

MODOC COUNTY
RECORD

LEGAL NOTICES

LEGAL NOTICE
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Ida May Godfrey Case No: **PR-23-023**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Ida May Godfrey.**
A **Petition for Probate** has been filed by: **Lyndell Prosser** in the Superior Court of California, County of: **Modoc.**
The **Petition for Probate** requests that: **Lyndell Prosser** 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 have 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 21, 2023 at 10:00 a.m., Dept. 1.**
Address of court: **Superior Court of California, County of Modoc, 205 South East Street, Alturas, CA 96101.**
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 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 the 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 and 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: **Jeffrey Hedlund, CSB# 263152, Law Office of Jeffrey D. Hedlund, PC, 28 North G Street, Lakeview, OR 97630. Phone: 541-947-3355.**
Filed with the **Modoc County Superior Court on June 12, 2023.**
Published in the *Modoc County Record* on June 29, July 6 and 13, 2023.

LEGAL NOTICE
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Darryl L. Mock Case No: **2023-PR0290750**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Darryl L. Mock.**
A **Petition for Probate** has been filed by: **Traci Ford and Robert Blasofsel** in the Superior Court of California, County of: **Lassen.**
The **Petition for Probate** requests that: **Love Miller,** 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 have 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 18, 2023, at 10:00 a.m. Dept. 2.**
Address of court: **Superior Court of California, County of Lassen, Hall of Justice, 2610 Riverside Drive, Susanville, CA 96130.**
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 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 the 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 and 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: **Jill N. Robbins, # 227796. Law Office of Jill N. Robins, 800 Main Street, Susanville, CA 96130. Phone: (530) 257-8111. Fax: 530-257-8112. Email: jill@jillrobbinslaw.com.**
Filed with the **Lassen County Superior Court on June 27, 2023.**
Published in the *Modoc County Record* on June 29, July 6 and 13, 2023.

RE-ADVERTISEMENT
NATIONAL FOREST
TIMBER FOR SALE
MODOC NATIONAL FOREST
The **Caldera Timber Sale** is located within T43N, R3E, Sections 2, 3, 4, 5, 8, 9, 10, 11, 15, 16, & 17; MDB&M. The Forest Service will receive sealed bids in public at the Forest Supervisor's Office, 225 West 8th Street, Alturas, CA at 10:00 AM local time on July 27, 2023 for an estimated volume of 31,912 green tons of combined softwood sawtimber marked or otherwise designated for cutting. The Forest Service reserves the right to reject any and all bids. A prospectus, bid form, information concerning the timber, conditions of sale, and submission of bids is available to the public from the Forest Supervisor's Office, John Cichoski, john.cichoski@usda.gov or the Big Valley Ranger District Office, Molly Edgerton, 530-299-8421, molly.edgerton@usda.gov. USDA is an equal opportunity provider and employer.
Published in the *Modoc County Record* on July 6, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-046**
Exp: June 13, 2028
Original
The following person is doing business as: **Original Footsteps Surveying,** 885 High Street, Cedarville, CA 96104. Mailing address: PO Box 143, Cedarville, CA 96104. Phone: 530-260-0193.
Registered Owner: (1) **Laurie Pearce Price,** 885 High Street, Cedarville, CA 96101. Phone: 530-260-0193.
This business is conducted by: **An Individual.**
The registrant commenced

to transact business under the fictitious business name or names listed above on **June 14, 2023.**
I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).
/s/ Laurie Pearce Price,
Owner
This statement was filed with the **County Clerk of Modoc County** on **June 14, 2023.**
Published in the *Modoc County Record* on June 22, 29, July 6 and 13, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-043**
Exp: May 31, 2028
Original
The following person (persons) is (are) doing business as: **Crane Mountain Dental,** 110 E. 12th Street, Alturas, CA 96101. Mailing address: 16220 North Scottsdale Road, Suite 300, Scottsdale, AZ 85254. Phone: 657-201-9920.
Registered Owner(s): (1) **Imagen Crane Mountain Support Services, LLC,** 16220 North Scottsdale Road, Suite 300, Scottsdale, AZ 85254. Phone: 657-201-9920.
This business is conducted by: **A Limited Liability Company.**
The registrant commenced to transact business under the fictitious business name or names listed above on **June 1, 2023.**
I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).
/s/ Rezwan Manji, CEO (Chief Executive Officer)
This statement was filed with the **County Clerk of Modoc County** on **June 1, 2023.**
Published in the *Modoc County Record* on June 15, 22, 29 and July 6, 2023.

LEGAL NOTICE
NOTICE OF PETITION TO ADMINISTER ESTATE OF: Christine Marie Patterson
2nd Amended - Case No. **2023-PR0290747**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Christine Marie Patterson.**
A **Petition for Probate** has been filed by: **Theresa A. Cross** in the Superior Court of California, County of: **Lassen.**
The **Petition for Probate** requests that: **Theresa A. Cross** 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 have 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 25, 2023 at 10:00 a.m. Dept. 2.**
Address of court: **Superior Court of California, County of Lassen, Hall of Justice, 2610 Riverside Drive, Susanville, CA 96130.**
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 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 the 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 and of any petition or account as provided in Probate Code section 1250. A *Request for Special Notice* form is available from the court clerk.
Attorney for petitioner: **J. Allison Tussey, # 262767. Wade Law Offices, 1677 Eureka Road, Ste 203, Roseville, CA 95661. Phone: (800) 835-2634. Email: allison@wadelawcorp.com**
Filed with the **Lassen County Superior Court on June 23, 2023.**
Published in the *Modoc County Record* on June 29, July 6 and 13, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-045**
Exp: June 11, 2028
Original
The following person is doing business as: **Earths Treasure,** 450A County Road 56, Alturas, CA 96101. Mailing address: PO Box 547, Alturas, CA 96101. Phone: 909-419-4733.
Registered Owner: (1) **Pamela Morey,** 450A County Road 56, Alturas, CA 96101. Phone: 909-419-4733.
(2) **George Morey,** 450A County Road 56, Alturas, CA 96101. Phone: 909-419-4733.
This business is conducted by: **A Married Couple.**
The registrant commenced to transact business under the fictitious business name or names listed above on **June 12, 2023.**
I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).
/s/ Pamela Morey,
Owner
This statement was filed with the **County Clerk of Modoc County** on **June 12, 2023.**
Published in the *Modoc County Record* on June 15, 22, 29 and July 6, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-055**
Exp: June 14, 2028
Original
The following person(s) is (are) doing business as: **Acura Financial Services,** 1919 Torrance Blvd. ,Torrance, CA 90501. Phone: (310) 972-2261.
Registered Owner(s): (1) **American Honda Finance Corporation,** 1919 Torrance Blvd. Torrance, CA 90501. Phone: (310) 972-2261.

LEGAL NOTICE
NOTICE OF PETITION TO ADMINISTER ESTATE OF:
Timothy P. Foley Case No: **2023-PR0290749**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Timothy P. Foley.**
A **Petition for Probate** has been filed by: **Melissa M. Templeton** in the Superior Court of California, County of: **Lassen.**
The **Petition for Probate** requests that: **Melissa M. Templeton,** 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 have 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 18, 2023, at 10:00 a.m. Dept. 2.**
Address of court: **Superior Court of California, County of Lassen, Hall of Justice, 2610 Riverside Drive, Susanville, CA 96130.**
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 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 the 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 and 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: **Jill N. Robbins, # 227796. Law Office of Jill N. Robins, 800 Main Street, Susanville, CA 96130. Phone: (530) 257-8111. Fax: 530-257-8112. Email: jill@jillrobbinslaw.com.**
Filed with the **Lassen County Superior Court on June 27, 2023.**
Published in the *Modoc County Record* on June 29, July 6 and 13, 2023.

This business is conducted by: **A Corporation.**
The registrant commenced to transact business under the fictitious business name or names listed above on **August 15, 2008.**
I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).
/s/ Jessie Shao,
Assistant Treasurer.
This statement was filed with the **County Clerk of Modoc County** on **June 15, 2023.**
Published in the *Modoc County Record* on June 22, 29, July 6 and 13, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-044**
Exp: June 6, 2028
Original
The following person is doing business as: **Seven Gates Supply,** 80 Antelope Lane, Alturas, CA 96101. Phone: 530-233-4870.
Registered Owner: (1) **Andrew Vargas,** 80 Antelope Lane, Alturas, CA 96101. Phone: 530-233-4870.
This business is conducted by: **An Individual.**
The registrant commenced to transact business under the fictitious business name or names listed above on **June 7, 2023.**
I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).
/s/ Andrew Vargas,
Owner
This statement was filed with the **County Clerk of Modoc County** on **June 7, 2023.**
Published in the *Modoc County Record* on June 15, 22, 29 and July 6, 2023.

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continued
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APN: 001-085-018-000
FKA 001-085-18-11 TS
No: CA07000264-23-1 TO
No: 8782503

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 November 6, 2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On **August 24, 2023 at 10:30 AM**, At the **steps of the County Courthouse at 204 S. Court Street, Alturas, CA 96101**, 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 November 23, 2009 as Instrument No. 2009-0002946-00, of official records in the Office of the Recorder of Modoc County, California, executed by **TED O. STEIGER AND WANDA J. WINNOSTEIGER**, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" LOT 1 IN BLOCK 7 OF THE MOUNTAIN VIEW ADDITION TO THE CITY OF ALTURAS, ACCORDING TO

THE OFFICIAL PLAT THEREOF, FILED IN THE MODOC COUNTY RECORDER'S OFFICE MAY 21, 1929 IN BOOK 2, PAGE 64 OF MAPS. 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: 905 NORTH WARNER STREET, ALTURAS, CA 96101 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 \$137,782.43 (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 Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07000264-23-1. 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 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000264-23-1 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: June 23, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000264-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE

OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0436926 To: MODOC COUNTY RECORD 07/06/2023, 07/13/2023, 07/20/2023. Published in the *Modoc County Record* on July 6, 13 and 20, 2023.

LEGAL NOTICE MODOC COUNTY PLANNING COMMISSION MEETING

The Modoc County Planning Commission will consider the following items at their regular meeting on Wednesday, July 19, 2023, at 10:00 a.m. at the Modoc County Planning Department, 203 W. 4th Street, Alturas, California. To submit written comments, obtain staff reports or other information; contact the Planning Department, 203 W. 4th Street, Alturas, California 96101, (530) 233-6406.

Members of the public may address the Planning Commission on matters under its jurisdiction which are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decisions other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.

PUBLIC HEARINGS

KRAMER PARCEL MAP(PM2023-01) – Applicant Hagge Ranch, Inc. is requesting a parcel map to split an existing 160-acre project site into 2 parcels. Resultant parcel one would be approximately 22 acres and Resultant parcel two would be approximately 138 acres. Staff is recommending adoption of a Notice of Exemption under Categorical Exemption Section 15315 Minor Land Divisions and Section 15061(b) (3) of the CEQA Guidelines. This project map does not have the potential for causing a significant effect on the environment. The proposed project is located approximately 7.8 miles southwest of Alturas on County Road 76 (APN # 017-250-030-000). Township 42N, Range 11E, Section 26; M.D.B. &M.

MYRTLE TREE DEVELOPMENT(PM2023-03) – Applicant Myrtle Tree Development is requesting a parcel map to split an existing +/- 109 -acre project site into 2 parcels separating the agriculture land from the residential uses. Resultant parcel one would be approximately 90.90 acres of agricultural land. Resultant parcel two would be approximately 18.74 acres and contain the residential structures. Staff is recommending adoption of a Notice of Exemption under Categorical Exemption Section 15301 Existing Facilities, Section 15315 Minor Land Divisions, and Section 15061(b)(3) of the CEQA Guidelines. This project does not have the potential for causing a significant effect on the environment. The project site is located within the township of Canby off Hwy 299 and County Road 82 (APN 017-160-074-000). Township 42N, Range 10E, Section 30; M.D.B. &M.

Per Government Code Section 65009 (b)(2), "if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing."

/s/Sean Curtis, Interim Planning Director

Published in the *Modoc County Record* on July 6, 2023.

Legals continued on page 18

THE MODOC COUNTY RECORD Business Directory

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License#493927

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Modoc County Record
Legals continued from Page 17

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-028**
Exp: March 21, 2028
Original
The following person is doing business as: **Modoc Family Optometry**, 1201 Thomason Lane, Alturas, CA 96101. Phone: 530-233-2020.

Registered Owner: **(1) Kyle Dearing**, 2717 Heritage Ct., Klamath Falls, OR 97603
Phone: 541-891-1240.

This business is conducted by: **A Corporation**.

The registrant commenced to transact business under the fictitious business name or names listed above on **March 22, 2023**.

I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).

/s/ Kyle Dearing,
Owner

This statement was filed with the **County Clerk of Modoc County** on **March 22, 2023**.

Published in the *Modoc County Record* on June 29, July 6, 13 and 20, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-059**
Exp: June 25, 2028
Original

The following person(s) are doing business as: **Growing**

Modoc, 610 Main Street, Cedarville, Ca 96104.
Mailing address: PO Box 403, Cedarville, CA 96104. Phone: 970-596-1508.

Registered Owner(s): **(1) Jennifer Kapp**, 425 Bonner Street, Cedarville, CA 96104. Phone: 970-596-1508.

(2) Kermit McCourt, 610 Main Street, Cedarville, CA 96104. Phone: 916-915-3783.

This business is conducted by: **A Corporation**.

The registrant commenced to transact business under the fictitious business name or names listed above on **June 26, 2023**.

I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).

/s/ Jennifer Kapp,
Co-Owner

This statement was filed with the **County Clerk of Modoc County** on **June 26, 2023**.

Published in the *Modoc County Record* on June 29, July 6, 13 and 20, 2023.

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File Number: **2020-025**

The fictitious business name was filed in Modoc County on **April 28, 2020**. The persons have abandoned the use of the fictitious business name:
Name of Business (es):

Alturas Eye Center, 1201 Thomason Lane, Alturas, CA 96101. County: **Modoc**.
REGISTERED OWNER(S): **(1) Fay, Fay, and Stevens**, 1201 Thomason Lane, Alturas, CA 96101.

Business was conducted by: **A Corporation**.

I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).

SIGNATURE OF REGISTRANT:

/s/ Jonathan Fay,
President.

Print name of person signing. If corporation, also print corporate title of officer. If LLC, also print title of officer or manager.

This statement was filed with the **County Clerk of Modoc County** on **May 25, 2023**.

I HEREBY CERTIFY THAT THIS COPY IS A CORRECT COPY OF THE ORIGINAL STATEMENT ON FILE IN MY OFFICE.

Filed by: **/s/ J. Pereira**,
Deputy Clerk.

Published in the *Modoc County Record* on June 15, 22, 29 and July 6, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023F055**
First Filing

The following person (persons) is (are) doing business as: **Axia Home Loans**, 2940 Riverside Dr.,

Suite C, Susanville, CA 96130.

Registered Owner(s): **(1) Axia Financial, LLC**, 3009 112th Ave. NE, Suite 200, Bellevue, WA 98004.

This business is conducted by: **A Limited Liability Company**.

The registrant commenced to transact business under the fictitious business name or names listed above in **June 2013 (In Lassen County)**.

I declare that all information in this statement is true and correct (a registrant who declares as true information which he or she knows to be false is guilty of a crime).

/s/ Cyndi Nypen,
Compliance Manager

This statement was filed with the **Clerk-Recorder of Lassen County** on **May 22, 2023**, 220 South Lassen Street, Suite 5, Susanville, CA 96130.

This Fictitious Business Name Statement expires five years from the date it was filed.

Published in the *Modoc County Record* on June 22, 29, July 6 and 13, 2023.

You can see us on the web at www.modocrecord.com



KEITH JACQUES, AFD Volunteer and retired Alturas Fire Department Chief enjoyed seeing the parade spectators, while taking part in the Fandango parade.



ALTURAS RANCHES displayed their impressive machinery during the Fandango Parade.



AMERICAN LEGION RIDERS rumbled through Fandango.

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4 City Lots in Alturas off Carlos Street, **\$10,000 each or offer for all. Don't Miss This One**, 4 Bedroom 1.75 bath on 2 acres in Surprise Valley, views, trees new paint inside and out, new carpet, room for a garden. Easy winter access to county road 1. This home boasts 2273 s.f. With a double garage and a bonus hobby room with sink and counter space. Great 360 deg views....**SOLD - \$361,000**

Business Opportunity, purchase business and a 2 bed, 1 bath home and garage on one acre. Be the hub of a small town, post office, convenience store and grill, liquor licenses. Work and live in a small rural town away from the city, on Hwy 395 N.....reduced....\$199,500.

2 Lots on Mtn Quail Drive, **\$15,000.00**

RV hunting, camping property, in the quaint town of Canby. Pull your RV in, 2 bedrooms, large bath, laundry and kitchen, septic, well **SOLD.....\$39,500.00**

Hafer Hills acreages with wells and septic systems. Lot 9, 19.99 ac...**\$110,000.**
Lot 10, 21.21 ac..**\$115,000.** Both lots have good views of the Warner Mtns.

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Alturas \$74,900

Super Private Fixer, With Garage, 2 bed, 1 bath, Approx 1000 Sq Ft. Really GREAT Neighborhood. Needs a little TLC, Great for retired, single or family...Maybe for a rental \$74,900...Short Street, Alturas

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ACREAGE & LOTS:

#3315: This property is ready for you to build your home! The septic system and the well are in. Pencil Rd. reduced to **\$24,500**

#3344: 1.47 acres on Pencil Rd. Property needs developed. **\$9,500**

#3345: 1.12 acres with view of the Warner Mtns. Well and septic system both are permitted and well log available. Well house in place. Onan generator included for the well. Seller has planted fruit trees which are all protected from the deer. **\$29,000**

RESIDENTIAL:

#3331: Large entertainment home on corner lot. 3 bedroom/ 2 bath/ Over 2200 sq ft. Sunroom, with tile floor. Large kitchen and dining area. Large windows throughout. Central heating and air, woodstove insert, pellet stove insert. Attached 2 car garage, work shop w/ roll up door. Bar and Grill room all with built in barbecue, sink, room to entertain, and brick floor. Patio. Auto sprinkler system. 24 X 36 Shop for RV storage or your own personal space. Well and pump house. Brand New Roof. Over 1/2 acre. **NOW \$351,000**

COMMERCIAL:

#3333: Office Building over 3900 sq ft, 1350 of this space is storage area. Lot size is approx. 5400 sq ft. Currently rented by stable tenants and has been for the past quite a few years. Commercially zoned. Frontage on Modoc Street. Central Air and heating. Block construction. **\$225,000**

RURAL RESIDENTIAL

#3347: This home is tucked back in off County Road. Over 2000 sq ft of living space. 5 bedrooms/ 2 bath. Basement has laundry facility, bathroom with shower and 2 bedrooms, family room. Top floor has 3 bedrooms with hardwood floors, bathroom with shower/tub combo. living room with views of the Mtns. Kitchen has linoleum flooring, pantry, and its own deck out the back. Metal carport, pump house, and 4 storage containers are on the property. Home is heated by a wood stove and monitor heater. Many possibilities for this place waiting to be called home for you. **\$285,000**

FEATURED LISTING

#3349: This property is tucked up against the Warner Mtns right underneath Sugar Hill. Magnificent views of the Valley which includes Goose Lake. Over 77 acres, completely fenced off beauty. Access from County Road and the Highway. It has in the past been planted in alfalfa and wheat grass. 2 Apple orchards, Wild plum, and beautifully landscaped yard, Barn, Cellar, other outbuildings. Seasonal Pond. Home has 2 bedrooms, 1 bath, and detached 2 car garage. Metal Roof. **\$350,000**

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