-VALADEZ M & MARTHA SILVA-RAMOS, 22309 WHITE SJ; APN 038-040-13S, \$13, 464.97, SANCHEZ IGNACIO & CASAMIRA TRS; APN 041-210-45, \$1, 423.09, ESTRADA MARTIN, 10714 JONES BU; APN 042-280-02, \$5, 314.11, ENGLAND STEPHEN; APN 043-250-02S, \$15, 117.70, ROBINSON GENE, MENDOZA JEANINE 2791 W KOFOID CA; APN 053-120-23S, \$10, 485.64, VAZQUEZ JUAN LEONARDO, 20764 S GARFIELD RI; APN 053-120-54S, \$3, 589.91, BROOKS MAXINE, MILLER NINA DESHAY ETAL; APN 053-120-55S, \$8, 806.18, BROOKS MAXINE, MILLER NINA DESHAY ETAL 20526 S GARFIELD RI; APN 053-140-13S, \$64, 077.23, PLASCENCIA BERNARDO AYALA, 21510 S CHATEAU FRESNO RI; APN 053-311-06, \$2, 139.75, HERNANDEZ MODESTO, 3822 HENSON RI; APN 056-070-52, \$11, 916.81, SILVEIRA OLIVIA I TRUSTEE; APN 057-140-09, \$3, 756.73, BLACK LEX & SANDY, 20547 S CASTRO LA; APN 071-145-03S, \$118.27, MIRANDA FERNANDO V, 348 E ROOSEVELT CO; APN 072-132-15, \$3, 449.30, MUHARRAM WALID SAIF, 192 E ELM CO; APN 075-410-12S, \$32, 052.92, MILLS BASIL E TRUSTEE, MILLS ROGER E TRUSTEE ETAL; APN 075-164-19, \$8, 747.18, DUARTE RUBEN G & ROSALINDA, 16831 ELEVENTH HU; APN 075-192-69, \$2, 573.40, SALEH AHMED H, 36615 DINERO WAY HU; APN 075-234-11, \$2, 411.40, MARTINEZ FRANCISCO & VICTORIA, 17162 HOME HU; APN 075-314-01S, \$273.80, LOPEZ EVODIO MORENO, 16629 FIRST HU; APN 083-115-02, \$5, 029.59, MAGANA GUADALUPE GONZALEZ, 415 E PLEASANT CO; APN 085-080-13, \$4, 508.08, CALIFORNIA PACIFIC LAND TRUST, FERNANDEZ ELROY TRUSTEE ETAL; APN 090-130-03, \$1, 019.20, WILSON DE LILLIAN; APN 090-210-21, \$425.89, CHHOENG KIM HEANG; APN 118-413-45S, \$389.56, MADDEN NOLDEN & MARY L TRUSTEES; APN 118-461-18, \$1, 795.72, HAMM HERMAN L, HAMM GARY 28763 SKY HARBOUR DR FT; APN 118-550-32, \$11, 928.04, HARSHMAN LORI M, 30134 MORGAN CANYON RD PR; APN 128-121-43, \$7, 983.74, GLASS DENVER & ELIZABETH CHILDERS, 33116 CALKINS RD AU; APN 128-261-36, \$2, 965.54, FORRESTER BURT C & MARY C, 41653 CORLEW LN AU; APN 128-261-61, \$4, 400.56, WOOD PATTY D TRUSTEE, 41710 MEADOW LN AU; APN 130-470-02, \$2, 718.07, FALK JULIENNE N TRUSTEE; APN 140-281-04, \$5, 298.71, LUEVANOS JOSE ANTHONY; APN 158-050-40, \$21, 932.49, MATHIAS RANDEL & PAMELA H, 27866 PINE FLAT RD PD; APN 158-130-32, \$370.42, HOWARD RANCH; APN 158-341-15S, \$1, 091.46, BUCAGO GEORGE R; APN 160-090-09S, \$3, 347.11, PILLOW DONALD W & GLORIA; APN 160-191-41, \$1, 588.58, KEITH PERRY S & KARIN A, 38522 DUNLAP RD SV; APN 160-321-04S, \$1, 601.50, RIAR PAUL & SIMERJIT; APN 165-170-15, \$6, 346.69, CASE CHARISSA L L/F, DERRICKSON JOYCE D L/F; APN 185-330-33S, \$3, 043.48, TERRY CHARLES R; APN 185-330-34S, \$3, 832.29, TERRY CHARLES R; APN 185-330-35S, \$3, 062.94, TERRY CHARLES R; APN 185-410-26, \$6, 169.22, HOUK JANELL E, 31143 RUTH HILL RD SV; APN 190-100-20S, \$1, 349.47, OSBORNE VIOLET, 38524 BARBERRY LN DU; APN 190-140-12S, \$3, 543.97, PROCTOR MELBA, LEACH VIRGINIA 37956 RUTH HILL SV; APN 190-160-61S, \$4, 872.88, PELAYO REYES; APN 190-160-65S, \$5, 964.30, PELAYO REYES, 36967 MIMOSA SV; APN 190-160-67S, \$3, 258.79, PELAYO REYES; APN 190-170-21S, \$2, 281.12, GOSS ROBERT W TRUSTEE; APN 190-253-22S, \$5, 361.19, LOERA LORENA; APN 190-271-04, \$6, 711.00, ROE DANNY & JENNIFER LYNN, 37570 SQUAW VALLEY SV; APN 190-271-38, \$4, 752.70, MICHAEL BRANDON ALLAN, MICHAEL ROBERT RICHARD 38348 SQUAW VALLEY SV; APN 190-271-42, \$270.87, GARAVAGLIA MARINA; APN 190-275-08S, \$480.43, ELIZONDO ARMANDO & SONIA, 38453 SQUAW VALLEY SV; APN 190-310-47, \$3, 582.02, KLEMIN LINSEY M & JASON A, 38880 SQUAW VALLEY SV; APN 190-330-28, \$2,

426.83, JONES MARK KEITH & MICHELLE CRYSTAL; APN 190-400-57, \$1, 463.58, BRENNINGER RALPH A & FLO H; APN 190-410-48, \$3, 074.21, RODRIGUEZ-RODRIGUEZ WBALDO, AGUILAR-LOPEZ ESMERALDA 47793 PINTAIL SV; APN 190-410-49, \$2, 779.56, RODRIGUEZ CARLOS RODRIGUEZ; APN 190-460-40, \$16, 445.82, JORDAN JAMES MOTT, 46573 CREEKSIDE SV; APN 195-060-31, \$1, 022.31, CERVANTES ELEUTERIO, CARDENAS HORALIA VIVEROS; APN 195-060-32, \$23, 146.18, CERVANTES ELEUTERIO, 46805 ORCHARD DR MI; APN 195-130-44, \$14, 204.97, VAUGHAN R L & VIVIAN, 47556 BUCK CANYON RD MI; APN 195-302-10, \$997.85, ST NICHOLAS RANCH & BROTHERHOOD CTR; APN 300-180-35, \$17, 934.95, VIKEN INDUSTRIES; APN 303-321-08, \$7, 483.53, KENT STEVEN E, 964 E CROMWELL FR; APN 312-021-24, \$21, 877.04, MONTGOMERY JERRY LEE & JENNIFER M, 2933 N MONROE FR; APN 312-452-20, \$1, 358.63, BROWN CATHY, 4244 W AMHERST FR; APN 312-584-19S, \$9, 873.34, OAXACA FRANK, OAXACA INEZ 4247 W WELDON FR; APN 312-713-10S, \$559.90, HERNANDEZ FRANCISCO JR & YAMILEX V NAVA, 4739 W HARVARD FR; APN 312-830-38, \$642.86, ROSAS OSCAR D RANGEL & DIANA A RANGEL, 5150 W HARVARD FR; APN 313-661-10, \$2, 029.40, FANG BAUI K, 803 S BURL FR; APN 313-761-16, \$342.17, LEBAR MARTY L JR & SHANNON M LEON, 6610 E CETTI FR; APN 313-802-03, \$1, 667.35, BURTON ALFRED & MARINA, 5844 E IOWA FR; APN 315-500-43S, \$21, 042.59, CAMPOPIANO JENNIFER JEAN TRUSTEE, EATON RONALD DEAN TRUSTEE 2185 OAK SA; APN 316-441-04, \$5, 385.40, RANDHAWAAMANDEEP S, 6544 E ATCHISON FR; APN 320-092-07, \$2, 076.07, GUTIERREZ JERRY, 531 K SA; APN 320-102-12, \$13, 811.46, VILLARREAL BALTAZAR JR, 5121 SA; APN 320-190-62, \$5, 372.78, LAMAS ALBERTO L, LAMAS BLANCA GUERRERO DE 756 TWELFTH SA; APN 320-190-63, \$1, 687.16, FRANCO ABRAHAM GARCIA & LUPE, 750 TWELFTH SA; APN 320-220-01, \$1, 680.48, SANCHEZ FRANCINE, SANCHEZ SYLVIA G 2324 S NEWMARK SA; APN 325-072-32, \$1, 599.40, FAMILY WORSHIP CENTER SANGER, 1307 I SA; APN 325-134-32, \$12, 532.73, YNOSTROZ MAGDALENO JARA, 636 EDGAR SA; APN 326-140-05, \$16, 290.29, STRICKLAND KENNETH D & RUTH E TRUSTEES, 438 N BRAWLEY FR; APN 327-140-20, \$3, 380.22, HAMBURGER MIKE, 2629 S MARKS FR; APN 327-150-05S, \$5, 615.42, PADILLA ARTURO PARRA, PARRA EVELIA ANAYA DE; APN 327-172-01S, \$796.26, LOPEZ JUNE, 3291 W CHURCH FR; APN 328-132-19, \$5, 683.11, SPIKES LESLIE, 2965 S NEWMAN FR; APN 328-171-27, \$997.93, GARCIA RIGOBERTO & GUADALUPE; APN 328-183-11, \$5, 509.86, MEDINA GLORIA JOSEFINA, MEDINA SAIRA YVETTE 2911 S WELLS FR; APN 328-220-11S, \$4, 159.60, DE MEJIA DELIA RUBIO, 4739 S FRUIT FR; APN 329-040-21, \$1, 040.22, SALDANA SANDRA, SALDANA ROCKY 4283 S ELM FR; APN 329-150-21, \$1, 464.07, MONTOYA MARINA, 493 E DALEVILLE FR; APN 331-071-02, \$37, 280.69, DHALIWAL JASKARNJEET SINGH & MANPREET K, 3137 E NORTH FR; APN 331-100-33S, \$18, 170.28, SAMRAI MANDEEP SINGH TRS; APN 331-164-17, \$4, 649.26, MARTINEZ MARIA G, 3560 S FRANK MA; APN 332-180-25, \$12, 905.38, CHILINGERIAN A & DIANA; APN 332-200-18, \$2, 290.86, FIRST MEXICAN BAPTIST CHURCH OF DEL REY; APN 332-243-11, \$7, 925.15, OROZCO JAVIER, 1941 DIAMOND SA; APN 334-041-36S, \$167.45, GRAHAM JOHN O & BARBARA J TRUSTEES; APN 334-300-01, \$10, 072.04, DUNCAN MARIA SARITA TRUSTEE, 1085 E CLAYTON FR; APN 335-031-06, \$2, 812.14, TORRES HECTOR, SALMERON LAURA 7065 S ELM FR; APN 335-040-03, \$4, 272.10, ESPINOZA ALFONSO B & YOLANDA F, 8139 S HUGHES FR; APN 335-120-27S, \$10, 302.26, SAENZ CEPRIE, SAENZ DAVID & CONSUELO 8193 S ELM FR; APN 338-110-62, \$4, 965.54, ARVIZU MARTIN, 2610 E FLORAL FR; APN 338-110-70, \$2, 778.09, ARVIZU MARTIN, 2590 E FLORAL FR; APN 343-320-10, \$1, 355.07, CAZARES CHRISTINA & BRUNO F, 1036 OAK CT FO; APN 348-100-06S, \$37, 930.57, KURAMOTO EDDIE H & KAY TRUSTEES, KURAMOTO RALPH G & ELAINE ET AL 10377 S FOWLER FO; APN 350-133-10, \$1, 955.08, PASILLAS GUADALUPE & CLAUDIA LOPEZ, 10792 E CHICO DR; APN 355-081-14, \$7, 473.14, AGUILA ROSA, 515 K PA; APN

355-202-03, \$3, 913.31, PEREZ ROGELIO & MARIA, 685 H PA; APN 355-292-21, \$284.94, MONTEZ VALENTINA J, 13580 SECOND PA; APN 355-477-08, \$2, 687.38, CEJA SALVADOR JR, 13165 JASMINE PA; APN 355-477-14, \$5, 055.52, SERNA ARMANDO RAMON DE LOERA, 8466 AZALEA PA; APN 355-480-10, \$3, 692.38, GUTIERREZ GABRIEL, 8611 GARDENIA PA; APN 358-231-03, \$11, 197.53, QUINVILLE SUSAN, 2943 E SE; APN 358-444-04, \$8, 995.04, PIMENTEL ROCKLUND DAVID, PIMENTEL ROCKLUND DAVID 3434 OLIVE SE; APN 358-490-49, \$12, 674.59, MOVSESIAN SUZANNE TRUSTEE, 2885 HUNTSMAN SE; APN 358-570-37, \$14, 616.82, PEREZ CUAUHTEMOC, PEREZ MONICA 1304 HICKS SE; APN 368-071-16, \$2, 293.95, TORRES JORGE V, 1098 W FRIESEN RE; APN 368-134-11, \$2, 867.64, REEDLEY FIRST CHURCH OF THE NAZARENE, 914 J RE; APN 368-243-02, \$1, 667.26, GRACE AND MERCY APOSTOLIC CHURCH; APN 370-181-38, \$12, 844.84, MEZA SERGIO & MARIA CAMARGO, MEZA JOSE 1572 E EARLY RE; APN 373-031-38S, \$36, 560.73, GUNNER ELIZABETH NICOLE, 23654 E JEFFERSON RE; APN 373-310-24, \$171.29, COLEMAN RANDY TRS, COLEMAN JESSIE TRS; APN 373-310-27, \$19, 240.21, COLEMAN RANDY TRS, COLEMAN JESSIE TRS 22871 E LINCOLN RE; APN 373-350-10, \$56, 477.52, SORIA STEVE, SORIA STEVE 21438 E MANNING RE; APN 378-043-12, \$5, 994.77, LOPEZ LUCIANO A & OLIVIA N, 1090 S EIGHTH OC; APN 378-220-08, \$4, 195.71, TUGAS JULIAN B & ALEJANDRIA S, TUGAS JULIAN S & CATALINA J 785 S CENTER OC; APN 385-062-03, \$4, 803.06, SILVEIRA OLIVIA I TRUSTEE; APN 385-062-04, \$16, 845.35, SILVEIRA OLIVIA I TRUSTEE, 12806 S FOWLER SE; APN 385-063-10, \$14, 966.21, SILVEIRA OLIVIA I TRUSTEE, 5814 E MOUNTAIN VIEW SE; APN 385-090-07, \$25, 119.33, SILVEIRA OLIVIA I TRUSTEE, 6175 E MOUNTAIN VIEW SE; APN 385-120-01, \$21, 146.67, SILVEIRA OLIVIA I TRUSTEE; APN 388-073-05, \$7, 155.80, CLARK SYLVIA G, 2211 SYLVIA SE; APN 388-142-02, \$2, 359.62, AMERICAN LEGION SELMA POST 12, 1705 SECOND SE; APN 388-175-01, \$23, 121.96, SANTOS EFREN, 1824 FOURTH SE; APN 388-221-16S, \$8, 055.75, PRECIADO DAVID V & IRENE I, 2506 S HIGHLAND SE; APN 389-071-17, \$19, 689.27, BERNELL PAULETTE J, 2860 D SE; APN 389-204-05, \$15, 183.87, RAMIREZ BALDEMAR & MARIA C, 1419 PINE SE; APN 389-229-02, \$355.16, MADDEN JOYCE; APN 390-051-09, \$7, 765.25, QUIROZ CESAR ARROYO, QUIROZ RODOLFO ARROYO JR 1951 GAYNOR SE; APN 393-180-40S, \$5, 421.76, DIAMOND ESTATES LLC; APN 394-103-10, \$1, 358.27, SANCHEZ JOSE A & FRANCISCA, 2510 SEVENTEENTH KI; APN 394-181-08, \$1, 760.94, HOENIG RYAN & MONICA, 2351 NINETEENTH KI; APN 401-322-17, \$963.91, ZARAGOZA FAUSTINO, 9609 N SHENANDOAH LN FR; APN 402-061-02, \$18, 032.97, CLARK JAMES & KATHY, CLARK JAMES & KATHY 8465 N DEL MAR FR; APN 404-221-13, \$15, 159.75, GROVER STEPHEN C C/F DVA, 1326 E LOMA LINDA FR; APN 405-120-18S, \$4, 881.35, MARINO STEPHAN F & ANITA B, 7186 N ILA FR; APN 407-154-08, \$14, 232.02, SOUTHLAND CORPORATION, 6015 N BLACKSTONE FR; APN 408-043-04, \$7, 379.56, HARSHMAN LORI, 6569 N DIANA FR; APN 408-330-09, \$16, 854.74, DOIG MICHAEL M & NELIA I, 712 E MAGILL FR; APN 409-191-24, \$1, 000.27, LEBDA WILLIAM JOHN & MICHELLE CORINNE, 6071 N ABBY FR; APN 416-262-37, \$2, 343.56, MERLO GARY L & PATRICIA R; APN 418-232-02, \$9, 595.45, BROWN CLETA, WILLIAMS EDNA 5186 N CALLISCH FR; APN 418-241-17, \$6, 169.89, PIMENTEL IGNACIO & GRACIELA, 5256 N FIRST FR; APN 418-490-13, \$3, 860.88, CASTILLO JACKIE, 1250 E SHAW #147 FR; APN 420-091-02, \$8, 411.53, MEDINA ALBERT & DELIA, 638 W KEATS CL; APN 424-222-39, \$4, 903.16, TIERRA FINA INVESTMENTS LLC, 2711 W FAIRMONT #101 FR; APN 424-340-34S, \$6, 328.97, PEREZ LILIA, 1866 W SANTA ANA #101 FR; APN 424-560-23S, \$10, 904.61, JORDAN TONI TRS, GROVE SUSAN 1787 W SANTA ANA FR; APN 424-580-13, \$58, 084.60, SA9 PROPERTIES LLC, 2491 W SHAW #101-105 FR; APN 424-620-29, \$6, 603.98, RENTERIA ALMA, 4504 N VALENTINE #188 FR; APN 425-133-02, \$1, 145.53, MANOU NADIA, 4843 N PALM FR; APN 426-181-19, \$5, 256.69, DESUMALA BENEDICTO JR, DESUMALA CLARISSA 4298 N HOLT FR; APN 427-262-01, \$17, 793.99, ZUNIGA MARY A, 4694 N SECOND FR; APN 428-032-19S,

\$6, 550.10, VELASQUEZ DANIEL JR, 2817 E INDIANAPOLIS FR; APN 428-090-33, \$38, 254.95, SAADELDIN MIKE, SAADELDIN MOHAMMAD T ETAL 4414 N BLACKSTONE FR; APN 428-251-25, \$23, 807.78, AUTRY RYAN, 4210 N FRESNO FR; APN 430-273-18S, \$25, 488.00, PAZ MARISELA MADRIGAL, ROJASEISENIRING RAMON ALEJANDRO 861 W ALAMOS CL; APN 433-195-09, \$10, 653.02, TORRES PAUL B & JILL, 1733 W LANSING WAY FR; APN 433-253-15, \$14, 135.04, TRAVERS JOHN J, SMITH JERIE A 3655 N LAFAYETTE FR; APN 433-263-04, \$19, 250.30, KAO KOSAL, 1915 W FEDORA FR; APN 433-284-05, \$8, 796.81, REID NORMA J, 3695 W CORTLAND FR; APN 433-313-02, \$3, 287.19, BRADLEY CARMEN RUTH TRUSTEE, BUNCH GOLDAO 1637 W CORTLAND FR; APN 434-101-05, \$4, 283.91, VARGAS MANUEL G TRUSTEE, 59 E BELLAIRE WAY FR; APN 434-212-06, \$5, 084.93, BLEIGH KRESZENTIA M, BLEIGH MONA L 949 W SAGINAW WAY FR; APN 434-271-51, \$13, 065.66, FLORES BONIFACIO & REYNALDA NAVARRETE, 836 W SUSSEX WAY FR; APN 435-053-15, \$15, 434.43, PEREZ OMAR BAUTISTA, 346 W GARLAND FR; APN 435-123-02, \$10, 603.87, NORTON JEFFERY J & TONIA L, 433 W FEDORA FR; APN 437-262-11, \$14, 299.01, LARA CYNTHIA G, 2308 E FOUNTAIN WAY FR; APN 438-173-04, \$2, 094.86, YANG TONY & MAINA VANG, 4636 E CORTLAND FR; APN 438-220-01, \$11, 592.64, HARPAINS VANILLA LLC, 4092 N CEDAR FR; APN 438-220-02, \$12, 167.51, HARPAINS VANILLA LLC, 4076 N CEDAR FR; APN 438-220-03, \$11, 041.92, HARPAINS VANILLA LLC, 4078 N CEDAR FR; APN 438-220-06, \$11, 474.46, HARPAINS VANILLA LLC, 4084 N CEDAR FR; APN 438-220-07, \$12, 005.14, HARPAINS VANILLA LLC, 4086 N CEDAR FR; APN 438-220-08, \$11, 990.14, HARPAINS VANILLA LLC, 4088 N CEDAR FR; APN 438-220-09, \$11, 990.14, HARPAINS VANILLA LLC, 4090 N CEDAR FR; APN 442-050-03, \$665.52, CENTRAL VALLEY R V OUTLET LLC; APN 442-090-18, \$1, 265.11, FRESNO RESCUE MISSION INC, 2009 N LAFAYETTE FR; APN 442-242-12, \$2, 177.70, CHRISTINE M FRANCIS, ALVAREZ SOCORRO O 1338 W YALE FR; APN 442-242-21, \$5, 659.32, ALFARO DANIEL JR, 1424 W VASSAR FR; APN 442-380-01, \$4, 890.27, KGLYAN ARMEN & ANI MIKAYELIAN, 3055 N WEST #F FR; APN 442-534-06, \$443.87, HERNANDEZ KARINA, 2354 N MARTY FR; APN 443-063-17, \$19, 481.86, ATCHLEY ROBERT LLOYD JR & MARY E TRS, 405 E CORNELL FR; APN 443-093-18, \$10, 578.57, STORE MASTER FUNDING VII LLC, 905 E CORNELL FR; APN 443-204-13, \$11, 222.02, WEATHERBIE NADENE, 522 W HARVARD FR; APN 444-241-15, \$6, 173.12, CONTRERAS MARIAN B, 1658 N WEST FR; APN 445-301-16, \$187.01, GOMEZ MARK M TRS, LEAL JOANNA M TRS 2617 N SIXTH FR; APN 447-043-35, \$430.07, GONZALEZ OMAR & GLORY V; APN 447-091-19, \$23, 544.55, KELLEY DENNIS & SHARON, 4697 E MICHIGAN FR; APN 449-124-08, \$13, 943.37, WOMBACHER DENNIS D & LAURIE A, 715 N HUGHES FR; APN 449-124-20, \$4, 327.35, RAMIREZ GILBERT & RENYA, 544 N LAFAYETTE FR; APN 450-171-14, \$5, 919.38, HARO ADAM, 15 E OLIVE FR; APN 451-132-19, \$11, 619.25, KEVORKIAN WILSON HAIG, 1436 N SAN PABLO FR; APN 451-204-20, \$2, 985.75, QUAN MILTON & ANITA MAE, 1314 N CALAVERAS FR; APN 451-303-23, \$4, 453.73, GONZALEZ GEORGE CARLOS, CASTILLO AMANDA 2207 E OLIVE FR; APN 452-293-17, \$2, 860.52, HOVANISSIAN BRYCE D, 1467 E BELMONT FR; APN 452-313-09, \$99, 479.19, COOKS JOHNNY LEE JR & MADLYN L PHILLIPS, 639 N FRESNO FR; APN 454-024-03, \$3, 349.55, MURRUFO MARIO & JANICE PALACIOS, JAUNARENA JENNY B 3270 E CLAY FR; APN 454-062-39, \$19, 012.90, SWIESO MICHAEL GLENN TRUSTEE, SWIESO CRAIG ALAN TRUSTEE; APN 454-263-21, \$3, 983.77, LUANGRATH JENNY, 618 N FISHER FR; APN 454-301-19, \$2, 734.48, HERNANDEZ LUIS & ANGELICA, 4301 E WHITE FR; APN 454-311-19, \$4, 735.54, HOVANISSIAN VERNON & CAROL TRS, 614 N BARTON FR; APN 456-061-45, \$579.99, AGUILAR-ALEJO JESUS ALBERTO, 5060 E OLIVE FR; APN 456-182-23, \$1, 472.90, HAMBY CHARLES, 4986 E TURNER FR; APN 458-212-12, \$2, 783.23, PERU CORRINA, 127 W DUNN FR; APN 458-250-24, \$689.00, STATE OF CA-M R HEIDEN; APN 459-054-08, \$5, 274.26, CHAVEZ CARLOS, 441 N POPLAR FR; APN 459-

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MISCELLANEOUS

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072-04, \$164, 667.89, MAD-BUM PROPERTIES LLC, YOUNG ROBERT III 457 N EFFIE FR; APN 459-183-11, \$3, 330.38, CALDERON ANDREW M & CARMEN C/F, SCHELLENBERG N J & HATTIE G 2635 E MC KENZIE FR; APN 459-251-16, \$12, 062.17, SEMERDZHYAN DANIEL, 230 N BLACKSTONE FR; APN 459-251-17, \$4, 248.80, SEMERDZHYAN DANIEL; APN 460-026-10, \$68, 762.06, DEOCA ADRIANA, 3353 E GRANT FR; APN 460-062-03, \$2, 803.41, TUCKER CHARLES D, WILLINGHAM JO ANN; APN 460-062-05, \$5, 539.54, TUCKER CHARLES D, WILLINGHAM JO ANN 4438 E BELMONT FR; APN 460-062-24, \$4, 784.05, TUCKER CHARLES D, WILLINGHAM JO ANN 4428 E BELMONT FR; APN 460-124-02, \$ 840.03, JOHNSON HUGH C & KASHANDA L, 3828 E WASHINGTON FR; APN 461-221-29, \$8, 110.23, NELSON JASON WILLIAM, 444 S BACKER FR; APN 462-210-61, \$ 456.27, SANDOVAL ROCELIA, 281 N BUSH FR; APN 464-142-25, \$2, 623.19, MONEDA JESSICA LEON, MONEDA PETRA MAGGY LEON ETAL 1699 S TEILMAN FR; APN 464-192-14, \$35, 185.53, LOREDO ELIZABETH LEANN, 1006 W WOODWARD FR; APN 465-216-06, \$69, 455.16, MACK PAMELA ELAINE, 1130 S TRINITY FR; APN 467-030-03S, \$16, 195.67, CA HIGH-SPEED RAIL AUTHORITY; APN 467-153-07, \$86, 998.87, MORA ROSARIO MATA TRUSTEE, 1123 TULARE FR; APN 467-155-04, \$25, 821.63, MARTINEZ HERMENEGILDO, 1129 B FR; APN 468-321-03, \$5, 793.07, FREUND YOKO K, 1824 S MARY FR; APN 470-071-39, \$32, 042.01, GOMEZ RAUL, 751 S CEDAR FR; APN 470-172-18, \$5, 719.47, MC CLUSKY RONALD L, 4765 E ALTA FR; APN 471-044-13, \$7, 150.10, FERNANDES ABELARDO, 1552 S ORANGE FR; APN 471-092-06, \$12, 081.41, ECHEVESTE PROPERTIES INC, 1621 S RECREATION FR; APN 471-114-16, \$6, 712.24, ROMERO FELIPE, 1619 S GEARHART FR; APN 471-116-07, \$9, 266.48, HOVANNISIAN BRYCE D & JENNIFER D, 3417 E HAMILTON FR; APN 472-310-07, \$ 812.43, NWADIMA EMMANUEL C, 4860 E LANE #231 FR; APN 473-112-10S, \$19, 012.88, MAHAL BALWINDER KAUR, 1625 S BUSH FR; APN 478-192-23, \$1, 483.19, MARTINEZ LUIS RIOS, GODINEZ MIRIAM ESTRELLA CHAVEZ 2309 S POPPY FR; APN 479-301-04, \$4, 037.94, SMITH IDELL TRUSTEE, 2755 S BARDELL FR; APN 480-374-07, \$8, 522.18, ROLAND FERN, 2469 S RECREATION FR; APN 480-392-24, \$12, 980.04, MORENO ANTONIO GARCIA, 4730 E GARRETT FR; APN 481-192-03S, \$7, 299.75, VALLEZ VIRGINIA A, RIVERA MARBELLA 2209 S MATUS FR; APN 481-223-21S, \$5, 413.81, WALLER TONDALEYO M TRUSTEE, HOLMES ALVIN A TRUSTEE 5139 E TOWER FR; APN 481-350-41S, \$14, 942.80, BRAH PARMINDER S & JAGJIT KAUR, 2302 S WALDBY FR; APN 481-440-27, \$ 873.13, CASILLAS HILARIO, PEREZ WYALDA GUTIERREZ 5527 E CHRISTINE FR; APN 481-450-62, \$19, 508.77, JUNG LUNNY RONNIE & DIANNE KWOCK TRS, KWOCK JOHN F & DOROTHY L ETAL 5565 E BELGRAVIA FR; APN 487-114-28, \$3, 909.79, BARAJAS EUFRACIA, 2632 S CEDAR FR; APN 491-250-35, \$13, 573.81, DOUGLASS LESLIE A TRS, 1632 TOLLHOUSE LN CL; APN 493-040-45S, \$7, 393.09, DEPIANO SETH & ALICIA ARTHUR, 5188 E ASHLAN #104 FR; APN 493-141-07, \$1, 059.00, XIONG FUACHY, XIONG SHERRY 5444 E SAGINAW WAY FR; APN 495-042-24, \$5, 445.36, FREUND YOKO K, 5601 E TARPEY DR FR; APN 497-071-12, \$8, 271.99, BELL MELISSA, 643 DE WITT CL; APN 497-173-01, \$1, 511.85, SHERGILL, REBECCA, 104 DENNIS DR CL; APN 499-192-04, \$17, 299.86, CUNHA DAVID V/DEBRA V TRUSTEES C/F DVA, 5534 E HOLLAND FR; APN 499-292-18, \$1, 765.07, SINGH SANJAY K, 180 W ASHCROFT CL; APN 499-353-29, \$ 379.30, DAVIS STEPHANIE MICHELLE, 1574 SAN GABRIEL CL; APN 501-141-42S, \$24, 419.72, FIMBRES MARK P, 3694 W BEECHWOOD FR; APN 502-063-22, \$32, 025.53, JACOBSEN ALAN D & LOIS M, 4884 W PINEDALE FR; APN 502-205-10, \$20, 891.66, SAMMUT RHONDA, 5557 W MINARETS FR; APN 504-230-12, \$19, 097.52, KAUR PARMJIT, 7478 N SHIRAZ FR; APN 504-260-42, \$3, 603.59, SINGH SOHAN, 6819 W OPAL FR; APN 506-142-01S, \$1, 508.76, MARTINEZ PAUL, 6132 N WHEELER FR; APN 507-277-21, \$18, 338.02, GREER VICTORIA, 6454 N PIMA FR; APN 509-060-49, \$23, 489.04,

DILL ANDERSON JR & LAURA H, 4644 W JENNIFER #108 FR; APN 510-100-60, \$8, 714.75, DHALIWAL GURDAVER; APN 510-183-11, \$8, 525.01, HUERTA KAREN STACY CRUZ, 5601 W NORWICH FR; APN 510-194-04, \$ 713.47, RODRIGUEZ PEDRO C & BERTA AJIMENEZ, 5657 W ASHCROFT FR; APN 510-374-03S, \$9, 591.65, AGUINALDO ROMULO F D & THERESA L, 4723 W SWIFT FR; APN 510-394-30S, \$13, 917.18, LOMAN RONALD LEE & SUZANNE GAY, 4690 W ASHLAN FR; APN 550-031-18, \$ 650.89, TALLEY MICHELLE A & RONALD B, 2137 POLSON CL; APN 550-032-07, \$ 963.51, WRIGHT DULCIE LEIGH, 2086 POLSON CL; APN 554-113-11, \$1, 584.94, NGUYEN BRANDON P, NGUYEN NHUAN T 2727 BROWNING CL; APN 554-374-12, \$ 772.47, BRON KATHLEEN E, 1043 LA JOLLA CL; APN 555-361-08, \$4, 304.87, CORTEZ LUIS DAVID, 2066 AMANECHER CL; APN 559-250-58, \$4, 477.03, HUDSON MARY CASNER, 2672 EVERGLADE CL; APN 562-190-18, \$1, 503.74, DUNN TAMMY M, 332 ATHENS CL; APN 563-152-10, \$28, 552.37, CLABORN KATHELYN ADELE, 2172 BIRCH CL; APN 567-131-07, \$ 657.99, GODWIN DANIEL A, 9867 N CHANCE FR; APN 568-036-11S, \$ 511.66, LOGAN ADRIAN N, 2090 E SHEA DR FR; APN 571-061-22S, \$40, 118.37, ECHEVESTE PROPERTIES INC, 4623 N CRESTMOOR CL; APN 579-291-10S, \$2, 169.11, SAGHDEJIAN HAIG, 11683 N BELLA VITA FR; APN 465-265-11, \$1, 343.43, DAY CHARLES & LEOTHA, 121 E STROTHER FR; APN 160-170-39, \$6, 216.55, SIERRA ENDANGERED CAT HAVEN; APN 190-330-27, \$1, 104.19, JONES MARK KEITH & MICHELLE CRYSTAL; APN 309-051-11S, \$34, 240.78, CROWLEY CHARLES A, 10400 E PRINCETON SA; APN 334-110-34, \$12, 511.03, KEENER EDNA LINDA, KEENER EDNA LINDA 417 E LINCOLN EA; APN 437-370-21, \$5, 552.25, CARR THOMAS EDWARD, 4020 E DAKOTA #202 FR; APN 578-190-01S, \$114, 629.74, LAWRENCE LOGAN K & JAMIE L, 2509 E PRESTWICK FR; **PROPERTY TAX DEFAULTED ON JUNE 30, 2016 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-16** APN 007-070-39, \$36, 193.59, PEREZ MARIO, 1715 N FI; APN 016-060-98S, \$47, 123.78, ERSKINE MICHAEL, 14700 W BARSTOW KE; APN 056-050-54, \$31, 694.39, SWENSON JOYCE M TRUSTEE, 11373 E ELKHORN KI; APN 057-112-19, \$6, 730.25, TOSTE THERESA M, 6052 E TACHE LA; APN 057-223-34, \$3, 903.77, ALATORRE MAURO NINO & ALICIA NINO, 6546 E LATONIA LA; APN 083-115-01, \$11, 791.39, MAGANA GUADALUPE GONZALEZ, ALCANTARA EDITH G GONZALEZ 240 S ALFRED CO; APN 118-511-05, \$4, 246.82, STOLLER KRISTEN L, 27539 SKY HARBOUR DR FT; APN 128-461-43, \$1, 919.99, STOLLER KRISTEN L; APN 128-540-47, \$4, 604.72, CURTIS LESLIE & PENNY, 34435 CHISHOLM LN AU; APN 135-190-04, \$9, 184.39, RENNER PAULA LEE; APN 185-330-37S, \$5, 601.92, RICKETTS EMMANUEL A; APN 185-330-38S, \$5, 585.39, RICKETTS EMMANUEL A; APN 185-330-39S, \$5, 137.54, VERNON PHYLLIS F; APN 190-180-14S, \$7, 239.31, BOLLINGER MAC, 38372 CARDINAL LN SV; APN 190-400-42, \$6, 608.09, GAINES KEITH D & SANDRA L, 45529 LONGVIEW SV; APN 309-400-21S, \$23, 805.00, BOUSSAD MIKE & JERRIE BACIGALUPI, 3694 N GREENWOOD SA; APN 312-504-12, \$6, 430.85, DITTMANN DARYL G & PAMELA F, 4433 W TERRACE FR; APN 312-635-01S, \$8, 609.39, GAMINO ELIZABETH, 5553 W FLORADORA FR; APN 312-641-08S, \$7, 217.21, RAMIREZ DIANA, 1663 N CARNEGIE FR; APN 329-040-19, \$2, 421.33, BECKETT LLOYD WAYNE ESTATE, 4237 S ELM FR; APN 355-071-33, \$4, 739.42, RODRIGUEZ ANGELINA M, MARTINEZ ERNEST T ETAL 13519 E PARLIER PA; APN 355-250-24, \$4, 594.38, GONZALEZ JULIO C & MARIA R, 13438 E MANNING PA; APN 355-475-04, \$2, 987.33, CASTELLANOS YURRIEL, 8469 GARDENIA PA; APN 355-475-05, \$2, 620.76, VAZQUEZ MELCHOR AQUINO, AQUINO MAGDALENA CORTEZ 8471 GARDENIA PA; APN 358-403-10, \$11, 665.01, MARTINEZ VALENTIN & MARIA DEL CARMEN, 2557 JACKSON SE; APN 368-072-13, \$11, 083.46, TARTAGLIA HILDE C TRUSTEE, 947 W FRIESEN RE; APN 368-123-02, \$2, 557.38, PENA JPSEPH ANTHONY, PENA JERROD ANDREW 1451 NINTH RE; APN 373-270-21, \$2, 057.70, LOPEZ JOSE JESUS, 23638 E CLAYTON RE; APN 390-081-12, \$5, 372.95, CASTRO AMELIA LIFE ESTATE, MONTES CRISTINA & REYNALDO JR 2132

YERBA SE; APN 410-050-74, \$18, 665.27, AJIB AEDRYCA TRUSTEE, 760 W SIERRA CL; APN 418-091-04, \$6, 829.98, LIZARRAGA RICHARD JOE III, 623 E KEATS FR; APN 427-071-45, \$4, 856.70, BETHESDA APOSTOLIC CHURCH INC, 3311 E SIERRA MADRE FR; APN 430-233-11, \$3, 401.79, IEKEL MABEL D, 4414 N DEARING FR; APN 433-254-06, \$11, 407.54, PALOMARES ROBERT L JR, 2347 W FEDORA FR; APN 433-353-05, \$3, 542.16, BLAIR JACQUELINE, BLAIR JACQUELINE 1603 W ANDREWS FR; APN 435-221-09, \$6, 086.19, HOWELL CRAIG JAMES, 430 E DAYTON FR; APN 436-171-35, \$6, 652.50, GARCIA MONIQUE REBECCA, RINCON ANTHONY CRUZ 4166 E HAMPTON WAY FR; APN 446-212-19, \$4, 515.20, SOLIS ENRIQUE & JULIE PAREDONES, 3813 ARDEN DR S FR; APN 449-040-12, \$7, 760.46, HOLDER MARTIN, HOLDER MARTIN 3050 W FLORADORA FR; APN 449-123-36, \$7, 215.01, SHUBIN WILLIAM M & NATASHIA, 2344 W BELMONT FR; APN 451-072-41, \$18, 123.38, BOWMAN MICHAEL V & BRENDA R TRS, BOWMAN JILL K ETAL 1560 N EFFIE FR; APN 451-141-08, \$5, 888.27, WATTS BARBARA JEAN, HAYWARD URSULA DANIELL ETAL 1448 N BLACKSTONE FR; APN 451-203-13, \$8, 388.54, AYALA ARTURO & RUFINA, 1303 N CALAVERAS FR; APN 452-032-06, \$1, 966.77, RODRIGUEZ JOY CNE TRUSTEE, 1125 N YOSEMITE FR; APN 453-320-02, \$16, 870.27, NISHIMOTO GARRETT, 4646 E HEDGES FR; APN 454-203-06, \$3, 534.85, VARGAS GASPAS & ROSA, VARGAS ESTHER 3762 E THOMAS FR; APN 454-262-17, \$3, 135.71, NGUYEN KEVIN, NGUYEN LISA ETAL 3155 E BELMONT FR; APN 459-024-15, \$4, 632.17, MARTINEZ ADRIANA, 448 N PALM FR; APN 459-104-22, \$3, 070.16, JERONIMO-HERRERA JUAN CARLOS, DELATORRE-CORRALES CYNTHIA 3015 E GRANT FR; APN 463-110-25, \$11, 134.86, DER TOROSIAN DAVID ANDREW, 127 S VILLA FR; APN 466-115-01, \$14, 420.42, GARCIA ROBERT III, 2240 TUOLUMNE FR; APN 466-115-02, \$6, 790.79, GARCIA ROBERT III, 1345 M FR; APN 467-184-11, \$9, 473.05, OROZCO ELISEO, 903 TULARE FR; APN 467-253-01, \$15, 701.82, HONGTHAMALY KESONE, 1057 WATERMAN FR; APN 470-172-21, \$1, 784.69, PACHECO ANTONIO P & MARGARITA T, 4755 E ALTA FR; APN 472-300-12, \$3, 053.10, NWADINMA EMMANUEL & CAMARA, 4860 E LANE #136 FR; APN 479-152-20, \$6, 579.95, MANNING RONNIE, 2545 S WALNUT FR; APN 480-257-15, \$4, 740.99, SALCEDO PERCY YEBRA & DOLORES J, 2435 S WOODROW FR; APN 487-130-15, \$2, 240.83, WONDERGEM BARBARA L, 4122 E MASON FR; APN 492-230-01, \$13, 088.59, SALDATE JUANITA COSTA, 225 VILLA CL; APN 496-211-06, \$18, 642.86, SUNNYSIDE LC PROPERTIES LLC SERIES I, 2501 N SUNNYSIDE FR; APN 504-122-19S, \$ 110.46, HAROUNIAN IMAN & ELHAM SHAOULIAN FR; APN 504-240-11, \$2, 226.58, MODAFFARI PETER J, 6753 W OAK FR; APN 510-351-25S, \$1, 036.04, VIGIL MICHAEL ROY & KARLA MARIE, 4350 N CORNELIA FR; APN 550-102-24, \$2, 085.42, ADAMS ROXANNE D, 2530 MENLO CL; APN 554-303-37, \$2, 048.27, PETERSEN VIRGINIA L, 3119 WRENWOOD CL; **PROPERTY TAX DEFAULTED ON JUNE 30, 2015 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2014-15** APN 013-093-06, \$ 599.19, CASTELLANOS MOISES, 437 LOLITA ME; APN 041-290-48S, \$1, 601.89, CHILDRESS DOUGLAS K, 3930 W ELKHORN CA; APN 083-114-03, \$6, 798.70, MOSER CLARKE A, 428 E POLK CO; APN 130-470-03, \$5, 363.98, WOODS THOMAS K & JUDY L TRUSTEES; APN 130-803-29, \$5, 196.87, ALVARADO GREGORY & KIMBERLY TRS; APN 190-400-30, \$3, 453.29, DETTINGER DAVID, 41410 PARTRIDGE SV; APN 190-450-13, \$7, 018.74, KEMPER JENNIFER LYNN, SERRATO RUBEN 50720 DAFFODIL SV; APN 300-400-22, \$8, 930.29, SOTO SANDRA, 17376 PARK CLIFFE LN FT; APN 328-191-02, \$12, 455.27, HALL SYLVESTA M TRS, REESE-HALL VANESSA D TRS 2637 S ELM FR; APN 363-311-29, \$1, 403.77, FLORES THOMAS & SYLVIA, 640 E CYPRESS RE; APN 378-132-07, \$3, 903.45, VILLARREAL JULIAN G & ELIDA H, VILLARREAL FRANCISCO J 843 NINTH OC; APN 403-311-26, \$11, 858.68, MOORE MICHAEL A & JEANETTE, 1833 E PORTLAND FR; APN 418-241-06, \$6, 164.48, SMITH JOSHUA, 5255 N SECOND FR; APN 424-113-20, \$6, 071.89, JOHNSON BRYAN E & SHERYL L, 4224 N LAFAYETTE FR;

APN 436-132-08, \$6, 642.00, STALCUP KIMBERLIE, 4025 N ANGUS FR; APN 451-046-08, \$17, 525.54, 1509 MAROA LLC, 1509 N MAROA FR; APN 459-055-10, \$2, 626.39, AMEZCUA ARNULFO B & GUADALUPE FRANCO B, 425 N SAN PABLO FR; APN 459-104-05, \$18, 554.51, BALCH RODNEY C & RACHEL M, 3028 E MADISON FR; APN 464-260-14, \$2, 981.86, GREATHOUSE BENNIE R, WILSON DION E D 1584 W HAWES FR; **PROPERTY TAX DEFAULTED ON JUNE 30, 2014 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2013-14** APN 190-400-10, \$1, 303.29, VILLA SALVADOR JUNIOR; APN 355-071-08, \$1, 808.23, ROSALES MARIA, 13591 E PARLIER PA; APN 458-050-42, \$6, 876.22, KEENEY GLENNA JEAN, 110 S HUGHES FR; APN 462-132-08, \$2, 828.94, PHILLIPS PAUL KEVIN, PHILLIPS PAUL KEVIN 4975 E WASHINGTON FR; APN 480-441-07, \$1, 550.84, SANCHEZ RAUL & GABRIELA, 2505 S MAPLE FR; **PROPERTY TAX DEFAULTED ON JULY 1, 2013 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2012-13** APN 008-072-14, \$2, 336.47, GONZALES FRANK R, GONZALES FIVE BUSINESS LIMITED 1091 N FI; APN 338-040-06S, \$2, 426.58, FOSTER JOE & MARGARET, 2289 W DINUBA FR; APN 424-491-25S, \$1, 893.27, CHACON NESTOR, 4231 N CHARLES FR; APN 452-233-04, \$1, 141.93, MEDINA PHILLIP, 2328 E LEWIS FR; I certify (or declare), under penalty of perjury, that the foregoing is true and correct. Oscar J. Garcia, CPA Fresno County Tax Collector State of California Executed at Fresno, Fresno County, California on May 6, 2022. Published in The Business Journal on June 3, 10, and 17, 2022. 06/03/2022, 06/10/2022, 06/17/2022

NOTICE OF PUBLIC HEARING OF THE GOLDEN STATE FINANCE AUTHORITY [Voluntary Contractual Assessment Program] NOTICE IS HEREBY GIVEN that the Board of Directors of the Golden State Finance Authority (“GSFA”) will hold a public hearing on Wednesday, June 15, 2022, at 9: 00 a.m., or as soon thereafter as feasible, in the Board Room, 1215 K Street, Suite 1650, Sacramento, California 95814, to consider amending the Program Report for GSFA’s voluntary contractual assessment program (the “Program”) to revise the proposed financing arrangements, authorize the financing of wildfire safety improvements, and make various administrative changes, pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highway Code (the “Act”). The Program was established in 2014, and allows owners of real property located within the boundaries of the Program (the “Program Boundaries”) to voluntarily enter into contractual assessments to finance or refinance the installation of certain types of improvements that are permanently fixed to real property, including distributed generation renewable energy sources, energy and water efficiency improvements, electric vehicle charging infrastructure, and seismic strengthening improvements. The Program Boundaries include (1) any unincorporated land within those counties that are now or in the future either full members or associate members of GSFA and elect to participate in the Program and (2) any incorporated land within those cities that are now or in the future associate members of GSFA and elect to participate in the Program.

The proposed changes to the Program would revise the financing arrangements for improvements to nonresidential real property, or residential real property with four or more units, to allow for the participation of multiple program administrators using a streamlined financing process. It is further proposed to add wildfire safety improvements that are permanently fixed to real property to the list of authorized improvements that may be funded under the Program, and make various administrative changes and updates. In taking formal action to initiate proceedings to consider amending the Program, GSFA is required to prepare an amended Program Report pursuant to Section 5898.22 of the Act (the “Amended and Restated Program Report”), containing, among other information, a map showing the Program Boundaries, a draft contract specifying the terms and conditions that would be agreed to by participating property owners and GSFA for participation in the

Program; a plan for raising a capital amount required to pay for the work performed pursuant to the voluntary contractual assessments; and a statement of the policies concerning the Program. At the time of the hearing, the Amended and Restated Program Report will be summarized and all interested persons may appear and comment upon, object to, or present evidence with regard to the Program or the proposed amendments, the extent of the area included within the Program Boundaries, the terms and conditions of the draft contract, or the proposed financing provisions. Pursuant to Section 5898.26 of the Act, at the conclusion of the hearing, the GSFA Board may adopt a resolution confirming the Amended and Restated Program Report or may direct its modification in any respect. Under the Act and the Improvement Bond Act of 1915, GSFA may issue bonds that are payable by contractual assessments and GSFA may advance its own funds to finance work to be repaid through contractual assessments and may from time to time sell bonds to reimburse itself for such advances. If you have any questions regarding the Program, or wish to obtain a copy of the Amended and Restated Program Report when it becomes available, please contact GSFA at the address below, or by email at info@gsfahome.org. Interested persons may submit written comments addressed to the Golden State Finance Authority, 1215 K Street, Suite 1650, Sacramento, CA 95814, prior to the hour of 5: 00 p.m. on June 15, 2022. At the time and place noted above, all persons interested in the above matters may appear and be heard. DATED: May 17, 2022 GOLDEN STATE FINANCE AUTHORITY /s/ Craig Ferguson Secretary 5/27, 6/3/22 CNS-3589257# FRESNO BUSINESS JOURNAL 05/27/2022, 06/03/2022

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and Provisions of the Civil Code. The undersigned will sell public sale by competitive bidding on June 9, 2022, at 9: 00 am, on the premises where said property has been stored and which are located at (Mayfair Self Storage, 3199 E. McKinley Ave., FRESNO CALIFORNIA) County of (Fresno), State of California, the following: Audelo, Jean Ann Conterno, Nina M Cox, Micheal L Jr Dickerson, James Garcia, Priscilla Nunnally, Ernest Nutt, Tentoya Ormond, James Regalado, Albert Robinson, Taneea Rodriguez, Rick Santos, Claudia Torres, Jesse Vilaysack, Chanthalangsy Wilkins, Kavan Basinet, Bed Frame, Bikes, Books, Canopy, Car Seat, Chairs, Coffee Table, Couch, Dining Table, Dressers, Folding Wagons, Fountain, Furniture Dolly, Ice Chest, Kid Quad, Lamps, Refrigerator, Scale, Shoes, Speakers, TV’s and over 100 plus boxes and plastic containers contents unknown! Purchases must be paid for at the time of purchase in cash only. All purchased items sold as is where is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party. Dated this Monday 23rd day of May 2022. Goyette Auctions 559-799-9422 05/27/2022, 06/03/2022

EDITORIAL: Vote yes on Measure Z

For its return on investment and strides in making Fresno a tourist destination, The Business Journal editorial board is announcing its support for an extension of Measure Z.

Since Fresno County voters first approved the one-tenth of one percent sales tax in 2004 – and again in 2014 – Measure Z has generated \$135 million for capital improvement projects for the Fresno Chaffee Zoo, as well as \$5 million to improve the utility infrastructure that supports all of the Zoo’s animal habitats. This includes updates to the Reptile House, Tropical Treasures, Birds of Prey and the King Cobra exhibit.

In terms of major additions that draw in visitors, Sea Lion Cove was the first to be supported by Measure Z in 2012. The \$11 million project yielded a robust increase in attendance. When the \$62 million African Adventure exhibit opened in 2015, it put Fresno on the map with a world-class zoo.

Looking to the future, the \$42 million Kingdoms of Asia exhibit is expected to open later this year, representing a next generation of zoo exhibit that invites guests into the thick of the action. Fresno Chaffee Zoo even drew upon design input from local Southeast Asian communities to ensure it honors and provides the most authentic cultural experience.

Measure Z does not come with an increase in taxes if it is approved for a 15-year extension on the June 7 ballot. But what it does represent is a pride in ownership – that the Fresno Chaffee Zoo can stand with any other zoo in the country and truly is a jewel of the San Joaquin Valley.

Measure Z requires two-thirds approval from voters. Be sure to support the extension of Measure Z.

WEB POLL

Do you support a 15-year extension of Measure Z, the sales tax benefiting the Fresno Chaffee Zoo?

A majority (72%) of respondents to this week’s web poll would support a 15-year extension of Measure Z, the one-tenth-of-1% sales tax benefiting the Fresno Chaffee Zoo. Already approved by voters two times now, Measure Z has generated \$135 million for capital improvements at the zoo. It requires a two-thirds vote to pass on the June 7 primary ballot. Another 27% do not support Measure Z. One percent are unsure. One hundred-fifty six votes were cast.



As drought persists, water rights on agenda



GUEST VIEW
By Dan Walters
| CalMatters
Commentary

As a third year of drought continues, California officialdom is increasing pressure for more water conservation.

Last week, the state Water Resources Control Board imposed a statewide ban on watering of “non-functional” turf, such as grass around commercial buildings, and directed local water agencies to implement water use restrictions.

“California is facing a drought crisis and every local water agency and Californian needs to step up on conservation efforts,” Gov. Gavin Newsom said in a supportive statement.

Despite the official ballyhoo, last week’s actions were tepid at best, stopping well short of the mandatory reductions that Newsom’s predecessor, Jerry Brown, imposed during a previous drought.

It appears that Newsom, running for re-election, does not want to be the guy who tells Californians they can’t water their lawns as much as they would like. He’d rather leave it to local water officials to crack down.

However, no matter how they

are framed, the new directives are highly unlikely to have more than a marginal impact on California’s increasingly dire water shortage for the simple reason that residential use is a relatively tiny factor in the water equation. California’s largest-in-the-nation agricultural industry is by far the largest user of developed and managed water supplies.

The larger question is whether the state is doing anything to confront the longer-term gap between water supply and water demand as climate change alters precipitation patterns. Conservation will help, particularly more efficient use of agricultural water, but we need more storage, such as the long-delayed Sites Reservoir, to take advantage of wet years.

Newsom’s latest budget proposal claims to make big investments in improving water security, but most of the money would go to small-scale projects that tinker on the margins. It proposes just a half-billion additional dollars for water storage while dumping several billion more dollars into the state’s ill-conceived and ill-managed bullet train project.

If we’re serious about dealing with semi-permanent drought conditions, the most important – and the most controversial – step would be to reconsider how limited supplies are allocated

among agriculture, urban users and flows needed to support endangered species such as salmon.

By necessity, such a comprehensive approach – more or less starting with a clean sheet of paper – would require a fresh look at the state’s bewilderingly complex water rights.

Those who hold such rights consider them to be sacrosanct. But drought is so severe that even senior rights holders are feeling the pinch, as CalMatters writer Rachel Becker details in a recent article on drought’s impacts in the Sacramento Valley.

Reconsideration of water rights seems to be gaining momentum in water policy circles.

A water policy paper issued by the state Senate leadership this month proposes that the state purchase rights from agricultural holders to provide more water for habitat improvement as part of a \$7.5 billion plan “to build a climate resilient water system.”

As the state water board was pushing for more conservation last week, a coalition of Indian tribes and environmental groups demanded that it become more aggressive about enforcing water quality standards in the Sacramento-San Joaquin Delta “and restructure water rights as necessary to implement these standards.”

The demand cites the history

of white settlers appropriating water supplies from native peoples in the 19th century and suggests that water rights can be reconfigured under the state constitution’s provision that only “reasonable use” of water is legal.

The water board had been considering such direct action, but put it on hold while the Newsom administration has attempted to forge so-called “voluntary agreements” that would divert more water from agriculture to enhance river flows.

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



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