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Published On December 17, 2025 - 12:00 AM

Written By

Trustee

(1)

T.S. No.: **2025-00912-CA**

A.P.N.: **328-171-22-0**

Property Address: **1227 EAST SAMSON AVENUE, FRESNO, CA 93706**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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



"Don't be left in the dark when it comes to Central Valley Business" - Gordon Webster Jr

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참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA

NAKALAKIP

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TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/24/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: **SYBIL LEE LIAS, A SINGLE WOMAN**

Duly Appointed Trustee: **Western Progressive, LLC**

Deed of Trust Recorded **06/30/2003** as Instrument No. **2003-0151171** in book —, page— **and** of Official Records in the office of the Recorder of **Fresno**

County, California,

Date of Sale: **01/28/2026** at **09:00 AM**

Place of Sale:

WEST ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY, FRESNO SUPERIOR COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93724

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 67,041.93

NOTICE OF TRUSTEE'S SALE

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: **1227 EAST SAMSON AVENUE, FRESNO, CA 93706**

A.P.N.: **328-171-22-0**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of

Email address

Select industry

SUBMIT

OUR WEEKLY POLL

Has your company already replaced workers with AI, or do you plan to by next year?

- Already replaced
- Plan to replace
- Considering
- No plans
- Not applicable



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Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:

\$ 67,041.93.

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

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

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

NOTICE OF TRUSTEE'S SALE

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site

<https://www.altisource.com/loginpage.aspx> using the file number assigned to this case **2025-00912-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

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NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(855)-976-3916**, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case **2025-00912-CA** to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: December 10, 2025

Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 238

Ventura, CA 93003

Sale Information Line: (866) 960-8299

<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

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

12/17/2025, 12/24/2025, 12/31/2025

(1)

T.S. No.: **2025-01341-CA**

A.P.N.:**013-411-08-S**

Property Address: **619 GAXIOLA STREET, MENDOTA, CA 93640**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA

NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG

TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: **GUILLERMO G GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

Duly Appointed Trustee: **Western Progressive, LLC**

Deed of Trust Recorded **12/22/2006** as Instrument No. **2006-0267028** in book —, page— **and** of Official Records in the office of the Recorder of **Fresno**

County, California,

Date of Sale: **01/28/2026** at **09:00 AM**

Place of Sale:

WEST ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY, FRESNO SUPERIOR COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93724

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 82,466.75

NOTICE OF TRUSTEE'S SALE

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

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: **619 GAXIOLA STREET, MENDOTA, CA 93640**

A.P.N.: **013-411-08-S**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of

Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is:

\$ 82,466.75.

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

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

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

NOTICE OF TRUSTEE'S SALE

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site

<https://www.altisource.com/loginpage.aspx> using the file number assigned to this case **2025-01341-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(855)-976-3916**, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case **2025-01341-CA** to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: December 11, 2025

Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 238

Ventura, CA 93003

Sale Information Line: (866) 960-8299

<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

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

12/17/2025, 12/24/2025, 12/31/2025

(1)

T.S. No.: **25-15993** Loan No.: *******4628** APN: **456-061-44** **NOTICE OF TRUSTEE’S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/24/2020. 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 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: **Paul Villalobos, An Unmarried Man**

Duly Appointed Trustee: **Prestige Default Services, LLC**

Recorded **11/30/2020** as Instrument No. **2020-0171670** of Official Records in the office of the Recorder of

Fresno County, California,

Date of Sale: **1/14/2026** at **9:00 AM**

Place of Sale:

West entrance to the county courthouse breezeway, Fresno Superior Courthouse

1100 Van Ness Avenue, Fresno, CA 93724

Amount of unpaid balance and other charges: **\$180,390.44**

Street Address or other common designation of real property:

5066 E OLIVE AVENUE

Fresno, California 93727

A.P.N.: **456-061-44** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

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

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 25-15993. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 25-15993 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: 12/8/2025

Prestige Default Services, LLC

1920 Old Tustin Ave.

Santa Ana, California 92705

Questions: 949-427-2010

Sale Line: (800) 793-6107

Nida Taylor, Foreclosure Coordinator

PPP #25-009256

12/17/2025, 12/24/2025, 12/31/2025

APN: 404-191-04 TS No: CA09000052-25-1 TO No: 250220426-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested

owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 13, 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 January 14, 2026 at 09:00 AM, West Entrance to the County Courthouse Breezeway, Fresno Superior Courthouse, 1100 Van Ness Avenue, Fresno, CA 93724, 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 June 17, 2016 as Instrument No. 2016-0078099-00, of official records in the Office of the Recorder of Fresno County, California, executed by JOHN ASTORGA UNMARRIED, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EMBRACE HOME LOANS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2046 E DECATUR AVE, FRESNO, CA 93720 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 \$164,843.82 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

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

Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA09000052-25-1. 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000052-25-1 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:

November 24, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA09000052-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 119062, Pub Dates: 12/03/2025, 12/10/2025, 12/17/2025, FRESNO BUSINESS JOURNAL
12/03/2025, 12/10/2025, 12/17/2025

NOTICE OF TRUSTEE'S SALE T.S. No.: 2025-06336 A.P.N.: 433-291-13 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED [PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.] YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/4/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), 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: PATRICIA ROCHA SINGLE WOMAN Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925)272-4993 Deed of Trust Recorded 6/15/2022 as Instrument No. 2022-0079040 in book , page of Official Records in the office of the Recorder of Fresno County, California, to be sold: Date of Sale: 1/27/2026 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: \$363,257.78, Street Address or other common designation of real property: 2227 W DAYTON AVE FRESNO, CA 93705 A.P.N.: 433-291-13 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are

considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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 option 1 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2025-06336. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-683-2468 option 1, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2025-06336 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If 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. Date: 11/24/2025 Entra Default Solutions, LLC Marisa
 Vidrine, Foreclosure Specialist A-4859347 12/03/2025, 12/10/2025, 12/17/2025
 12/03/2025, 12/10/2025, 12/17/2025

T.S. No.: **2025-01216-CA**

A.P.N.: **312-613-22-S**

Property Address: **2323 NORTH MILBURN AVENUE, FRESNO, CA 93722**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA

NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/14/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: **JACQUELINE J WHITE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

Duly Appointed Trustee: **Western Progressive, LLC**

Deed of Trust Recorded **04/22/2005** as Instrument No. **2005-0090012** in book

—, page— **and** of Official Records in the office of the Recorder of **Fresno**

County, California,

Date of Sale: **01/28/2026** at **09:00 AM**

Place of Sale:

WEST ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY, FRESNO SUPERIOR COURTHOUSE, 1100 VAN NESS AVENUE, FRESNO, CA 93724

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 75,353.72

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR

SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

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

More fully described in said Deed of Trust.

Street Address or other common designation of real property: **2323 NORTH MILBURN AVENUE, FRESNO, CA 93722**

A.P.N.: **312-613-22-S**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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

\$ 75,353.72.

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

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

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

NOTICE OF TRUSTEE'S SALE

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

property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site

<https://www.altisource.com/loginpage.aspx> using the file number assigned to this case **2025-01216-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(855)-976-3916**, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case **2025-01216-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: December 2, 2025

Western Progressive, LLC, as Trustee for beneficiary

C/o 1500 Palma Drive, Suite 238

Ventura, CA 93003

Sale Information Line: (866) 960-8299

<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

****This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section**

2924f(e).

12/10/2025, 12/17/2025, 12/24/2025

APN: 459-171-18 T.S. No. NR-53635-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 3/27/2006, a certain Deed of Trust was executed by ROSIE GOMEZ, AS SURVIVING SPOUSE as trustor in favor of WELLS FARGO BANK, NA as beneficiary, and FIDELITY NATIONAL TITLE INS CO as trustee, and was recorded on 4/3/2006, as Instrument No. 2006-0068464, 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 10/15/2019, recorded on 10/15/2019, as instrument number 2019-0122820, 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 8/22/2025, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower 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 8/22/2025 is \$233,059.21; 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 1/8/2026 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: LOT 16 AND THE SOUTH 20 FEET OF LOT 17, IN BLOCK B OF SCONCE ADDITION TO THE CITY OFFRESNO ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 21, 1887, IN BOOK 1, PAGE 32, OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SIGNED JUNE 24, 1949, RECORDED JUNE 24, 1949 IN VOLUME 2753, PAGE 450 IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

Commonly known as: 326 N CLARK AVE, FRESNO, CA 93701 The sale will be held at THE W. ENTRANCE TO THE COUNTY COURTHOUSE BREEZEWAY 1100 VAN NESS, FRESNO, CA 93724. The Secretary of Housing and Urban Development will bid an estimate of \$242,629.69. 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 \$24,262.97 [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 \$24,262.97 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 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 \$242,629.69, as of 1/7/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a

commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. 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: 12/2/2025 Nationwide Reconveyance, LLC U.S. Dept. of HUD Foreclosure Commissioner By: Rhonda Rorie, AVP rr@nationwidereconveyance.com 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 (844) 252-6972 Fax (858) 348-4976 (TS# NR-53635-CA SDI-35861) 12/10/2025, 12/17/2025, 12/24/2025

Civil

NOTICE AND CITATION TO PARENT FOR APPEARANCE AT HEARING.

W&I Code §366.26 Hearing: **02-19-2026**

Time: 8:00 A.M.; DEPT: 22

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

JUVENILE COURT

Case No.: 25CEJ300042-1

In The Matter Of

HOPE GRIFFITH

DOB: 03-09-2025

Minor

TO: **LAURA GRIFFITH**, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER 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: FEBRUARY 19, 2026

TIME: 8:00 A.M.

PLACE: Department **22**, 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 **LAURA GRIFFITH**, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER 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 NOV 12, 2025

DAWN ANNINO,

Clerk of the Court.

By: /s/ Benicia Rocha, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 380 West Ashlan, Clovis, CA 93612 Telephone Number: (559) 600-2300, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES. 12/10/2025, 12/17/2025, 12/24/2025, 12/31/2025

**SUMMONS RE: AMENDED COMPLAINT
(CITACION JUDICIAL)**

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

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

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must

be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

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

CASE NUMBER*(Numero del Caso)***25CECG01902**The name and address of the court is: *(El nombre y dirección de la corte es)***FRESNO COUNTY SUPERIOR COURT****1130 O STREET****FRESNO, CALIFORNIA 93721**The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: *(El nombre, la dirección y el número de telefono del abogado del demandante, o del demandante que no tiene abogado es),***Jessica L. Thomason****Whitney Thompson & Jeffcoach, LLP**

970 W. Alluvial Ave

Fresno, CA 93711

(559) 753-2550

DATE: *(Fecha)* **6/17/2025**Clerk, *(Secretario)*by **A. Hoffman**, Deputy *(Adjunto)*

(SEAL)

12/10/2025, 12/17/2025, 12/24/2025, 12/31/2025

NOTICE AND CITATION TO**PARENT FOR APPEARANCE AT****HEARING.****W&I Code** §366.26 Hearing: **02/17/2026****Time: 8:00 A.M.; DEPT: 23****SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO****JUVENILE COURT****Case No.: 24CEJ300088**

In The Matter Of

NATHANIEL ANTONIO CHAVEZ**DOB: 09/11/2019****EMRIQUE VALENTINO GARCIA****DOB: 03/01/2024**

Minors

TO: **GABRIELLA V. MEDINA**, MOTHER OF THE MINOR(S), AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER OF THE MINOR(S). 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: FEBRUARY 17, 2026****TIME: 8:00 A.M.**PLACE: Department **23**, 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 **GABRIELLA V. MEDINA**, MOTHER OF THE MINOR(S), AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER OF THE MINOR(S), BE TERMINATED AND THAT THE ABOVE MINORS BE FREED FOR ADOPTION.

As the parent of the subject minors, 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 minors 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 DEC 3, 2025

DAWN ANNINO,
Clerk of the Court.

By: /s/ Monica Acosta, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 380 West Ashlan, Clovis, CA 93612 Telephone Number: (559) 600-6400, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
12/10/2025, 12/17/2025, 12/24/2025, 12/31/2025

**NOTICE AND CITATION TO
PARENT FOR APPEARANCE AT
HEARING.**

W&I Code §366.26 Hearing: **02/17/2026**

Time: 8:00 A.M.; DEPT: 22

SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

JUVENILE COURT

Case No.: 16CEJ300236-4

In The Matter Of

Rose Garland Ryan

DOB: 10/01/2024

Minor

TO: **MAZZY MARLENE CORRAL AKA MAZZY CORRAL**, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER 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: FEBRUARY 17, 2026

TIME: 8:00 A.M.

PLACE: Department **22**, 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 **MAZZY MARLENE CORRAL AKA MAZZY CORRAL**, MOTHER OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE MOTHER 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 NOV 17, 2025

DAWN ANNINO,

Clerk of the Court.

By: /s/ Eric Verduzco, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 380 West Ashlan, Clovis, CA 93612 Telephone Number: (559) 600-6400, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES.
12/10/2025, 12/17/2025, 12/24/2025, 12/31/2025

**NOTICE AND CITATION TO
PARENT FOR APPEARANCE AT
HEARING.**

W&I Code §366.26 Hearing: **02/23/2026**

Time: **8:00 A.M.**; DEPT: **23**

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF FRESNO
JUVENILE COURT**

Case No.: 18CEJ300328-3

In The Matter Of

Giordanno Noah Cervantes

DOB: 11/12/2012

Minor

TO: JORGE L. MAGALLON AKA JORGE LUIS MAGALLON, AND SALVADOR MORALES, FATHERS OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS 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: FEBRUARY 23, 2026

TIME: 8:00 A.M.

PLACE: Department **23** 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 **JORGE L. MAGALLON AKA JORGE LUIS MAGALLON, AND SALVADOR MORALES**, FATHERS OF THE MINOR, AND TO ANY AND ALL PERSONS CLAIMING TO BE THE FATHERS OF THE MINOR, BE TERMINATED AND THAT THE ABOVE MINOR BE FREED FOR ADOPTION.

As the parent of the subject minors, 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 minors 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 NOV 18 2025

DAWN ANNINO,

Clerk of the Court.

By: /s/ Benicia Rocha, Deputy.

DISOBEDIENCE TO THIS CITATION BY FAILING TO APPEAR MAY SUBJECT THE PARTY SERVED TO ARREST AND PUNISHMENT FOR CONTEMPT OF COURT.

FRESNO COUNTY DEPARTMENT OF SOCIAL SERVICES, 380 W Ashlan Ave., Clovis, CA 93612 Telephone Number: (559) 600-6400, PETITIONER COUNTY OF FRESNO, Acting by and through its DEPARTMENT OF SOCIAL SERVICES. 12/10/2025, 12/17/2025, 12/24/2025, 12/31/2025

Probate

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF
NATHANIEL CARTER, JR.
CASE NO: 24CEPR01693**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **NATHANIEL CARTER, JR.**

A Petition for Probate has been filed by **SHAMIKA CARTER** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **SHAMIKA CARTER** be appointed as personal representative to administer the estate of the decedent.

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

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

A hearing on the petition will be held in this court as follows:

December 29, 2025, 9:00 A.M., Dept.: 402

1130 O Street, 3rd Floor

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:

Christine Anne Chung, Esq. (SBN 252605)

LAW OFFICES OF CHRISTINE CHUNG

2522 Chambers Road, Suite 113

Tustin, CA 92780

(949) 529-1480

12/10/2025, 12/10/2025, 12/08/2025, 12/17/2025, 12/17/2025

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF**

James E. Davis

CASE NO: 25CEPR01906

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

A Petition for Probate has been filed by **Elizabeth Davis** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **Elizabeth Davis** 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:

December 30, 2025, 9:00 A.M., Dept.: 402

1130 "O" Street, Third Floor

Fresno, California 93721

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

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

Stefanie J. Krause No. 209802

Krause Law P.C.

7429 N. First Street, Ste. 104

Fresno, California 93720

(559) 431-7777

12/03/2025, 12/10/2025, 12/17/2025

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF
ERNEST VALDOVINOS, also known as ERNESTO VALDOVINOS
CASE NO: 25CEPR01904**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **ERNEST VALDOVINOS, also known as ERNESTO VALDOVINOS**

A Petition for Probate has been filed by **DAVID VALDOVINOS** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **DAVID VALDOVINOS** be appointed as personal representative to administer the estate of the decedent.

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

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

A hearing on the petition will be held in this court as follows:

December 20, 2025, 9:00 A.M., Dept.: 402

1130 "O" Street, 3rd Floor

Fresno, California 93721

B.F. Sisk Courthouse

Central Division – Probate Dept.

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:

Mark S. Poochigian 229230

BAKER MANOCK & JENSEN, PC.

5260 N. Palm Avenue, Suite 201

Fresno, California 93704

(559) 432-5400

12/03/2025, 12/10/2025, 12/17/2025

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF**

Mary L. Richardson

CASE NO: 25CEPR01901

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Estate of **Mary L.**

Richardson

A Petition for Probate has been filed by **Lee Andrew Brown, Jr.** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **Lee Andrew Brown, Jr** be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court as follows:

December 30, 2025, 9:00 a.m. Dept. 402

**1130 O Street
Fresno, California 93721**

B.F. Sisk Courthouse

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

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

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

Attorney for petitioner:

Richard A. Harris 053708

Wild, Carter & Tipton

246 West Shaw Avenue

Fresno, CA 93704

(559) 224-2131

12/03/2025, 12/10/2025, 12/17/2025

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF
Margarito Reyes aka Margarito Muniz Reyes
CASE NO: 25CEPR01898**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **Margarito Reyes aka Margarito Muniz Reyes**

A Petition for Probate has been filed by **Daniel Reyes** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **Daniel Reyes** 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:

December 30, 2025, 9:00 A.M., Dept.: 402

1130 O Street, 3rd Floor

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:

Philip M. Flanigan #124109

The Law Office of Philip M. Flanigan

4082 N. Cedar Avenue, Suite 104

Fresno, California 93726

(559) 435-0455

12/03/2025, 12/10/2025, 12/17/2025

**NOTICE OF PETITION TO
ADMINISTER ESTATE OF
NATHANIEL CARTER, JR.**

CASE NO: 24CEPR01693

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **NATHANIEL CARTER, JR.**

A Petition for Probate has been filed by **SHAMIKA CARTER** in the Superior Court of California, County of FRESNO.

The Petition for Probate requests that **SHAMIKA CARTER** be appointed as personal representative to administer the estate of the decedent.

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

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

A hearing on the petition will be held in this court as follows:

December 29, 2025, 9:00 A.M., Dept.: 402

1130 O Street, 3rd Floor

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:

Christine Anne Chung, Esq. (SBN 252605)

LAW OFFICES OF CHRISTINE CHUNG

2522 Chambers Road, Suite 113

Tustin, CA 92780

(949) 529-1480

12/10/2025, 12/10/2025, 12/08/2025, 12/17/2025, 12/17/2025

Misc.

(1)
 LIEN SALE DATE 12/31/2025 @10:00 AM
 D & B TOWING
 4619 E WHITE
 FRESNO, CA 93702
 2013 NISSAN ALTIMA
 LICENSE 7BYU101 CA
 vin#1N4AL3AP8DC920929
 12/17/2025

(1)
 "VB BTS III, LLC proposes to construct a 135' monopole tower (Hansen Canal), located at 36°44'11.83" N & 119°36'20.70" W ~800' west of 10390 E. Kings Canyon N, Sanger, California 93657, ASR File #A1349551. If lighting is required the applicant will request the use of dual red/white, medium intensity lighting (but will ultimately use lighting/marketing required by the FAA). Vertical Bridge BTS III, LLC is publishing this notice in accordance with FCC regulations implementing the National Environmental Policy Act and Section 106 of the National Historic Preservation Act (47 CFR Pt. 1, Appx. C, § V.C.). The application for this proposed project can be viewed at www.fcc.gov/asr/applications by entering the ASR file number. If you have environmental concerns about the proposed structure, a Request for Environmental Review may be filed with the FCC at www.fcc.gov/asr/environmentalrequest within 30 days of publication on the FCC's website. If you have any concerns, please write to: Abby McKay, Lotis Environmental, LLC, McKay@TheLotisGroup.com."
 12/17/2025

(1)
NOTICE OF INTENTION OF FRESNO COUNTY TO PURCHASE REAL PROPERTY
 NOTICE is given of the intention of the Fresno County Board of Supervisors to purchase real property. The Fresno County Board of Supervisors, at its sole discretion, may approve the purchase of the following real property:
 Real Property Location: **NOTICE OF INTENTION**t, Fresno, CA 93721
 Vendor/Seller: The Craig A Davis and Cynthia D. Davis, Trustees of the Craig and Cynthia Davis Family Trust dated April 23, 2015
 Real Property to be Purchased: APN 466-152-01
 Purchase Price: \$1,912,500.00
 The Fresno County Board of Supervisors will meet to consider and consummate this purchase on January 6, 2026, at 9:30 a.m. at the Hall of Records, 2281

Tulare Street, Board of Supervisors Chambers, Room 301, Fresno, CA 93721

For more information about the purchase of the real property, please contact

Corey Nelson at (559) 600-5843, or email conelson@fresnocountyca.gov.

12/17/2025, 12/24/2025, 12/31/2025, 01/07/2026

STATE CENTER COMMUNITY COLLEGE DISTRICT

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that the Board of Trustees of the State Center Community College District ("District") invites and will receive sealed bids ("Bids") from general contractors ("Contractor(s)" or "Bidder(s)") for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for the following project ("Project"):

PROJECT NAME: GYM BOILER REPLACEMENT, FCC, BID 2526-21

PROJECT SCOPE: Scope of work for this project involves removal and replacement of the existing boilers and associated equipment in the Fresno City College Gym boiler building and gym basement. The work will also include necessary modifications to the existing boiler building to ensure compliance with current Division of State Architect (DSA) code requirements.

BIDS DUE:

Bids will be received no later than **January 8, 2026 prior to 2:00 pm, via PlanetBids.**

All bids shall be submitted electronically through PlanetBids Vendor portal to be accepted. Incomplete, late, inaccurate, or untrue responses or information provided therein by a bidder shall be grounds for the District to reject such submissions for non-responsiveness. Bids shall be valid for a period of 90 calendar days from the Due Date.

Bids must be electronically submitted on the forms prepared by the District and included in the contract documents located on PlanetBids Vendor portal.

Contractors and subcontractors are encouraged to register with the District as a California Uniform Construction Cost Accounting Commission ("CUPCCAA") approved contractor and encouraged to prequalify for this project and other CUPCCAA projects by completing the form available at: PlanetBids.

PRE-BID CONFERENCE:

A pre-bid conference will be held in person on **December 18, 2025, at 2:00 pm.**

Those attending the non-mandatory, but highly recommended, pre-bid conference shall meet at:

Fresno City College
1101 E. University Ave
Fresno, CA 93741

Meet in front of FCC Gym

Representatives of the District and consulting engineers, if any, will be present.

Questions asked by Bidders at will be answered in writing by written addenda.

CONTRACTOR'S LICENSE(S):

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

B – General Building Contractor.

Bidders are solely responsible for on-time electronic submission of their bid through PlanetBids.

It is the bidder's sole responsibility to contact State Center Community College District's online bid management provider, PlanetBids at 818-992-1771, to resolve any technical issues related to electronic bidding, including (but not limited to) registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, submitting an electronic Proposal, and for the stability of their internet service, prior to bid due date and time.

The District will only consider bids that have been transmitted successfully and have been issued an ebid confirmation number (VBID) with a timestamp from the bid management system. Transmission of bids by any other means will not be accepted.

Failure of Bidder to submit an electronic bid shall be the bidder's sole risk and no relief will be granted. Bidders experiencing technical difficulties shall contact PlanetBids at (818) 992-1771 for technical difficulties or help with the bid submission process.

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

DISTRICT'S RIGHT TO REJECT:

District reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

Any claim by Bidder that its Bid contains an error, or request for relief from its Bid, made **after** the time for opening of Bids, **must** be made in compliance with Public Contract Code section 5100 et seq. Upon written request, Bidder may withdraw its Bid **prior** to the time for opening of Bids without forfeiting its Bid Security. Upon written request, Bidder may withdraw its Bid **prior** to the time for opening of Bids without forfeiting its Bid Security. Any request to withdraw a Bid must be executed by the Bidder or its duly authorized representative.

Bidder's withdrawal of its Bid does not prejudice the Bidder's right to submit a new Bid **before** the time of Bid opening.

All communications with, or questions to, District in any way concerning the

Project, Contract Documents, or Bid, must be in writing and submitted via e-mail to Teresa Campagna Bryant, District Director, Procurement and Contracts at teresa.campagna@scccd.edu, and Sofia McClellan, Senior Buyer, at sofia.mcclellan@scccd.edu.

David El Fattal, Vice Chancellor, Finance and Administration

In the name of: Board of Trustees

STATE CENTER COMMUNITY COLLEGE DISTRICT

PUBLISHED:

December 10, 2025 and December 17, 2025

12/10/2025, 12/17/2025

Legal Publication

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said-on-said property pursuant to Sections 21700-21716 of Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned, on behalf of Empire Storage, 5695 W. Bullard Ave Fresno, CA 93722 will sell at public auction by competitive bidding on the 29th of December 29th, 2025 at 10:00 AM, on www.storagetreasures.com, the following:

1. Felisha Clark – U61
2. Victoria Zuniga – U51
3. Gary Schellenberg – L3
4. Savannah Zuniga – U62
5. Denise Turney – W17

All Purchased items sold as is, where is. Sales subject to cancellation in the event of settlement between the owner and obligation party.

Dated this December 10th & December 17th, 2025

Auctioneer: StorageTreasures.com, (480) 397-6503

12/10/2025, 12/17/2025