

MODOC COUNTY  
RECORD

LEGAL NOTICES

**FICTITIOUS  
BUSINESS NAME  
STATEMENT**  
File No. **2023-086**  
Exp: October 18, 2028  
**Original**  
The following person  
is doing business as: **4 C  
Ranches**, 16036 County  
Road 1, Cedarville, CA  
96104. Phone: 530-279-  
6201.  
Registered Owner: **(1)  
Robert L. Cockrell  
Ranch, LLC**, 16036

County Road 1, Cedarville,  
CA 96104. Phone: 530-  
279-6201.  
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  
**October 19, 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/ Ruth A. Still,**  
Manager  
This statement was filed  
with the **County Clerk  
of Modoc County** on  
**October 19, 2023**.  
Published in the *Modoc  
County Record* on November  
2, 9, 16 and 23, 2023.

LEGAL NOTICE

The **Modoc County Department of Agriculture**  
invites bids for Noxious Weed Management  
purchase of approximately 744 gals and 127 lbs. of  
herbicides. A specification sheet can be obtained  
from the Ag Dept. Sealed bids should be mailed to  
the Modoc County Department of Agriculture, 202  
West 4th Street, Alturas, California 96101, or emailed  
to [agcommissioner@co.modoc.ca.us](mailto:agcommissioner@co.modoc.ca.us). **Bids must be  
received by 5:00 p.m. December 1, 2023.** Details  
may be obtained from the Modoc County Department  
of Agriculture, or by calling 530-233-6401. The  
Department reserves the right to accept the lowest or  
best bid and the right to reject any or all bids.  
Published in the *Modoc County Record* on November  
16, 23 and 30, 2023.

**FICTITIOUS  
BUSINESS NAME  
STATEMENT**  
File No. **2023-088**  
Exp: November 5, 2028  
**Original**  
The following person  
is doing business as: **(1)  
SRS Construction,  
(2) SRS Construction  
Services**, 2622 Tarmac  
Road, Redding, CA 96003.  
Mailing Address: 5451  
Industrial Way, Benicia,  
CA 94510. Phone: 1-800-  
480-8439.  
Registered Owner:  
**(1) Sharjo, LLC**, 5451  
Industrial Way, Benicia,  
CA 94510. Phone: 1-800-  
480-8439.  
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  
**November 6, 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/ Bryan Gelnett**, CEO  
This statement was filed  
with the **County Clerk  
of Modoc County** on  
**November 6, 2023**.  
Published in the *Modoc  
County Record* on November  
23, 30, December 7, and 14,  
2023.

**Modoc County Board of Supervisors  
Notice of Public Hearing  
LEGAL NOTICE**  
NOTICE IS HEREBY GIVEN that the Modoc County Board of Supervisors will  
hold a public hearing on **Tuesday, November 28, 2023, at 10:00 a.m.** or soon  
thereafter in the Modoc County Board of Supervisors Board Room at the Modoc  
County Courthouse, 204 S. Court Street, Alturas, California, 96101, for consideration  
of the following matter:  
**Public Hearing: Amending Ordinance# 350 - Chapter 8.80 –  
Partnership Healthplan of California Commission**  
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  
delivered to the Board of Supervisors at, or prior to, the public hearing.”  
At this said time the Board will hear any and all interested persons.  
**/s/ T. Martinez**, Clerk of the Board  
Published in the *Modoc County Record* on November 16 and 23, 2023.

**NOTICE OF PUBLIC HEARING  
LASSEN COUNTY PLANNING COMMISSION**  
The Lassen County Planning Commission solicits the aid of public agencies and the general  
public in consideration of the following item:  
**Applicant:** Lassen County  
**Property Owner:** N/A  
**File:** 318.01.67  
**Project:** Make a recommendation to the Board of Supervisors regarding a proposed ordinance  
amending County Code Sections 18.108.230 (Keeping animals-Special provisions), Subsection  
“(2)” of Section 18.78.020 (Uses allowed by right), Subsection “(2)” of Section 18.80.020 (Uses  
allowed by right), and 18.108.020 (Fertilizer plants, commercial kennels), and repealing  
Subsection “(3)” of Section 18.102.070, Subsection “(6)” of Section 18.22.050, Subsection “(6)”  
of Section 18.24.050, Subsections “(1)(a)” and “(2)(a)” of Section 18.108.270; and adding  
Subsection “(10)” to Section 18.102.110 (Provisions for hemp).  
**Location:** Lassen County  
**A.P.N.:** The ordinance would be applicable in all incorporated areas of Lassen County.  
**Staff Contact:** Gaylon F. Norwood, Deputy Director  
The Planning Commission will hold a **public hearing on this item at 1:15 p.m. on Tuesday,  
December 5, 2023**, in the Board of Supervisors Chambers, 707 Nevada Street, Susanville,  
California.  
All interested persons and agencies are invited to attend the meeting and be heard, or to submit  
comments to the Commission prior to the meeting, c/o Department of Planning and Building  
Services, 707 Nevada Street, Suite 5, Susanville, California 96130.  
NOTE: If you challenge the actions of the Planning Commission in court, you may be limited  
to raising only those items you or someone else raised at the public hearing described in this  
notice or in written correspondence delivered to the Planning Commission at, or prior to the  
public hearing.  
For the County of Lassen,  
**Maurice L. Anderson**, Secretary  
Lassen County Planning Commission  
Published in the *Modoc County Record* on November 23, 2023.

**MODOC COUNTY BOARD OF SUPERVISORS  
SUMMARY OF ORDINANCES**  
On November 13, 2023 the Modoc County Board of  
Supervisors enacted the following ordinance:  
**Zoning Ordinance No. 236-155** amending the  
Zoning maps under Chapter 18.30 of the Modoc  
County code, as recommended by the Modoc  
County Planning Commission.  
THE LAND REFERRED TO HEREIN BELOW  
IS SITUATED IN THE UNINCORPORATED  
AREA IN THE COUNTY OF MODOC, STATE  
OF CALIFORNIA, AND IS DESCRIBED AS  
FOLLOWS:  
Township 42 North, Range 11 East,  
M.D.B.&M. Section 26: N ½ of NE ¼ and N  
½ of NW ¼ APN: 017-250-030-000  
**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Geri Byrne, Supervisor District V  
**SECONDER:** Elizabeth Cavasso, Supervisor District IV  
**AYES:** Ned Coe, Supervisor District I, Shane Starr,  
Supervisor District II, Kathie Rhoads, Supervisor  
District III, Elizabeth Cavasso, Supervisor District  
IV, Geri Byrne, Supervisor District V  
FULL AND COMPLETE COPIES OF THE  
ORDINANCE ARE AVAILABLE AT THE OFFICE  
OF THE CLERK OF THE BOARD, 204 S. COURT  
ST., ROOM 204, ALTURAS, CALIFORNIA 96101,  
TELEPHONE NUMBER (530) 233-6201.  
**/s/ T. Martinez**, Clerk of the Board  
Published in the *Modoc County Record* on November 16  
and 23, 2023.

**NOTICE OF ELECTION**  
**NOTICE IS HEREBY GIVEN** to the qualified electors of **Modoc County**; that  
the **Presidential Primary Election** is to be held in the **County of Modoc on  
Tuesday, the 5<sup>th</sup> day of March 2024, for the following offices:**  
**PRESIDENT OF THE UNITED STATES**  
**UNITED STATES SENATOR (Full Term)**  
**UNITED STATES SENATOR (Partial/Unexpired Term)**  
**UNITED STATES REPRESENTATIVE IN CONGRESS DISTRICT 1**  
**STATE SENATOR DISTRICT 1**  
**STATE ASSEMBLY MEMBER DISTRICT 1**  
**PARTY CENTRAL COMMITTEES/COUNCILS**  
**COUNTY SUPERVISOR, DISTRICT 2**  
**COUNTY SUPERVISOR, DISTRICT 3**  
**COUNTY SUPERVISOR, DISTRICT 4**  
The names of the political parties qualified to participate in this election for  
nomination of Presidential candidates are as follows:  
**AMERICAN INDEPENDENT**  
**DEMOCRATIC**  
**GREEN**  
**LIBERTARIAN**  
**PEACE AND FREEDOM**  
**REPUBLICAN**

NOTICE IS FURTHER GIVEN that candidacy forms are obtained from and  
filed with the Modoc County Clerk/Elections Department, located at 108 E. Modoc  
St., in Alturas. The Office is open 8:30 a.m. to 5 p.m. Monday through Friday,  
closed during the lunch hour from 12 -1 p.m. A “Candidate Filing Guide” detailing  
deadlines, candidate qualifications, candidate filing requirements, and election  
processes for the March 5, 2024 Presidential Primary Election is available from the  
Modoc County Clerk/Elections Department. The Candidate Filing Guides are also  
available online at [www.co.modoc.ca.us](http://www.co.modoc.ca.us).  
Nomination Petitions and Declarations of Candidacy for candidates for the offices  
listed above are available beginning November 13th. Declarations of Candidacy  
must be filed by 5 p.m. December 8th at the County Clerk/Elections Department.  
Declarations of Candidacy will not be accepted after 5 p.m. on December 8th unless  
the incumbent does not file; under that scenario, the filing deadline is extended five  
days to 5 p.m. December 13th for anyone other than the incumbent to file.  
NOTICE IS FURTHER GIVEN that at such election there will be submitted  
to the vote of the electors such proposed constitutional amendments, questions,  
propositions and initiative measures as are required to be submitted by the  
Constitution and laws of this State.  
NOTICE IS FURTHER GIVEN that at the Presidential Primary Election on  
March 5, 2024 the polls will be open from the hour of 7:00 a.m. to the hour of 8:00  
p.m. on the day thereof.  
NOTICE IS ALSO HEREBY GIVEN that at the Presidential Primary Election on  
March 5, 2024, all ballots will be tabulated at a central counting place to wit: Modoc  
County Courthouse, Basement, 204 S Court Street, Alturas, CA.  
Dated: November 13, 2023  
**Stephanie Wellemeyer**  
Modoc County Clerk/Registrar of Voters  
Published in the *Modoc County Record* on November 23, 2023.

**LEGAL NOTICE**  
**NOTICE OF PETITION TO ADMINISTER  
ESTATE OF:**  
**John Frank Lenzini** Case Number: **PR-23-033**  
To all heirs, beneficiaries, creditors, contingent  
creditors, and persons who may otherwise be interested  
in the will or estate, or both, of: **John Frank Lenzini**.  
A **Petition for Probate** has been filed by: **Jaimie  
Irene Lenzini Barbarotto** in the Superior Court of  
California, County of: **Modoc**.  
The **Petition for Probate** requests that: **Jaimie  
Irene Lenzini Barbarotto** be appointed as personal  
representative to administer the estate of the decedent.  
A **hearing on the petition will be held in this court  
as follows: December 15, 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.  
Petitioner: **Jaimie Irene Lenzini Barbarotto**, In  
Pro Per, 2226 Kingston Ave., San Bruno, CA 94066.  
Phone: 650-303-4191.  
Filed with the **Modoc County Superior Court** on  
**September 8, 2023**.  
Published in the *Modoc County Record* on November  
9, 16, 23 and 30, 2023.

**FICTITIOUS  
BUSINESS NAME  
STATEMENT**  
File No. **2023-086**  
Exp: November 15, 2028  
**Original**  
The following person  
is doing business as: **Wonderstone Gifts**,  
595 Lincoln Street,  
Cedarville, CA 96104.  
Mailing address: PO Box  
536, Cedarville, CA 96101.  
Phone: 530-279-6257.  
Registered Owner: **(1)  
Wonderstone Gifts,  
LLC**, 595 Lincoln Street,  
Cedarville, CA 96104.  
Phone: 530-279-6257.  
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  
**November 16, 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/ David M. Schulz**,  
Manager,  
This statement was filed  
with the **County Clerk  
of Modoc County** on  
**November 16, 2023**.  
Published in the *Modoc  
County Record* on November  
23, 30, December 7 and 14,  
2023.

**FICTITIOUS  
BUSINESS NAME  
STATEMENT**  
File No. **2023-090**  
Exp: November 16, 2028  
**Original**  
The following person  
is doing business as: **Trunk Monkey, LLC**,  
421 Patterson Street,  
Cedarville, CA 96104.  
Registered Owner: **(1)  
Trunk Monkey, LLC**,  
421 Patterson Street,  
Cedarville, CA 96104.  
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  
**November 17, 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

Legals  
continued  
on page 15



MODOC COUNTY  
RECORD

LEGAL NOTICES

continued from page 14

false is guilty of a crime).  
**/s/ Craig D. Carpenter,**  
**Owner.**

This statement was filed with the **County Clerk of Modoc County** on **November 17, 2023.** Published in the *Modoc County Record* on November 23, 30, December 7 and 14, 2023.

**TRUSTEE'S SALE**  
TS No: CA07000751-23-1  
APN: 003-069-005-000 TO No: 230300575-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 May 29, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On **January 4, 2024 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 June 8, 2007

as Instrument No. 2007-0002415-00, of official records in the Office of the Recorder of Modoc County, California, executed by **JACOB BUAK AND KAREN BUAK, HUSBAND AND WIFE**, AS JOINT TENANTS, as Trustor(s), in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B. 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: **613 WESTERN 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 **\$206,343.90** (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](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA07000751-23-1. 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](http://www.nationwideposting.com), using the file number assigned to this case CA07000751-23-1 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: October 31, 2023 MTC Financial Inc. dba Trustee Corps TS No: CA07000751-23-1 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](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0442819 To: MODOC COUNTY RECORD 11/09/2023, 11/16/2023, 11/23/2023 Published in the *Modoc County Record* on November 9, 16 and 23, 2023.

Wishing You  
a Safe  
and  
Happy  
Thanksgiving!

SOMETHING ON  
YOUR MIND?  
Write a "Letter to  
the Editor"  
PO Box 531, Al-  
turas, CA 96101  
Letters must be  
signed. Writer's  
address and phone  
number required,  
but not for print.

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RECORD

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