



Child Airplane Safety, Page 7

Free County Pup Adoptions to Lower Population of 900 Plus Countywide Pet Adoption Bonanza Runs Through Next Week



RIVERSIDE (CNS) - From Wednesday and through next week, all canines, including puppies, will be available to take home without adoption fees in Riverside County as part of an effort to free up space at the county's four shelters, which are operating over capacity.

"With 949 total dogs in our care, it is urgent that we find homes for adoptions and foster," Department of Animal Services Interim Director Dr. Kimberly Youngberg said. "As we move into spring, we are seeing more pets entering the shelter than we have resources to save, and that's why we are asking for our communities' help."

The agency is waiving all adoption

fees, though basic license fees are still required during the promotion, which ends on March 8. License costs generally range from \$12 to \$25 for altered pets.

Youngberg said the current goal is to locate homes for at least 150 dogs. She said many of the impounded pets are likely runaways who simply got lost.

"We are working hard to reunite pets with the families that love them," Youngberg said. "We are making 2025 the year that lost pets return home!"

Visitors are welcome to view prospective pets at the Blythe Animal Shelter, San Jacinto Valley Animal Campus, Coachella Valley Animal Campus in Thousand Palms and Western

Riverside County Animal Shelter in Jurupa Valley.

In addition to outright adoptions, some sheltered animals are available to foster. That involves taking the dogs home and nurturing them in an environment where they can thrive outside of cages, officials said.

"The pets most in need of foster care are larger dogs, those with medical needs, and those with behavioral challenges," according to the Department of Animal Services.

The agency is in the early stages of a reformation initiated last year by the county Board of Supervisors.

Pet Adoptions, see page 8

'Limited to No Impact': Why a Pro-Housing Group Says California's Laws Aren't Producing

BY BEN CHRISTOPHER, CalMatters

One California law was supposed to flip defunct strip malls across California into apartment-lined corridors.

Another was designed to turn under-used church parking lots into fonts of new affordable housing.

A third would, according to supporters and opponents alike, "end single-family zoning as we know it."

Fast-forward to 2025 and this spate of recent California laws, and others like it intended to supercharge the construction of desperately needed housing, have had "limited to no impact on the state's housing supply."

That damning conclusion comes from a surprising source: A new report by YIMBY Law, a pro-development

The ADU boom stands alone. No other form of housing production took off in California during this period."

~ LAW PAPER BY UC DAVIS
PROFESSOR CHRIS ELMENDORF
AND UC SANTA BARBARA
PROFESSOR CLAYTON NALL

passed since 2021 that have swept away regulatory barriers to building apartment buildings and other dense residential developments in places where such housing has been historically barred.

Housing, see page 8

An apartment complex under construction in Temecula on Oct. 11, 2024.

Photo by Kristian Carreon for CalMatters



Bellflower St. John Bosco's Brandon McCoy Jr. pressures Roosevelt's Brayden Burries in the first half of CIF Southern Section open division pool play game Tuesday. Roosevelt won, 58-51, to reach Saturday's championship game against Sherman Oaks Notre Dame at the Toyota Arena in Ontario. More sports, Page 16.

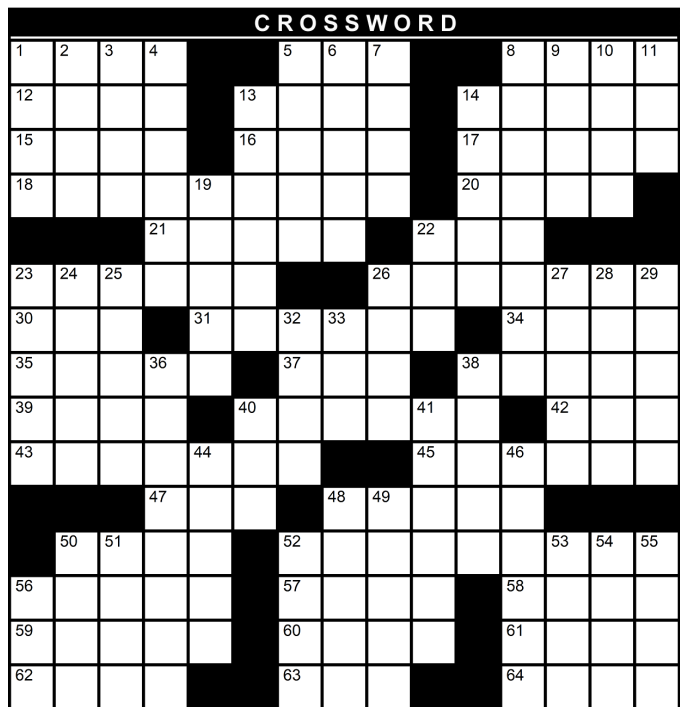


Photo by Jerry Soifer

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ACROSS

- Mrs. in Germany
- *Nae Nae's partner
- m in $F = ma$
- Deadly sin
- Hindu serpent deity
- Blood line
- State location of Miami University
- Last word on radio
- Best friend quality
- *Sideways dance step
- Buzzing pest
- "That is" in Latin
- Corvine bird's sound
- Omicron or Delta, e.g.
- Verb derived from "wreath"
- Although, for short
- Demijohn
- Kings of ____ band
- Act against
- Bruin legend Bobby ____
- Southern cuisine pods
- Cold war initials
- Transmitted radio signal
- French vineyard
- Strong suits
- Overnight flight
- Like a dancer in The Royal Ballet company
- Polynesian island

country

- Dracula's bane
- *Dancer's gardening tool simulation
- Cass Elliot and Michelle Phillips
- Eon, alt. sp.
- Reminiscent of certain hardwood, to sommelier
- In a tilted position
- Flower holder
- Cartoon lightbulb
- Police informer
- Before, poetically
- Koppel and Turner, e.g.

DOWN

- Use cat o'nine tails
- German industrial valley
- "Heat of the Moment" band
- Sir Thomas More's famous book
- Actress Viola ____
- ____ provocateur
- Like some necessities
- *Michael Jackson's backward move
- Maisie Williams on "Game of Thrones"
- Immediately, to a doctor
- Salt, in Mexico
- Nine-day Christian

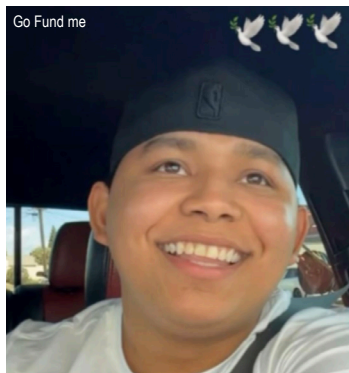
Intoxicated Santa Ana Man Admits Causing Deadly Collision on 91 Freeway

RIVERSIDE (CNS) - A 25-year-old motorist who killed a man in a fiery wreck while the defendant was driving under the influence on the Riverside (91) Freeway in Corona is slated to be sentenced next week to four years in state prison.

Christopher Magallon of Santa Ana pleaded guilty on Monday to DUI gross vehicular manslaughter under a plea agreement with the Riverside County District Attorney's Office. No charges were dismissed under the deal.

Superior Court Judge Gary Polk scheduled a sentencing hearing for March 7 at the Riverside Hall of Justice. The prosecution and defense stipulated a prospective sentence of four years, which the judge is expected to certify.

Magallon is being held in lieu of \$75,000 bail at the Byrd Detention Center in



Jose Cornejo Cubias, a native of El Salvador, had just been accepted for a Juvenile Visa, when he was killed by a drunk driver, days before his 21st birthday.

Murrieta.

He killed the victim, identified in court documents only as "J.C.," on April 29, 2024, along the westbound 91, near the Interstate 15 interchange. Family members later identified the victim as 20-year-old Jose Cornejo Cubias in a GoFundMe post.

According to the California Highway Patrol, the defendant was at the wheel of a Lincoln Mark LT traveling

at an unconfirmed speed about 12:30 in the morning, approaching the interchange, when he "veered to the right and struck the left rear" of a Toyota 4Runner.

"After the impact, the Toyota overturned and caught fire, with the driver trapped inside," Officer Javier Navarro said.

Corona Fire Department personnel reached the location within a few minutes and extinguished the fully engulfed SUV in the fast lane. The victim was pronounced dead at the scene. He was the sole occupant of the vehicle.

Magallon's Lincoln was found broken down in the center divider. He was still in the pickup when officers detained him.

Navarro said evidence collected at the scene confirmed the defendant was drunk.

devotion

- Aquatic scum
- Authoritative proclamation
- "____ Me a River"
- Pull strings
- Not those
- Comedy Central's public humiliation
- *a.k.a. caterpillar, with

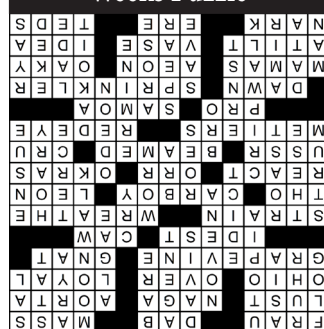
The

- 9 a.m. prayer
- Ancient
- Follow as a consequence
- Sturgeon output, pl.
- Lingerie staple
- *Serena Williams' Super Bowl LIX move (2 words)
- Theater, to Socrates
- Sis' sibling
- King's mantle fur
- Painter Max or Director Lubitsch

46. Armed gang member in

- India
- Asparagus unit
- What phoenix did
- Numbers
- Gulf V.I.P.
- "Keep this information" button
- Place a load on
- Augmented
- Swedish shag rugs
- *Running ____

Solution To This Weeks Puzzle



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REPORT: County's Discretionary Revenue Rising, But Higher Costs on Horizon

RIVERSIDE (CNS) - Riverside County government expenditures are holding within limits as the halfway point of the 2024-25 fiscal year arrives, and reserves are growing above previously estimated levels, but "escalating costs" throughout the economy remain an ongoing concern, according to a report that the Board of Supervisors will review Tuesday.

The 35-page midyear budget report showed a 3% increase in revenue compared to what Executive Office staff earlier predicted would be available by this juncture.

The county's reserve pool is now projected to reach \$731 million, rather than \$720 million, in the current fiscal year, according to the report.

"While discretionary revenue reflects conservative growth, several significant factors require our attention moving forward," the narrative stated. "Among the most pressing concerns are the escalating costs related to maintaining service levels, labor cost increases and addressing the critical need to repair or replace aging facilities. These pressures are compounded by the uncertainty of federal funding and the upcoming governor's May Revise to the state budget."

One of the largest increases in near-term costs was tied to the Medical Retiree Health Insurance Fund, operated by the Department of Human Resources. The outgo was estimated at \$9.75 for

the current fiscal year. Only \$5 million was budgeted. Despite the surge, officials said a reserve account contained sufficient dollars to cover the excess.

Public safety agencies were generally holding inside spending thresholds. However, the Department of Animal Services would need a \$750,000 augmentation to its budget stemming from "greater medical needs for

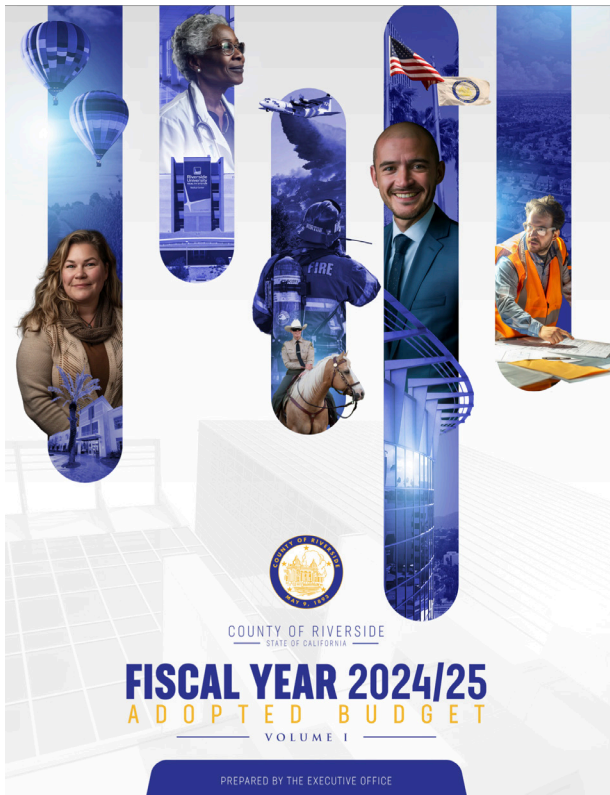
proved by the board in June, contained \$9.2 billion in appropriations, representing an 11% increase over the 2023-24 spending blueprint.

County CEO Jeff Van Wagenen confirmed at the start of the fiscal year there were 2021 American Rescue Plan Act funds still in the county treasury. They were, by law, supposed to be spent by Dec. 31. The county received \$480 million in ARPA allocations and another \$500 million in 2020 Coronavirus Aid, Relief & Economic Security Act money. The federal infusions have been applied to "budget stabilization," community development, infrastructure projects and related programs.

Under the current budget, \$2.6 billion is going to the Riverside University Health System, the largest set-aside in the spending plan, at 27% of total expenditures. The outgo translates to a 5.6% increase in healthcare-oriented obligations.

Public safety agencies are next, with \$2.2 billion in expenditures, 8.5% more than last year's outlays and 23% of the composite budget, while the social services portfolio is receiving \$2.1 billion in General Fund receipts, also representing an 8.5% increase compared to 2023-24 and comprising 21.4% of the budget.

The next budget update will be the third-quarter report on May 20. Hearings on the proposed 2025-26 budget are tentatively slated for June 9-10.



animals in its care."

The agency has been operating at maximum capacity at all four county shelters for at least the last two years.

Officials said the revenue deficiency could be covered by savings netted from available funds left over due to departmental positions remaining unfilled.

The only major tax revenue shortfall detected to date was in Proposition 172 Public Safety Sales Tax receipts, which were projected to slip by \$9.2 million in 2024-25. Other income streams were expected to more than offset the loss, which may have resulted from decreased consumer spending.

The budget for 2024-25, ap-

REPORT: County's Unfunded Pension Gap Close to \$4 Billion

RIVERSIDE (CNS) - The Board of Supervisors signed off on a report Tuesday showing that the Riverside County government's unfunded pension liabilities are now close to \$4 billion, up more than a half-billion dollars in the last two years, though projections are for the pension gap to narrow over the coming decade.

According to the 2025 Pension Advisory Review Committee report, the county's retirement apparatus is now 75% funded, compared to 75.3% previously. The key metric reflective of a sound pension system is considered 80% funded status.

The county's total unfunded pension gap is \$3.94 billion, compared to \$3.67 billion estimated in the 2024 report, PARC officials said.

"Based upon several factors, the long-term pension outlook remains favorable, with increases projected to peak early in the next decade," the report stated. "The funded status is anticipated to be more than 80% within ten years, which has suffered a setback due to the negative investment returns experienced in fiscal year 2021-22. Projections will be tempered by year-to-year financial market performance."

"You're never going to meet the minimum

standard," Roy Bleckert of Moreno Valley told the board. "No matter how hard you try to pedal that bicycle, the expenses just keep outpacing income. We've been hearing for decades about how you're moving money. But it's like trying to grab the last deck chair on the Titanic before it slips underwater. You never get to the point where you're above water."

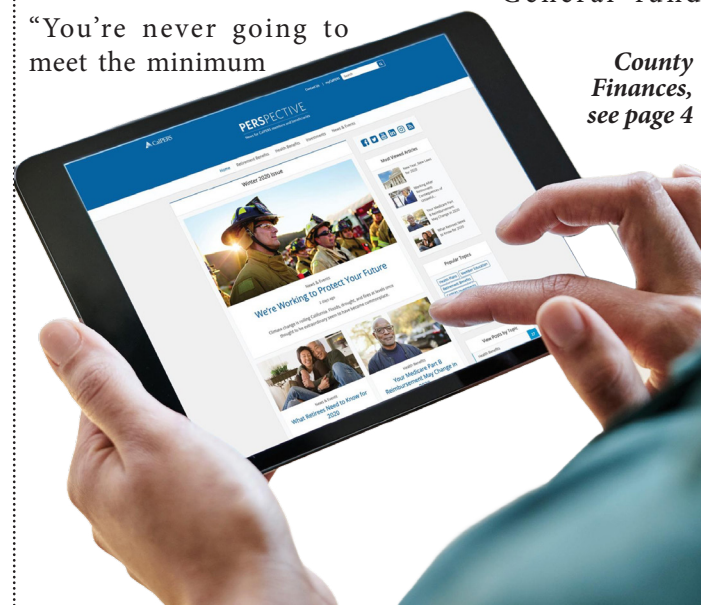
There are two main categories in the local pension system -- safety and miscellaneous. The safety category covers sheriff's deputies, District Attorney's Office investigators, probation agents, and others, while the miscellaneous rolls cover clerks, custodians, nurses, social workers, technicians, and remaining employees not involved in any law enforcement function.

Poor investment returns going back to the Great Recession have required the county to pay higher amounts to CalPERS to cover losses in the safety and miscellaneous categories.

Employees across the spectrum in county government generally contribute less than 10% of gross earnings toward their defined-benefit plans with CalPERS.

General fund

County
Finances,
see page 4



Hazardous Hiking Area Open in Riverside County

RIVERSIDE (CNS) - Six hazardous hiking areas are open Monday following approval from the Riverside County Board of Supervisors, according to Riverside County Fire Chief Bill Weiser.

Recent rainfall has created a decreased wildfire risk and improved moisture levels resulting in more favorable conditions to open hiking areas.

The six areas are:

- Eagle Canyon/Tin Mine (east of Corona)
- Steel Peak (north of Lake Elsinore)
- Bautista Canyon (southeast of Hemet)
- North Mountain (south of Banning, north of San

Jacinto)

-- Whitewater Canyon (east of Cabazon)

-- Ramona Bowl (south of Hemet)

"It's great to welcome visitors back to Riverside County's beautiful outdoor spaces with unrestricted access. However, we remind everyone to remain cautious and fire-aware while enjoying these areas," said Weiser, who is also the Cal Fire Riverside Unit Chief.

Weather conditions, fuel moisture and increased fire threat could lead to future closures.

For additional information on closed areas, contact the Public Affairs and Community Education Bureau at 951-940-6985.



Tin Mine Canyon Trail
Riverside Convention and Visitors Bureau

Riverside County Sheriff Speaks in Favor of 'SANCTUARY CITY' Overhaul Bill

RIVERSIDE (CNS) - Calling it essential for public safety, the state senate minority leader and other advocates, including Riverside County Sheriff Chad Bianco, unveiled a proposed overhaul of California's "sanctuary state" law last Friday.

Speaking at a news conference in downtown San Diego, Sen. Brian Jones, R-San Diego, said Senate Bill 554 would do two things -- protect the public from "violent, felony criminal illegal immigrants," and mandate cooperation by local authorities in cases involving specific violent crimes.

Jones' proposal is a response to state Senate Bill 54, passed in 2017, which limits local and state law enforcement agencies' involvement in federal immigration enforcement.

According to Jones' office, SB 554 "prevents local jurisdictions from further restricting cooperation with federal immigration enforcement beyond what SB 54 already prescribes. It also mandates that lo-

cal law enforcement cooperate with (U.S. Immigration and Customs Enforcement) in cases where SB 54 simply allows it, ensuring violent offenders are not shielded from federal immigration authorities."

Bianco, who announced his candidacy for governor earlier this week, said his job as the bill progresses in the Legislature will be "to impose some common sense, some reason, and some truth to what we are experiencing here in California, particularly because of the failures of SB 54."

That law "and let me make this perfectly clear, does absolutely nothing but harm the people they say they are protecting," Bianco said.

Bianco said when SB 54 first passed, "we told the Legislature of the consequences that were going to happen because of this."

Those protesting could be heard shouting, "When we fight, we win."

Last December, San Diego County supervisors voted 3-1 to restrict the use of

county resources for federal immigration enforcement.

Former board Chairwoman Nora Vargas said the policy "is designed to ensure local resources are focused on addressing the county's most urgent needs, while protecting families and promoting community trust."

Sen. Rosilicie Ochoa Bogh, R-Yucaipa, said everyone should feel secure, regardless of their background and that neighborhoods should be "the sanctuaries for families."

Ochoa Bogh, co-author of SB 554, said the bill would create a safer environment "including (for) undocumented families who deserve protection from those who wish to harm them."

Ochoa Bogh said many people believe sanctuary policies were created with noble intentions to protect law-abiding, hardworking undocumented immigrants. However, when those policies extend protections to undocumented violent criminals, "they undermine public trust and safety for all residents, including those

they are meant to protect," she added.

"Com-muni-



Riverside County Sheriff Chad Bianco Speaks at the press conference for the introduction of SB 554, February 21, 2025.

County Finances

Continued from Page 3

allocations to support the retirement system will steadily rise over the next decade, approaching \$900 million in support by the mid 2030s, according to PARC.

Despite the big outlays, Supervisor Chuck Washington said the county

continues "to be assertive in shoring up our finances," to which board Chairman Manuel Perez added, "We're in a better position now than we were before."

The county gained some near-term relief from higher pension costs by selling \$716 million in bonds at low interest rates in May 2020 and applying the proceeds to pension debt reduction, or

what then-Supervisor Kevin Jeffries compared at the time to "using a credit card to pay off a credit card."

In the past, Jeffries and other supervisors had expressed a desire for the county to phase out some defined-benefit plans in favor of defined-contribution plans, in line with most private sector retirement

guarantees. Executive Office staff described the process as riddled with hurdles because of requirements in state law.

Beginning in September 2012, new hires in the safety category began accruing retirement benefits under a 2% at 50 formula, while newly hired miscellaneous workers began accruing benefits under a 2% at 60 formula.

ties lose faith in the system when they see offenders back into the streets," which leads to a reluctance to report crimes or cooperate with law enforcement officers, Ochoa Bogh said.

She added that SB 554 "is a compassionate and necessary response" to the challenges posed by sanctuary policies.

Friday, February 28, 2025

*Today in History*TODAY IS FRIDAY, FEB. 28, THE 59TH DAY OF 2025.
THERE ARE 306 DAYS LEFT IN THE YEAR.*Aerial View
of the Branch
Davidian
Compound near
Waco, Texas
during the siege.*

FBI

On Feb. 28, 1993, a gun battle erupted at a religious compound near Waco, Texas, when Bureau of Alcohol, Tobacco and Firearms agents tried to arrest Branch Davidian leader David Koresh on weapons charges; four agents and six Davidians were killed as a 51-day standoff began.

BY THE ASSOCIATED PRESS

Also on this date:

In 1844, a 12-inch gun aboard the USS Princeton exploded as the ship was sailing on the Potomac River, killing Secretary of State Abel P. Upshur, Navy Secretary Thomas W. Gilmer and several others; President John Tyler, who also was aboard the ship, was uninjured.

In 1953, Francis H.C. Crick announced that he and fellow scientist James D. Watson had discovered

the double-helix structure of DNA.

In 1975, 43 people were killed in London's Underground when a train failed to stop at Moorgate station, smashing into the end of a tunnel.

In 1983, the final episode of the television series "M(asterisk)A(asterisk)S(asterisk)H" aired; nearly 106 million viewers saw the finale, which remains the most-watched episode of any U.S. television series to

date.

In 1986, Swedish Prime Minister Olof Palme was assassinated while walking on a Stockholm street with his wife; his assailant was never captured and remains unidentified.

In 2013, Benedict XVI became the first pope in 600 years to resign, ending an eight-year pontificate. (Benedict was succeeded the following month by Pope Francis.)

In 2014, delivering a

blunt warning to Moscow, President Barack Obama expressed deep concern over reported military activity inside Ukraine by Russia and warned "there will be costs" for any intervention.

Today's birthdays: Architect Frank Gehry is 96. Rock singer Sam the Sham (aka Domingo Samudio) is 88. Actor-director-choreographer Tommy Tune is 86. Hall of Fame auto racer Mario Andretti is 85. Actor Mercedes Ruehl is 77. Ac-

tor-singer Bernadette Peters is 77. Nobel Prize-winning economist Paul Krugman is 72. Basketball Hall of Famer Adrian Dantley is 70. Actor John Turturro is 68. Actor Maxine Bahns is 55. Actor Robert Sean Leonard is 56. Musician Pat Monahan (Train) is 56. Actor Tasha Smith is 54. Hockey Hall of Famer Eric Lindros is 52. Actor Ali Larter is 49. Country musician Jason Aldean is 48. NBA guard Luka Dončić is 26.

Palm Springs Airport Releases 2024 Data, Sets Monthly Record

PALM SPRINGS (CNS) - Palm Springs International Airport officials Wednesday published their 2024 annual report, detailing traveler statistics and flight benchmarks throughout the year, which included the busiest month in airport history.

The airport hosted 3.23 million total passengers on approximately 32,000 flights last year, according to the report. March was the highest-volume month ever recorded, with more than

470,000 travelers.

The airport maintained nine year-round airlines and four additional seasonal airlines serving more than 300 one-stop destinations combined. Among the new routes added in 2024 were Frontier Airlines' year-round service to Denver, United Airlines' daily flights to Washington, D.C., Porter Airlines' trips to Toronto and Delta Air Lines' seasonal routes to New York.

Several new shops and concessions, from restaurants to

souvenir stands, were also mentioned in the recap, as well as water bottle refill stations and new signage. The report also highlighted operations to rehabilitate gates and taxiways, in addition to a number of sustainability initiatives.

Also highlighted in the report were details about the Master Plan approved by City Council in January, a multi-year project adding features including new gates, a rental car center and an ex-

panded baggage claim.

The full report can be viewed at fly-ps.com/business/annual-report.



Riverside Teacher Pleads Not Guilty to Molesting Two Students

RIVERSIDE (CNS) - A Riverside elementary school teacher accused of sexually assaulting two girls pleaded not guilty Wednesday to forcible lewd acts on a child and other offenses.

Hector Eduardo Zaldivar, 53, of Ontario was arrested earlier this month following a Riverside Police Department investigation.

Along with two counts of lewd acts, Zaldivar is charged with sexual penetration of a minor by force or fear and a sentence-enhancing allegation of targeting two or more victims in a sex crime.

The defendant was arraigned before Riverside County Superior Court Judge Charles Koosed, who scheduled a felony settlement conference for May 1 at the Riverside Hall of Justice. Zaldivar is being held in lieu of \$200,000 bail at the Byrd Detention Center in Murrieta.

According to Riverside police Officer Ryan Railsback, the department's Sexual Assault-Child Abuse Unit received a report in early February from a youth who had attended Zaldivar's class in the Alvord Unified School District two years ago.

The girl, identified in court documents only as "L.A.,"



alleged that she had been molested. Further investigation by SACA detectives turned up a second student, identified only as "J.L.," who also said the defendant had assaulted her, court papers alleged.

The incidents occurred between May 2022 and June 2023, according to the prosecution. The specific circumstances were not disclosed.

"Alvord Unified School District has placed the teacher on immediate administrative leave and is taking all necessary steps to ensure the safety and support of our students, staff and families," AUSD Superintendent Resma Byrne said after the defendant was arrested. "We understand that this news is deeply troubling, and we remain committed to providing a safe and supportive learning environment for all students."

Zaldivar's length of employment with AUSD and his exact position were not provided.

The criminal complaint stated that he "took advantage of a position of trust and confidence to commit the crimes."

AutoNation Settles Consumer Protection Lawsuit in Riverside, Other Counties

RIVERSIDE (CNS) - A national seller of used vehicles, AutoNation Inc., will pay \$650,000 to counties throughout California to settle a consumer protection lawsuit filed by the Riverside County District Attorney's Office and other agencies, it was announced Wednesday.

AutoNation reached an agreement that was certified Tuesday in Santa Clara County Superior Court. Along with Riverside County, district attorney's offices in Los Angeles, Santa Clara, San Francisco and Ventura counties joined in the civil action that was filed last year.

"Our office is committed to holding businesses accountable for any violations of consumer protection laws," Riverside County District Attorney Mike Hestrin said. "We will work diligently to ensure that consumers are treated fairly and the laws are followed."

AutoNation did not immediately respond to a request for comment.

Prosecutors said the suit stemmed from the company's lack of compliance with California Vehicle Code regulations regarding registration transfers.

According to the civil complaint, AutoNation dealerships

sometimes failed to comply with the 30-day window of notifying the Department of Motor Vehicles whenever a vehicle was sold and the registration transferred to a new owner.

"That same 30-day deadline applies to the certificate of ownership, known as a 'pink slip,'" the DA's Office stated. "These deadlines may be extended if the DMV returns an application to the dealer because it is missing information."

Under the settlement, AutoNation agreed to rectify and enforce policies at its 42 dealerships in California so that registration and ownership documents are submitted on time.

"These include placing a 'stop' on the sale of used vehicles when they do not have title in hand, or a clear path to getting it within 30

days; requiring that prior to any sale, a smog check or Vehicle Identification Number verification is performed as necessary; deferring sales commissions on the sale of any used cars that are not capable of timely transfer; having at least 10 employees at all times to process ownership transfers; and ensuring that a ... regional manager or higher is responsible for overall compliance," according to the statement.

The agreement stipulates the payment of \$450,000 in civil penalties, \$150,000 in investigative costs and \$50,000 for programs supporting consumer protection laws. Of that total, Riverside County is slated to receive \$100,000.

The settlement did not require AutoNation to admit wrongdoing, prosecutors said.



Plane that ~~CEdIdITd~~ over in Canada highlights some of the dangers of holding kids on your lap

By JOSH FUNK Associated Press

The crash landing of a Delta Air Lines flight in Toronto this week highlighted the potential dangers of flying with a young child sitting on an adult's lap. The plane flipped over, which would make holding onto a baby extremely difficult.

Authorities haven't said whether the 18-month-old child who was injured in the crash was riding on a parent's lap. All 21 people who were hurt were released from the hospital, but young children have died in previous crashes.

Despite the recent rash of aviation disasters, airline crashes remain rare, but children could easily get hurt if they are on a parent's lap when a plane encounters turbulence.

Experts agree it's safer for children younger than 2 years old to have their own plane seats and ride in approved car seats when flying, even if families have to pay for an extra ticket. But babies are still allowed to travel in laps, so parents continue doing it despite the risks.

"The saddest part is that most families who travel with a lap child think that because it's allowed, it's safe," said former flight attendant Jan Brown, who had to look a mother in the face after she had just lost her 22-month-old son when their plane crashed and broke into several pieces near Sioux City, Iowa, in 1989.

Brown stopped that mother from climbing back into the wreckage of United Flight 232 after it came to rest upside down in a cornfield.

"I told her what I thought would stop her: that rescue workers would find him. And she just looked up at

me and said, 'You told me to put my baby on the floor. And I did. And he's gone.' And so I think that was the moment that I became a child seat advocate," Brown said.

Of the four lap children on that plane, three were injured and the woman's son was among the 112 people who died.

A 6-month-old boy traveling on a parent's lap was killed in 2012 when a plane landed hard and overran the end of a runway in Nunavut, Canada. Last year, three infants on laps could have been sucked out of an Alaska Airlines plane after a door plug flew off midflight, but none were sitting close enough to the opening for that to happen.

What do experts recommend?

The National Transportation Safety Board and its counterpart in Canada, the Transportation Safety Board, have long recommended that young children fly only in approved car seats to protect them. The Federal Aviation Administration also recommends the use of car seats but doesn't require it despite lobbying from advocates.

In addition to those safety regulators, the American Academy of Pediatrics and most major airline

approved car seats.

The main crash investigators in the United States and Canada started recommending car seats for children under 2 and specialized restraint systems for older kids until they are taller than 40 inches (102 centimeters) after the deadly crashes in their countries decades ago.

"We've all been there at that point in your life when you've got young children. You're not swimming in money. You're trying to save nickels and dimes any way you can. And if you can avoid buying an extra seat, it's a completely understandable reaction," NTSB member Tom Chapman said. "It's just that people don't understand the risk that they are subjecting their child to by not buying that seat and properly restraining them."

Not only is it safer for children to ride in their own seats, but it's more enjoyable for parents who don't have to hold a squirming baby for hours in the air.

Car seat expert and mother Michelle Pratt, who founded Safe in the Seat, said no matter how tempting it is to check that lap child box, families should get everyone a ticket.

"Your baby could cost less than your checked suitcase. Why not take advantage?" Pratt said.

What do parents think?

Some parents like Clare Ronning aren't convinced. After landing in Burbank, California, with her husband and 5-month-old baby Thursday, she said she doesn't see a need for a car seat on a plane.

"I don't really see the difference, personally," said Ronning, who already has taken her daughter on six flights. "It just seems like another money grab."

But Meredith Tobitsch never imagined flying without a seat for her 3-year-old daughter and won't do it with her 14-month-old now, either, because of safety and practical concerns.

"If there was turbulence, your natural reflex would be to let go of your child," said Tobitsch, who lives in Connecticut, adding that her oldest daughter always slept better in her car seat, making the flights much more enjoyable.

"Obviously, that does add to the cost of air travel for families, but it is a safety thing. At least for us, we're fortunate to do that," she

said.

Why isn't it required?

The FAA relies on a study done in the 1990s to justify not requiring families to buy tickets for children younger than 2.

The rationale is that if families had to buy those extra tickets, more of them might drive instead of fly. Because driving is riskier than flying, that would mean more kids would die in car crashes than would be saved in planes if car seats and separate tickets were required.

Chapman with the NTSB thinks that logic is a stretch and the study should be revisited, particularly since airline tickets are more affordable today.

But parent Andrea Arredondo suggested there might be some truth to it, saying she might fly less if she had to buy a ticket and lug along a car seat for her 4-month-old when flying with her family and two older kids.

"I would be more likely to decrease our plane travel than bring a car seat," Arredondo said, explaining she and her husband already have their hands full traveling with three

kids, three car seats that they check, a stroller and play set.



This image taken from video released by the Transportation Safety Board of Canada on Wednesday, Feb. 19, 2025, shows the crashed plane of Delta flight 4819 at Toronto Pearson International Airport, in Mississauga, Ontario, on Tuesday, Feb. 18.

Transportation Safety Board of Canada via AP

trade groups and unions support requiring young children to fly in

Housing

Continued from Page 1

The laws under review include:

- SB 9 from 2021, which allows people to split their single-family homes into duplexes, thus ending single-family-home-only zoning across California. In practice, according to the report, building permits for only 140 units were issued under the law in 2023.
- AB 2011 from 2022 was designed to make it easier for developers to convert office parks, strip malls and parking lots into apartment buildings. In 2023, developers on just two projects were given local regulatory approval to start work under the law. In 2024, the total was eight. The report found no projects that have made use of SB 6, a similar bill passed that same year but with stricter labor requirements.
- SB 4 from 2024, the so-called Yes In God's Backyard law, which lets churches, other houses of worship and some schools to repurpose their land for affordable housing. The report found no takers on that bill too.

"It's grim," said Sonja Trauss, executive director of YIMBY Law. Though she acknowledged some of the laws are still new, she blamed their early ineffectiveness on the legislative process which saddled these bills with unworkable requirements and glaring loopholes.

"Everybody wants a piece," she said. "The pieces taken out during the process wind up derailing the initial concept."

What are these requirements and loopholes that have prevented these laws from succeeding? Maybe not surprisingly, they are the frequent objects of critique by YIMBY Law and the Yes In My Backyard movement

more generally.

One is the inclusion of requirements that developers only hire union-affiliated workers or pay their workers higher wages.

Another are affordability mandates which force developers to sell or rent the units they build at below-market prices.

A third is the strenuous opposition by local governments and the failure of these state laws to override it. In the two years following the passage of SB 9, for example, YIMBY Law tracked 140 local ordinances that, in the view of the report, were "designed to reduce or prevent" the bill from working on the ground. They included tight limits on the size of buildings, affordability requirements, or restrictions on which types of owners can make use of the law.

Last year, the state Legislature passed a "clean up" bill meant to void some of these local add-ons.

There are plenty of other possible impediments to construction in California, which may explain why these bills have seen such tepid uptake. Sky high interest rates, chronic shortages of construction workers and high material costs (all of which could be exacerbated by current or expected changes to federal tariff, immigration and fiscal policy) all work to make residential housing development a less appealing financial proposition. Insufficient public funds and expected cuts to federal housing programs may weigh down on the affordable housing sector too.

But the report is not the first to point to the preconditions and omissions included in so many of the state's legislative efforts to goose housing development as the reason for their lack of impact.

In a recent law paper, UC Davis law professor Chris Elmendorf and UC Santa Barbara political scientist Clayton Nall wrote that the relative success of California's efforts to boost the construction of accessory dwelling units is the exception that

proves the rule. Over the last decade, a cavalcade of state laws have stripped local governments of their ability to subject backyard cottage projects with environmental review mandates, significant fees, affordability mandates, union-hire rules, confining size or aesthetic limitations or added parking requirements.

"The ADU boom stands alone. No other form of housing production took off in California during this period," the authors wrote. A likely reason why, they argue, is that ADU projects don't come with nearly as many strings attached as other forms of dense development permitted by various California laws.

In 2023, the state permitted more than 28,000 ADUs, according to state data.

The history of ADU legislation in California is instructive, said Trauss. "It took about like five years of revisions before they were really getting going."

The YIMBY Law report is based on self-reported permitting data submitted by cities and counties to the California Housing and Community Development department. The nonprofit complemented that messy database with its own internal collection harvested from its own litigation and activism. That means the data on what is actually getting built — and therefore how effective any of these laws really are — is imperfect.

That fact isn't lost on many legislators.

The Assembly housing committee's first hearing of the year was dedicated not to new legislation, but to evaluating the state's existing "pro-production" laws.

"We shouldn't just keep passing more and more bills just because we can," Chair Matt Haney, a San Francisco Democrat, said. "We should actually look at what is working, why it's working, how we can do more of what's working and if it's not working, we should do more to fix it or change it."

Actress Michelle Trachtenberg Dies at 39

LOS ANGELES (CNS) - The entertainment world was reeling Wednesday over the shocking death of 39-year-old actress Michelle Trachtenberg, who achieved fame as a child, starred in "Harriet the Spy" and appeared in iconic shows such as "Buffy the Vampire Slayer" and "Gossip Girl."



According to reports out of New York, the young actress was found dead Tuesday morning inside her Manhattan apartment by her mother. There was no immediate word on a cause of death, although

various media outlets reported that the actress had recently undergone a liver transplant.

Authorities indicated no foul play was suspected in

Trachtenberg, see page 12

Pet Adoptions

Continued from Page 1

A lawsuit filed in August, spearheaded by Rancho Mirage-based Walter Clark Law Group, is seeking a permanent injunction against the Department of Animal Services' euthanasia programs. Clark called it a "ground-breaking case" that's predicated on the 1998 Hayden Act. That legislation, authored by then-state Sen. Tom Hayden, D-Santa Monica, states in part, "no adoptable animal should be euthanized if it can be adopted into a suitable home."

One nonprofit organization has alleged the county has the highest pet "kill rate" in the



board hired Austin, Texas-based Outcomes for Pets LLC Principal Adviser Kristen Hassen to rectify problems within the agency.

Earlier this month, the supervisors approved the Executive Office's selection of Mary Martin to head the department following a nationwide executive recruitment drive. Martin, who is expected to take over in the next month, currently serves as assistant director for Dallas Animal Services of Texas.

She will fill the spot left vacant by the exit of Erin Gettis, who faced a barrage of criticism, almost going back to when she took the helm in 2021. Gettis is now an administrator at the Riverside University Medical Center in Moreno Valley.

More information about pets ready to be adopted is available at rcdas.org/adoptable-pets.

To report a lost or stray pet anywhere in the county, officials asked residents to use petcolovelost.org.

nation.

In September, the

These *Little-Known Bank Accounts* Allow Americans With Disabilities to SAVE and INVEST

By CORA LEWIS Associated Press

NEW YORK (AP) — Paul Safarik, 32, of Lincoln, Nebraska, has worked in the food industry since he was 21, delivering for quick service restaurants like Raising Cane's and stocking groceries at stores like Trader Joe's. With his earnings, Safarik, who has Down syndrome, recently bought a treadmill to stay active when the weather's bad and helped cover the cost of braces for his teeth.

That's unusual, financially speaking, and it's thanks in part to a little-known savings account called an ABLE account, which lets people with disabilities save money beyond the \$2,000 asset limit that's linked to benefits like Supplemental Security Income and Medicaid. Without the account, Safarik could have risked losing government assistance if he had more than \$2,000 in assets saved at one time in a given month.

"With this ABLE account, we don't have to worry as much," said Deb Safarik, 71, Paul's mother, with whom he lives. "It's nice that he can

work and save, and not have that be held against him."

Named for the 2014 law that created them, the Achieving a Better Life Experience Act, ABLE accounts have been available since 2016 to individuals identified by a doctor as having a disability before the age of 26. Next year, they'll become available to those identified before the age of 46, which will increase access to an additional 6 million people, including 1 million veterans, according to Indiana State Treasurer Daniel Elliott, who administers the accounts in his state. An estimated 8 million people nationwide already qualify.

"The fact that it used to be that individuals could only save up to \$2,000 or they could lose benefits — that was really restricting a lot of families," Elliott said. "People were forced into a position where they couldn't save for their futures. Now we're seeing average account balances of (ABLE accounts) between \$11,000 and \$12,000."

Generally, ABLE accounts may reach totals of \$100,000 without affecting Supplemental Security Income.

Lifetime balance limits for the various state ABLE accounts can range from around \$300,000 to over \$500,000. They're administered by state treasurers, and the vast majority can be set up online via their websites. Some ABLE plans accept paper applications as well.

Anyone can contribute to an ABLE account — including the account owner, friends, family, organizations, nonprofits, and employers — up to \$19,000 per year in 2025. If the account owner is able to work and not already contributing to a workplace retirement plan, they can contribute an additional amount equal to their yearly gross income. For 2025, that amount is up to an additional \$15,560 to \$18,810, depending on the state administering the account.

There are also tax advantages. Investment earnings from ABLE accounts remain untaxed as long as money taken from the account is used for "qualified disability expenses," such as medical treatment, education, tutoring and job training. Account holders may choose from a number

of investment options for the funds in their accounts or hold and save the money without investing it further.

Elliott said raising awareness of the accounts is the biggest challenge for the National Association of State Treasurers (NAST), for which he's also the secretary treasurer.

"Many people are used to the idea that, 'If I have a disability or my child has one, it could endanger their benefits to save money,'" he said. "We as a state and as a country need to start reaching out to people and saying, 'Look, you actually can save money now. You could save towards the purchase of a home.' The hardest thing right now is getting that message out. We need more people to be aware things have changed."

According to NAST's data, just 186,641 ABLE accounts existed at the end of 2024, despite an estimated 8 million people qualifying. When the age limit is raised, the accounts will also become available to people whose disabilities may have been the result of an accident in adulthood or developed later in life, such as after a COVID infection.

Andrew Warren, senior associate for policy and research at the Financial Health Network, who studies the financial circumstances of Americans with disabilities, said that the vast majority of people surveyed for a 2023 report by the organization did not know these accounts existed.

"Less than 1% of eligible individuals have these accounts," Warren

said. "Our research shows that one of the major barriers to becoming financially healthy for this vulnerable group is asset limits. But there's an information disconnect between caseworkers and direct services providers on the ground and (administrators of ABLE accounts)."

Here's what to know:

How do I know if I qualify for an ABLE account?

Two online resources — ABLE Today and the ABLE National Resource Center — can guide you through questions to determine if you or a friend or family member qualifies.

Right now, ABLE accounts are for:

- People whose disability began before age 26, and
- People for whom the disability is "terminal or long-term (more than 12 months)" and for whom the disability causes "marked and severe functional limitations."

A qualifying person must also meet one of the following criteria:

- Being eligible for Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI) because of the disability; or
- A doctor has diagnosed the disability (physical or mental).

In 2026, the age limit for ABLE accounts will rise to 46.

What can I do to prepare if I or a family member will qualify next year?

You can begin educating yourself now about the process of setting up the account, so you can add money and fund the account right away beginning in January 2026. Family, friends, and organizations may also begin setting money aside with the intention of contributing it to the account in the individual's name as of January 1.

Paul Safarik, 32, reads the newspaper with a cup of coffee by his side on Wednesday, Feb. 12, 2025, in Lincoln, Neb.





By Connor Forbes

My wife and I bought a slow cooker before our 3rd child was born thinking it would be an easy way to prep meals. We used it a couple times before the birth, then put it in the cabinet and basically forgot about it until this week. It has been collecting dust. But no longer!

It was actually my mom that sparked the memory in my mind that we had it. If not for her, who knows how long it would've been until it saw the daylight.

So, I decided to try something a little different. Something that would be easy for the whole family to enjoy, older kids included. And everyone likes a white sauce (bechamel). This is great over pasta, and an easy meal to set and forget in the morning, go about your day, and finish off at night.

Ingredients

- 4 breasts of chicken
- 32 ounce chicken broth
- 1 tbsp salt
- 1 tbsp pepper
- 1 sprig rosemary

SLOW COOKER CHICKEN IN WHITE SAUCE

- 4 tbsp butter
- 1/3 cup flour
- 2 cups milk

To Make

In a slow cooker combine the chicken, broth, salt, pepper and rosemary. Set to low and cook for 6 hours or until chicken can shred easily when pulled with a fork. When chicken is done, make the white sauce by heating butter over medium heat in a medium sized saucepan. Slowly add in flour and stir until flour and butter are fully incorporated. Add 1/3 cup of milk at a time to the butter and flour. Stir, repeat until all 2 cups are in. Stir until smooth. Pour White sauce into slow cooker. Mix. And EAT! I served this over pasta with sauteed romanesca and brown butter sage. Over rice is another good way to eat it!



A RECIPE FROM 'KAPUSTA': Cabbage Rolls With Sauerkraut Leaves, Beef and Rice in a Tomato Sauce

By JULIA RUBIN Associated Press

In her new cookbook, "Kapusta: Vegetable-Forward Recipes from Eastern Europe," Alissa Timoshkina calls cabbage rolls "a culinary genre in their own right."

There are variations across the region, all involving cabbage leaves stuffed with a filling and poached in a sauce.

"This seemingly simple dish holds the key to a fascinating story of Eastern Europe, celebrating both its shared history and its regional diversity," she writes.

Cabbage rolls, or stuffed cabbage, can be eaten as a main course. Some recipes call for fresh leaves while others use fermented ones. Timoshkina encourages cooks to experiment.

For a vegetarian version, substitute mushrooms for the beef.

CABBAGE ROLLS WITH SAUERKRAUT LEAVES, BEEF AND RICE IN A TOMATO SAUCE

Serves 6-8

Ingredients:

For the rolls:

- 1/2 cup long grain white rice
- vegetable oil, for frying
- 1 onion, peeled and finely diced
- 1 carrot, peeled and grated
- 4-6 garlic cloves, finely chopped
- 14 ounces ground beef (3/4 cup to 1 cup)
- 1 small bunch of dill, finely chopped
- 1 tablespoon ground coriander
- 1 teaspoon smoked paprika

10-12 fermented or fresh cabbage leaves

4 bay leaves

salt and black pepper, to taste

For the sauce:

- 14 ounces diced tomatoes
- 1 heaped teaspoon brown sugar
- 1 cup beef stock

Parboil the rice (check the packet instructions and halve the time) in very salty water, then drain and set aside.

Directions:

Heat some vegetable oil in a large frying pan or casserole (Dutch oven) and fry the onion and carrot over medium heat with a generous pinch of salt for 10-12 minutes, until golden and soft. Add the garlic, stir through and take off the heat.

Empty the contents into a large mixing bowl, add the beef, rice, dill, coriander and paprika, then give everything a thorough mix.

Preheat the oven to 400°F.

To make the rolls, place a cabbage leaf on a chopping board and add a heaped tablespoon of the filling onto the lower end of the leaf. Roll up the leaf as you would a burrito, tucking in the edges as you go. Place seam-side down into the casserole used to fry the vegetables. Repeat with all the leaves and filling.

Nestle the rolls tightly into the dish, ideally into one layer, but you can make two, depending on the size and shape of your dish. Stick the bay leaves in between your rolls.

To make the sauce, season the tomatoes with the sugar, then add salt and pepper to taste. Mix with the stock and pour over the rolls.

Cover with a lid and bake for 2 hours, then remove the lid and bake for a further 10 minutes for the leaves to caramelize on top.

Serve with mashed potatoes or some bread.



"THE MONKEY"

By Bob Garver

"The Monkey" is a movie on the sillier end of the horror spectrum. It's so silly that the catalyst for the many, many deaths that occur throughout its runtime is a literal toy. Granted, it's a toy that I've never known anyone to actually like, and come to think of it, I don't think I've ever seen one referenced in popular culture without accompanying commentary about its creepiness. I'm speaking, of course, about the eponymous monkey: a wind-up primate that plays a drum. The monkey in this movie is indeed creepy, but it's far from the scariest I've ever seen. In fact, I'd say this hard-R horror movie has a less freaky monkey than the one in the G-rated "Toy Story 3." But the scares here don't come from the monkey itself so much as the horrific (but again, very silly) violence that accompanies the monkey everywhere.

The film follows twins Hal and Bill Shelburn, both played by Christian Covery as children and by Theo James as an adult. I'm a sucker for actors giving multi-character performances (I've always been nuts about Mike Myers in "Austin Powers") and this movie gives us not one, but two solid entries into the tradition. As kids, Hal and Bill stumble across a toy monkey abandoned by

their absentee father (Adam Scott). The bullying Bill is quick to dismiss the toy, but the meek Hal sees potential

no avail. They imprison the monkey at the bottom of a well, and that works for a few decades, but this being a horror movie of course it's going to come back to haunt them as adults.

Bill, from whom Hal is estranged, having never even introduced him to Petey. In order to stop the killings, Hal and Bill are going to have to reconcile and face their past, at which time they can hopefully think of something to do about the killer monkey.

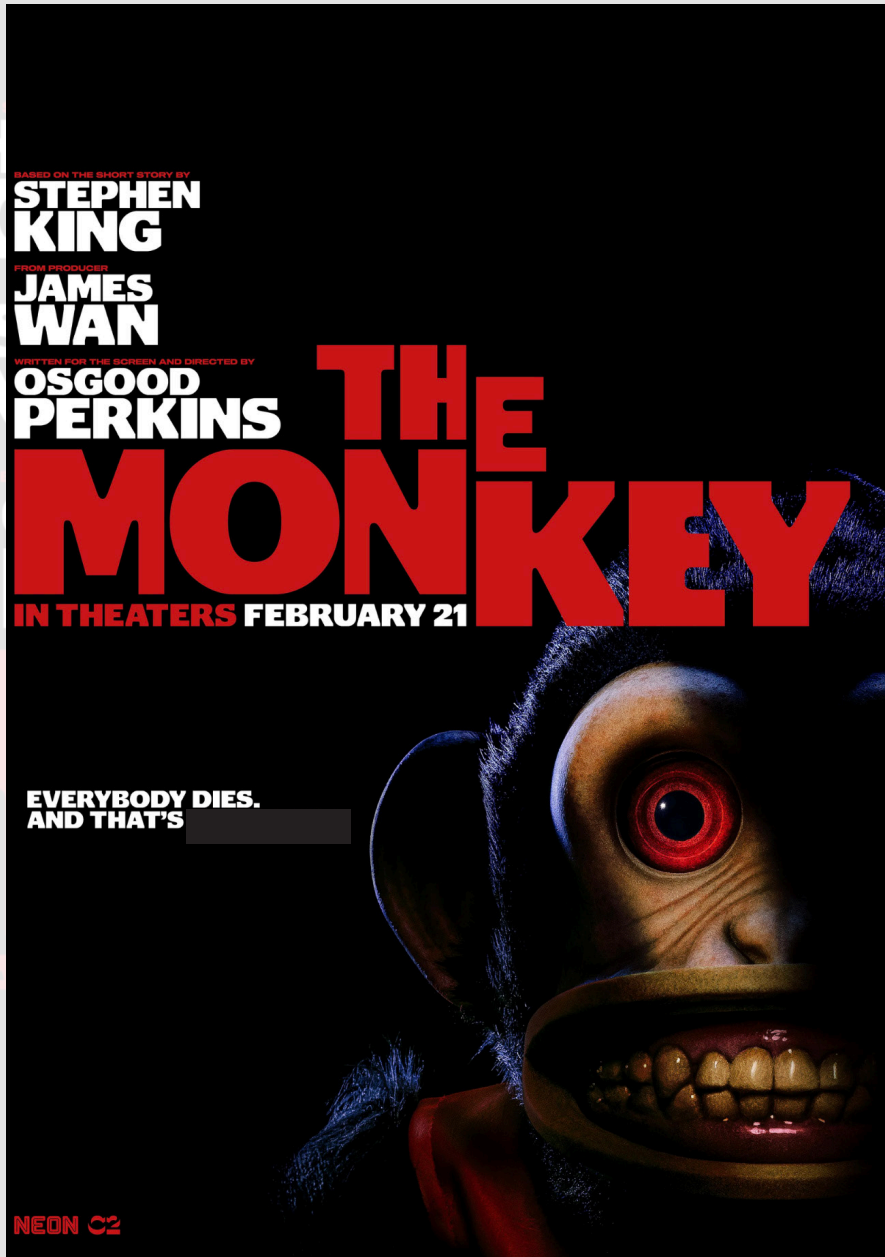
The story description of "The Monkey" doesn't sound all that funny, but trust me, this is a movie with humor at almost every turn. I say "almost" because there are just enough serious scenes for the movie to suffer from tonal whiplash, especially in later stages. I know director Osgood Perkins wants us to enjoy the film while still considering the deep themes about the responsibilities one has to their family. It's not that I mind the film attempting to balance the heavy with the light (to the extent that over-

the-top violence can be considered "light"), but it never manages to pull off the balancing act as seamlessly as it wants. Still, I'm giving the movie a recommendation because its appeal lies in its dark humor, and on that front it manages to be roughly as fun as a barrel of monkeys.

Grade: B-

"The Monkey" is rated R for strong bloody violent content, gore, language throughout and some sexual references. Its running time is 98 minutes.

Contact Bob Garver at rrg251@nyu.edu



in it. He winds up the toy, it bashes its drum, and later that night someone in the vicinity of the boys dies.

Following one of the silliest funerals in movie history, Hal figures out that winding the monkey gives him power over life and death. He knows he shouldn't use the power for evil, but maybe just one more time to fix a problem. The problem doesn't get fixed as planned, and the boys' dynamic with their jaded-but-loving mother (Tatiana Maslany) is changed forever. Hal confides with Bill about the monkey's power, and the two try to destroy it to

Adult Hal is a mess, feeling guilt over the deaths he caused and allowing himself very little contact with his son Petey (Colin O'Brien) out of fear that the monkey may strike again. The two go on a road trip for some rare quality time, but monkey-influenced killings start up almost immediately. Hal wants answers, which can only be found at the site where the monkey was exiled. It turns out that the monkey has been on a sort of killing spree throughout the town, but of course the townspeople just chalk everything up to a series of accidents. The answers must lie with

'Captain America: Brave New World' Tops Box Office Again

LOS ANGELES (CNS) - "Captain America: Brave New World" held onto its top spot at the box office with \$28.3 million in its second weekend in North America theaters, according to industry estimates released Sunday.

Disney's latest entry in the Marvel universe beat out "The Monkey," a horror film based on a Stephen King story which opened with \$14.2 million, Comscore reported.

"Paddington in Peru" was third with \$6.5 million Friday through Sunday in its second weekend.

"Dog Man" was fourth with \$5.9 million in its fourth week, followed by the Chinese animated blockbuster "Ne Zha 2" with \$3 million in its second weekend in theaters in the United States and Canada.

Rounding out the top 10 domestic releases were "Heart Eyes" (\$2.8 million), "Mufasa: The Lion King" (\$2.5 million), "The Unbreakable Boy" (\$2.5 million), "Chhava" (\$1.49 million) and "One of Them Days" (\$1.41 million).

This weekend's overall three-day box office haul was estimated at \$77.1 million. The year-to-date total is \$998.5 million -- up 21% from the figure at this time last year, according to Comscore

Trachtenberg

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her death.

She first gained attention as a child with various Nickelodeon roles, including "The Adventures of Pete & Pete" and "Harriet the Spy."

Fellow ex-Nickelodeon star Kenan Thompson paid tribute to Trachtenberg on Instagram, posting a video and photo with the caption, "Our first Nick movie star has departed us!! She was my friend and now she rests!! Check on your people!!"

David Boreanaz, who appeared with Trachtenberg in "Buffy the Vampire Slayer," wrote on Instagram, "So very sad ... horrible news. RIP and prayers to her and her family."

Actress Melissa Joan Hart posted video of the pair in a scene from "Clarissa Explains It All," writing, "I'm heartbroken to hear of the passing of (Trachtenberg). So young, so talented and so sweet!"

Rosie O'Donnell, who shared the screen with the young actress in "Harriet the Spy," wrote in a statement, "I loved her very much. She struggled the last few years. I wish I could have helped."

In a statement to People magazine, "Buffy" co-star James Marsters wrote, "My heart is heavy today. We have lost a beautiful soul. Michelle was fiercely intelligent, howlingly funny and a very talented person. She died much too young, and leaves behind scores of people who knew and loved her. My heart goes out to her family, who are good people and are suffering the greatest loss anyone could bear. I hope everyone can give them space to heal in this most difficult time."

Tips to Support Your Digestive Health

Ever have that feeling of sluggishness that you can't seem to shake? Did you know that it could be because your digestive system isn't working optimally? For better digestive wellness, consider the following tips:

Hone Your Diet: Eat a diverse diet and limit processed foods and added sugars. A well-rounded diet that prioritizes whole foods is typically high in fiber and other nutrients that promote a healthy gut. Some great choices include beans, seeds, fruits, broccoli, kimchi and avocados.

Stay Hydrated: As you increase your fiber intake, be sure to drink plenty of water to support regularity and keep everything moving through your system. Your digestive system will thank you!

Get Moving: Daily activity is a natural digestive aid. Exercise boosts circulation to deliver blood and oxygen to your digestive tract, helps you maintain a healthy metabolism, and keeps your digestive muscles strong. For greater digestive wellness, be sure to incorporate some movement into your routine.

Manage Stress: The mind-body connection is powerful, and poor digestive health is just one of the many potential side effects of too much stress. Common stress management techniques include medita-

tion, self-care, exercise and reaching out to loved ones.

Get Quality Sleep: High-quality sleep is needed to keep all the systems of your body in tip-top shape, and your digestive system is no exception. The Mayo Clinic recommends that adults get more than 7 hours of sleep per night.

Get a Massage: According to research, abdominal massage is a safe, easy remedy for occasional constipation that most people can do themselves.

Take Fiber Supplements: Less than 10% of Americans get enough fiber from diet alone, making a fiber supplement an excellent way to boost your intake. One great option to consider, which is associated with a number of wellness benefits, is Metamucil 4-in-1 Lemonade Flavored Psyllium Fiber Supplement Powder.

Stay Consistent: New habits can be hard to adopt. To kickstart your commitment to digestive health and to stay motivated, try taking on the Metamucil Two Week Challenge. After you sign up on the brand's website, you'll receive an email every day for two weeks with tips, tricks, and reminders for taking your fiber supplement and for staying on track. Many of those who have taken the challenge felt noticeable results. In fact, in a survey of adults who

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(c) PeopleImages / iStock via Getty Images Plus

Does Lip Balm Help Chapped Lips? HERE'S WHAT TO KNOW

By ADITHI RAMAKRISHNAN AP Science Writer

NEW YORK (AP) — A tube of lip balm may seem like the perfect antidote to dry, cracked lips.

But do these over-the-counter products soothe flaking or can they make it worse?

Though dry lips can happen year-round, they're most common during the winter. The cold outdoors paired with the low-humidity indoors can strip moisture from soft, pillowy lips.

Lip balm can help seal



moisture into the lips, said Dr. Jenna Lester.

"That is a good barrier for the external forces," like against cold wind, said Lester, a dermatologist at UCSF Health.

Does lip balm work?

For most, lip balm is a worthy ally in the fight against chapped lips. But some people can't take fragrances, flavors and preservatives found in popular balms. When applied, they can sting instead of soothe.

"Those are the people who will say, 'I tried these things. I thought my lips would get better, but they just keep getting worse and worse,'" said Dr. Caroline Mann, a dermatologist at Washington University School of Medicine in St. Louis.

Ingredients to look out for include flavoring additives and lanolin, a waxy substance that comes from sheep and is found in many

moisturizers. A preservative called formaldehyde and an ingredient in chemical-based sunscreens called oxybenzone can also trigger allergies.

These allergic reactions are driven by our immune systems, Mann said. They can happen at any time, after any number of product uses and can last for months after using.

A fragrance-free, petroleum-based balm — commonly listed as petrolatum on the

label — may be the safest bet for people with sensitive lips, dermatologists recommend.

How to soothe chapped lips

There are lots of ways to soothe dry lips without lip balm. Consider covering lips with a scarf when outside or running a humidifier indoors to stave off the dry air. Dehydration can cause dry lips so drinking water is another safe bet.

One reflex to avoid: lip-licking. While licking lips may provide short-term relief, the saliva can evaporate quickly and suck more moisture along with it, drying lips out even more.

If you cut back on balms but your lips are still stinging, consider seeing a dermatologist to learn more.

"If you do these things, you'll get through the winter with soft, supple lips," Mann said.

In Reversal, Venus Williams Won't Play at Indian Wells

INDIAN WELLS, Calif. (AP) — It turns out 44-year-old Venus Williams will not be playing at the BNP Paribas Open, the tournament revealed on Sunday — days after it announced she would be competing there with a wild-card entry.

“Our team has been informed that Venus is not accepting the wild card this year,” the event posted on social media, saying it was a message from Indian Wells tournament director Tommy Haas. “We wish Venus all the best and

hope to see her back in Indian Wells in the future.”

It was an odd backtrack that came several hours after audio made the rounds on social media of Williams saying she would not be competing at the tournament in the Coachella Valley next month.

On Wednesday, the BNP Paribas Open issued a press release saying Williams — a seven-time Grand Slam singles champion — was awarded a wild card and would be making her 10th career appearance there.

Williams hasn't competed anywhere on tour since a first-round loss at the Miami Open in March 2024. That was less than two weeks after she lost her opening match at Indian Wells.



Digestive Health
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completed the two-week challenge, a majority self-reported that they felt lighter.

“Psyllium fiber supplements have the potential to make a meaningful change in your digestive health when taken daily,” says Evan Smith, NA Metamucil brand director. “That’s why we’re excited to help people see just how amazing a healthy gut feels.”

For more information and to sign up for the challenge, visit metamucil.com.

Try these simple steps to help support your digestive wellness so you can feel your best! (StatePoint)

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE TS No. CA-24-994354-CL Order No.: FIN-24007144 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/18/2004. 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 state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Rene Garcia, a married man, as his sole and separate property Recorded: 8/25/2004 as Instrument No. 2004-0670915 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 3/19/2025 at 01:00 PM Place of Sale: In the front of the Corona Civic Center, located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$254,467.22 The purported property address is: 789 LAGUNA DR, CORONA, CA 92879 Assessor's Parcel No.: 115-040-034 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 infor-

mation about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994354-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-994354-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-994354-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall

be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-994354-CL IDSPub #0236573 2/14/2025 2/21/2025 2/28/2025

Schld:94897 Adld:32041 Custld:608
File No.: R-202501352
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. RIGHT AT HOME
1451 RIMPAU AVE., SUITE 202, CORONA, CA 92879
Riverside County
Full Name of Registrant:
1. BEYOND LOVE & LAUGHTER LLC 1451 RIMPAU AVE. 202 CORONA, CA 92879
This Business is conducted by: LIMITED LIABILITY COMPANY.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/2025.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/HARPREET KAUR
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/29/2025.
PETER ALDANA

Schld:94929 Adld:32058 Custld:2054

File No.: R-202501379
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. SEVEN DEFENSE
1490 WEST RINCON, SUITE H, CORONA, CA 92878
Riverside County
Full Name of Registrant:
1. CHRISTOPHER RAY HUGHES 1490 WEST RINCON, SUITE H CORONA, CA 92878
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/2025.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/CHRISTOPHER RAY HUGHES
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/29/2025.
PETER ALDANA

Schld:94940 Adld:32063 Custld:2054

Order To Show Cause For Change of Name Case No. CVCO2500549
To All Interested Persons: VANDAD JAHAN-BAKHSH filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: VANDAD JAHANBAKHSH
PROPOSED NAME: DAMON JABAN
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a

hearing.
Notice Of Hearing
Date: 3/19/2025 Time: 8:00am Dept. C2.
The address of the court is Superior Court Riverside, 505 S. Buena Vista Avenue, Room #201 Corona, CA 92882. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Riverside
Date: 1/29/2025
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:94944 Adld:32064 Custld:1743
File No.: R-202501493
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. DANNY'S GARAGE DOOR REPAIR
550 VELLA RD., PALM SPRINGS, CA 92264
Riverside County
Full Name of Registrant:
MAILING ADDRESS: 8265 W, SUNSET BLVD. STE 100, WEST HOLLYWOOD, CA 90046
1. DANNY'S GARAGE DOOR REPAIR,INC
1436 N MARTEL AVE. UNIT #113 WEST HOLLYWOOD, CA 90046
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/DANTINE MAKKIE
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/30/2025.
PETER ALDANA

Schld:94948 Adld:32065 Custld:2054

File No.: R-202414968
FICTITIOUS BUSINESS NAME STATE-
MENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. 48 SIPS
1658 HONORS CIRCLE, CORONA, CA
92883
Riverside County
Full Name of Registrant:
1. MOHAMMED DIBAS 1658 HONORS
CIRCLE CORONA, CA 92883
2. FATIMAH DIBAS 1658 HONORS CIRCLE
CORONA, CA 92883
3. EMAN DIBAS 1658 HONORS CIRCLE
CORONA, CA 92883
This Business is conducted by: GENERAL
PARTNERSHIP.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 11/12/2024.
I declare that all information in this statement
is true and correct. (A registrant who de-
clares information as true any material mat-
ter pursuant to Section 17913 of Business
and Professions Code that the registrant
knows to be false is guilty of a misdemeanor
punishable by a fine not to exceed one
thousand dollars (\$1,000.)
/SMOHAMMED DIBAS
NOTICE - In accordance with subdivision
(a) of Section 17920, a fictitious name
statement generally expires at the end of
five years from the date on which it was
filed in the office of the county clerk, except,
as provided in subdivision section 17920,
where it expires 40 days after any change in
the facts set forth in the statement pursuant
to section 17913 other than a change in
residence address or registered owner. A
new fictitious business name statement must
be filed before the expiration. The filing of
this statement does not of itself authorize the
use in this state of a fictitious business name
in violation of the rights of another under
Federal, State, or Common Law (see section
14411 ET SEQ., Business and Professions
Code).
THIS STATEMENT WAS FILED WITH
THE COUNTY CLERK OF Riverside ON
12/3/2024.
PETER ALDANA

Schld:94956 AdId:32066 CustId:2054

TSG No.: 240542142-CAMSI TS No.:
CA2400291020 APN: 113-340-051
Property Address: 2885 CITROCAD
RANCH STREET CORONA, CA 92881
NOTICE OF TRUSTEE'S SALE YOU ARE
IN DEFAULT UNDER A DEED OF TRUST,
DATED 07/03/2018. UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROP-
ERTY, 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. On 03/06/2025 at 09:00 A.M.,
First American Title Insurance Company, as
duly appointed Trustee under and pursuant
to Deed of Trust recorded 07/06/2018, as
Instrument No. 2018-0274233, in book ,
page , of Official Records in the office of the
County Recorder of RIVERSIDE County,
State of California. Executed by: ROCIO
CLARISA SALAZAR, AN UNMARRIED
WOMAN, WILL SELL AT PUBLIC AUCTION
TO HIGHEST BIDDER FOR CASH,
CASHIER'S CHECK/CASH EQUIVALENT
or other form of payment authorized by
2924h(b), (Payable at time of sale in lawful
money of the United States) At the bottom
of the stairway to the building located at 849
W. Sixth Street, Corona, CA 92882 All right,
title and interest conveyed to and now held
by it under said Deed of Trust in the property
situated in said County and State described
as: AS MORE FULLY DESCRIBED IN THE
ABOVE MENTIONED DEED OF TRUST
APN# 113-340-051 The street address and
other common designation, if any, of the real
property described above is purported to be:
2885 CITROCAD RANCH STREET, CO-
RONA, CA 92881 The undersigned Trustee
disclaims any liability for any incorrectness
of the street address and other common
designation, if any, shown herein. Said sale
will be made, but without covenant or war-
ranty, expressed or implied, regarding title,
possession, or encumbrances, to pay the re-
maining principal sum of the note(s) secured
by said Deed of Trust, with interest thereon,
as provided in said note(s), advances,
under the terms of said Deed of Trust, fees,
charges and expenses of the Trustee and of
the trusts created by said Deed of Trust.
The total amount of the unpaid balance of
the obligation secured by the property to be
sold and reasonable estimated costs,
expenses and advances at the time of the
initial publication of the Notice of Sale is
\$ 572,677.35. The beneficiary under said
Deed of Trust has deposited all documents
evidencing the obligations secured by the
Deed of Trust and has declared all sums se-
cured thereby immediately due and payable,
and has caused a written Notice of Default
and Election to Sell to be executed. The
undersigned caused said Notice of Default

and Election to Sell to be recorded in the
County where the real property is located.
NOTICE TO POTENTIAL BIDDERS: If you
are considering bidding on this property lien,
you should understand that there are risks
involved in bidding at a trustee auction. You
will be bidding on a lien, not on the property
itself. Placing the highest bid at a trustee
auction does not automatically entitle you
to free and clear ownership of the property.
You should also be aware that the lien being
auctioned off may be a junior lien. If you are
the highest bidder at the auction, you are or
may be responsible for paying off all liens
senior to the lien being auctioned off, before
you can receive clear title to the property.
You are encouraged to investigate the exist-
ence, priority, and size of outstanding liens
that may exist on this property by contacting
the county recorder's office or a title insur-
ance company, either of which may charge
you a fee for this information. If you consult
either of these resources, you should be
aware that the same lender may hold more
than one mortgage or deed of trust on the
property. NOTICE TO PROPERTY OWNER:
The sale date shown on this notice of sale
may be postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a
courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and if applicable, the
rescheduled time and date for the sale of
this property, you may call (916)939-0772
or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2400291020 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2400291020 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0470488 To: SENTINEL WEEKLY NEWS 02/14/2025, 02/21/2025, 02/28/2025

Schld:94969 AdId:32070 CustId:2221

NOTICE OF TRUSTEE'S SALE TS No.
CA-20-878557-BF Order No.: 8762454 YOU
ARE IN DEFAULT UNDER A DEED OF
TRUST DATED 1/22/2014. UNLESS YOU
TAKE ACTION TO PROTECT YOUR PROP-
ERTY, 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 state or federal credit union, or a
check drawn by a state or federal savings
and loan association, or savings association,
or savings bank specified in Section 5102
to the Financial Code and authorized to do
business in this state, will be held by duly
appointed trustee. The sale will be made, but
without covenant or warranty, expressed or
implied, regarding title, possession, or en-
cumbrances, to pay the remaining principal
sum of the note(s) secured by the Deed of
Trust, with interest and late charges thereon,

as provided in the note(s), advances, under
the terms of the Deed of Trust, interest
thereon, fees, charges and expenses of the
Trustee for the total amount (at the time of
the initial publication of the Notice of Sale)
reasonably estimated to be set forth below.
The amount may be greater on the day of
sale. BENEFICIARY MAY ELECT TO BID
LESS THAN THE TOTAL AMOUNT DUE.
Trusor(s): MICHAEL ANTHONY MOORE
AND JILL A MOORE, HUSBAND AND WIFE
AS JOINT TENANTS Recorded: 1/27/2014
as Instrument No. 2014-0030977 and mod-
ified as per Modification Agreement recorded
4/3/2018 as Instrument No. 2018-0125914
and modified as per Modification Agreement
recorded 2/22/2016 as Instrument No. 2016-
0067412 of Official Records in the office
of the Recorder of RIVERSIDE County,
California; Date of Sale: 3/11/2025 at 9:00
AM Place of Sale: At the bottom of the stair-
way to the building located at 849 W. Sixth
Street, Corona, CA 92882 Amount of unpaid
balance and other charges: \$499,248.11
The purported property address is: 25091
BIRCHTREE COURT, CORONA, CA 92883
Assessor's Parcel No.: 290-460-034-2
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 auc-
tioned off may be a junior lien. If you are the
highest bidder at the auction, you are or may
be responsible for paying off all liens senior
to the lien being auctioned off, before you
can receive clear title to the property. You
are encouraged to investigate the existence,
priority, and size of outstanding liens that
may exist on this property by contacting the
county recorder's office or a title insurance
company, either of which may charge you a
fee for this information. If you consult either
of these resources, you should be aware that
the same lender may hold more than one
mortgage or deed of trust on the property.
NOTICE TO PROPERTY OWNER: The sale
date shown on this notice of sale may be
postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a
courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable, the
rescheduled time and date for the sale of this
property, you may call 916-939-0772 for in-
formation regarding the trustee's sale or visit
this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-878557-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-878557-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-20-878557-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned

Trustee disclaims any liability for any incor-
rectness of the property address or other
common designation, if any, shown herein.
If no street address or other common desig-
nation is shown, directions to the location of
the property may be obtained by sending a
written request to the beneficiary within 10
days of the date of first publication of this
Notice of Sale. If the sale is set aside for any
reason, including if the Trustee is unable to
convey title, the Purchaser at the sale shall
be entitled only to a return of the monies paid
to the Trustee. This shall be the Purchaser's
sole and exclusive remedy. The purchaser
shall have no further recourse against the
Trusor, the Trustee, the Beneficiary, the
Beneficiary's Agent, or the Beneficiary's
Attorney. If you have previously been
discharged through bankruptcy, you may
have been released of personal liability for
this loan in which case this letter is intended
to exercise the note holders right's against
the real property only. Date: QUALITY LOAN
SERVICE CORPORATION 2763 Camino
Del Rio S San Diego, CA 92108 619-645-
7711 For NON SALE information only Sale
Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or
Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-20-878557-BF IDSPub #0236684 2/14/2025 2/21/2025 2/28/2025

Schld:94979 AdId:32073 CustId:608

Trustee Sale No. 24-10-1042 Loan No.
202412922 Title Order No. 2555158CAD
APN 152-570-007 TRA No. NOTICE OF
TRUSTEE'S SALE 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 LUYU Y: KÈM THEO ĐẦY LÀ BÀN TRÌNH BÀY TÒM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY 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 01/09/2024. 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 03/11/2025 at 09:30AM, Yun Yun Wu as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 02/07/2024 as Doc No. 2024-0035513 of official records in the Office of the Recorder of Riverside County, California, executed by: Yuzhen Sun, a married woman as her sole and separate property and Lu Yu, a married woman as her sole and separate property, mother and daughter as joint tenants, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: AT THE BOTTOM OF THE STAIRWAY TO THE BUILDING LOCATED AT 849 W. SIXTH STREET, CORONA, CA 92882, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS 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: 7731 Stonegate Dr, Eastvale, CA 92880. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit: \$262,535.78 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered

to the undersigned a written Declaration of
Default and Demand for Sale, and a written
Notice of Default and Election to Sell. The
undersigned caused said Notice of Default
and Election to Sell to be recorded in the
county where the real property is located and
more than three months have elapsed since
such recordation. 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 automati-
cally 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 informa-
tion. 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. Cashier's checks
tendered at the Trustee's Sale shall be made
payable to Lender's Foreclosure Services.
If the Trustee is unable to convey title or the
sale is set aside for any reason, the suc-
cessful bidder shall have no other recourse
against the Trustor, the Beneficiary, or the
Trustee except for a full refund of monies
paid to the Trustee at the sale. NOTICE TO
PROPERTY OWNER: The sale date shown
on this notice of sale may be postponed one
or more times by the mortgagee, beneficiary,
trustee, or a court, pursuant to Section
2924g of the California Civil Code. The law
requires that information about trustee sale
postponements be made available to you
and to the public, as a courtesy to those
not present at the sale. If you wish to learn
whether your sale date has been postponed,
and, if applicable, the rescheduled time
and date for the sale of this property, you
may call (626)-579-5350 or visit www.lendersforeclosureservices.com, using the
file number assigned to this case 24-10-
1042. 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 pursu-
ant 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 (626) 579-5350, or visit www.lendersforeclosureservices.com, using the file
number assigned to this case 24-10-1042 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 im-
mediately for advice regarding this potential
right to purchase. 2/7/25 Yun Yun Wu Yun
Yun Wu, as Trustee

Schld:94992 AdId:32077 CustId:2442

File No.: R-202501316
FICTITIOUS BUSINESS NAME STATE-
MENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. THE OLD FASHIONED COMPANY
110 N MAIN ST SUITE 110, CORONA, CA
92882
Riverside County
MAILING ADDRESS: 13542 GOLDMEDAL
AVE., CHINO, CA 91710
Full Name of Registrant:
1. GREGORY MARQUEZ 13542 GOLD-
MEDAL AVE. CHINO, CA 91710
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 01/24/2025.
I declare that all information in this statement
is true and correct. (A registrant who de-
clares information as true any material mat-
ter pursuant to Section 17913 of Business
and Professions Code that the registrant
knows to be false is guilty of a misdemeanor
punishable by a fine not to exceed one
thousand dollars (\$1,000.)

/S/GREGORY MARQUEZ
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/28/2025.
PETER ALDANA

Schld:94995 Adld:32078 Custld:2054

Order To Show Cause For Change of Name Case No. CVCO2500804
To All Interested Persons: ANA BERTHA ZUNIGA filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: SANTIAGO ANTONIO SOLIS
PROPOSED NAME: SANTIAGO ANTONIO ZUNIGA
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 3/26/2025 Time: 8:00am Dept. C2.
The address of the court is Superior Court Riverside, 505 S. Buena Vista Avenue, Room #201 Corona, CA 92882. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Riverside
Date: 2/4/2025
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:95007 Adld:32082 Custld:2227

Order To Show Cause For Change of Name Case No. CVCO2500927
To All Interested Persons: SOLEDAD SALOME SANTIAGO URIBE filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: SOLEDAD SALOME SANTIAGO URIBE
PROPOSED NAME: SALLY SANTIAGO URIBE
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 3/26/2025 Time: 8:00am Dept. C2.
The address of the court is Superior Court Riverside, 505 S. Buena Vista Avenue, Room #201 Corona, CA 92882. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Riverside
Date: 2/7/2025
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:95011 Adld:32083 Custld:2227

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARGARET J. LIVINGSTON Case No. PRR12500307
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARGARET J. LIVINGSTON
A PETITION FOR PROBATE has been filed by Amy Roberts in the Superior Court of California, County of RIVERSIDE.

THE PETITION FOR PROBATE requests that Amy Roberts 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 on March 10, 2025 at 8:30 AM in Dept. No. 12 located at 4050 Main St., Riverside, CA 92501.

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:
KRISTEN L TERRANOVA ESQ
SBN 246433
DEKA LAW
131 N EL MOLINO AVE
STE 200
PASADENA CA 91101
CN114180 LIVINGSTON Feb 14,21,28, 2025

Schld:95016 Adld:32085 Custld:2235

File No.: R-202501652
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. GARAGE DOOR REPAIR NEAR ME 245 S. INDIAN CANYON DR., PALM SPRINGS, CA 92262
Riverside County
MAILING ADDRESS: 8265 W. SUNSET BLVD STE #100, WEST HOLLYWOOD, CA 90046
Full Name of Registrant:
1. CALI GARAGE DOOR REPAIR INC 6677 SANTA MONICA BLVD 3604 LOS ANGELES, CA 90038
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/MATAN BLOCH
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code),

THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/4/2025.
PETER ALDANA

Schld:95028 Adld:32090 Custld:1743

File No.: R-202501409
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. REBECCA TENWICK'S ALLMOBILE BAIL BONDS
312 N. COTA ST. SUITE L, CORONA, CA 92880
Riverside County
MAILING ADDRESS: PO BOX 819 CORONA, CA 92878
Full Name of Registrant:
1. TENWICK INCORPORATED PO BOX 819 CORONA, CA 92878
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: 11/12/2004.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/TWRRY TENWICK
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/29/2025.
PETER ALDANA

Schld:95042 Adld:32098 Custld:2054

TS No: CA08000743-24-1 APN: 121-262-006 FKA 121-262-006-0 TO No: 240362213-CAVOI 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 July 10, 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 March 18, 2025 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, 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 July 19, 2007 as Instrument No. 2007-0470091, of official records in the Office of the Recorder of Riverside County, California, executed by STEPHEN D. BOONE AND JEANMARIE BOONE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERIPATH MORTGAGE CORPORATION 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: 2344 SANTA ANITA ROAD, NORCO, CA 92860 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 \$577,891.40 (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.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000743-24-1. 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 CA08000743-24-1 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: January 28, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000743-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 Buy: Loan Quema, 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 NPP0470609 To: SENTINEL WEEKLY NEWS 02/21/2025, 02/28/2025,

03/07/2025
Schld:95045 Adld:32099 Custld:2221

TSG No.: 8786632 TS No.: CA2300289173 APN: 108-590-013 Property Address: 1610 VIA ROMA CIR CORONA, CA 92881 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/05/2021. 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. On 03/13/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/12/2021, as Instrument No. 2021-0602916, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: BORISLAV PAUNOVIC AND VIOLETA PAUNOVIC, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 108-590-013 The street address and other common designation, if any, of the real property described above is purported to be: 1610 VIA ROMA CIR, CORONA, CA 92881 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 894,665.06. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2300289173 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2300289173 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0470976 To: SENTINEL WEEKLY NEWS 02/21/2025, 02/28/2025, 03/07/2025

Schld:95048 Addl:32100 Custld:2221

NOTICE OF SALE
U.C.C. 7210

In accordance with the provisions of the California Uniform Commercial Code, there being due and unpaid storage for which the VILLA CORONA MHP, LLC, is entitled to a lien as Warehouseman on the goods herein-after described and due notice having been given to parties known to claim an interest therein and the time specified in such notice for payment of such charges having expired, notice is hereby given that these goods will be sold at public auction at Riverside County at 1550 Rimpau Ave., Space 59, Corona, California 92881 on March 10, 2025, at 10:00 A.M. The property to be sold consists of 1998 Fleetwood, Sandalwood mobilehome, Decal No.LA22446, and Serial Nos. CAFL-W08A22015SW12, CAFLW08B22015SW12, and CAFLW08C22015SW12, and includes any "household goods" contained within, owned by Brittany Boyd. The storage due is \$20,445.83, pluss additional daily storage charges of \$42.33 actual utilities consumed, and other incidental processing or transportation charges incurred after December 5, 2024, including, without limitation, attorneys' fees and costs of publication. Dated this 6th day of February 2025 at Mission Viejo, California. By: VIVIENNE J. ALSTON Alston, Alston & Diebold Authorized Agents for VILLA CORONA MHP, LLC 2/21, 2/28/25 CNS-3897006# SENTINEL WEEKLY NEWS

Schld:95055 Addl:32103 Custld:61

File No.: R-202501894
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. LOCAL GARAGE DOOR REPAIR 80905 AVERY DR., INDIO, CA 92201 Riverside County MAILING ADDRESS: 8265 W. SUNSET BLVD. UNIT 100 WEST HOLLYWOOD, CA 90046 Full Name of Registrant:
1. LOCAL GARAGE DOOR REPAIR, INC 8265 W. SUNSET BLVD. UNIT 100 WEST HOLLYWOOD, CA 90046 This Business is conducted by: CORPORA-TION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /SDANNY ATAR
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except,

as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/7/2025. PETER ALDANA

Schld:95067 Addl:32108 Custld:2054

T.S. No.: 24-12101 Loan No.: *****2694 APN: 152-070-007
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/16/2023. 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: YUZHEN SUN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND LU YU, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, MOTHER AND DAUGHTER AS JOINT TENANTS
Duly Appointed Trustee: Prestige Default Services, LLC
Recorded 6/29/2023 as Instrument No. 2023-0189144 in book , page of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 3/18/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$758,101.82 Street Address or other common designation of real property: 7731 STONE-GATE DRIVE EASTVALE CALIFORNIA 92880 A.P.N.: 152-070-007

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 (949) 776-4697 or visit this Internet Website <https://prestige-postandpub.com>, using the file number assigned to this case 24-12101. 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 (949) 776-4697, or visit this internet website <https://prestige-postandpub.com>, using the file number assigned to this case 24-12101 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: 2/14/2025 Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Tina Suihkonen Vice President of Operations PPP#25-001141

Schld:95081 Addl:32116 Custld:2415

APN: 119-191-059 TS No: CA07001076-24-1 TO NO: 240566688-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 8, 2021. 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 March 19, 2025 at 01:00 PM, In the front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882, 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 January 12, 2021 as Instrument No. 2021-0021155, of official records in the Office of the Recorder of Riverside County, California, executed by ANNETTE PAULA WILLIAMS, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MOUNTAIN WEST FINANCIAL 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Exhibit "A" A Condominium Comprised Of: Parcel 1: An Undivided Fee Simple Interest As A Tenant In Common In And To The Common Area In The Module In Which The Residential Unit Described In Parcel 2 Below Is Located Equal To The Reciprocal Of The Number Of Residential Units Located Within Such Module, As Shown On The Condominium Plan For Boardwalk Townhomes Phase 13, Recorded In The Office Of The County Recorder Of Riverside County, California On August 21, 2019 As Instrument No. 2019-0321083 And Any Amendments Or Supplements Thereto (Collectively "Condominium Plan"), Which Is A Portion Of Lot 1 Of Tract No. 36427, In The City Of

Corona, County Of Riverside, California, Filed In Book 459, Pages 73 Through 78, Inclusive, Of Maps In The Office Of The County Recorder Of Riverside County ("Map"); Parcel 2: Residential Unit No. 51 As Shown And Described On The Condominium Plan; Excepting From Parcels 1 And 2, All Easements Reserved In The Declaration (Defined Below) The Condominium Plan, The Map And All Other Easements Of Record As Of The Date Hereof; Further Excepting From Parcels 1 And 2, For The Benefit Of The Association (Defined Below) A NonExclusive Easement In, To, Over, Under And Across That Portion Of The Above Referenced Residential Unit Designated In The Declaration And/Or Supplementary Declaration As An Association Maintenance Area For The Purpose Of Maintenance And Repair, Together Such Rights Of Access Necessary To Perform Such Maintenance And Repair, As More Fully Provided In The Declaration Parcel 3: An Exclusive Easement To Use Each Portion Of The Association Property, If Any, Designated In The Condominium Plan As Being An Exclusive Use Easement Area Appurtenant To The Residential Unit Described In Parcel 2 Above For The Purposes Described In The Declaration. Parcel 4: A NonExclusive Temporary Easement For Pedestrian And Vehicular Access, Ingress And Egress By Grantee Over, Upon And Across Roadway Module "B" As Described In That Certain Access Easement Grant Deed Recorded In The Official Records Of The County Recorder Of Riverside County On May 16, 2018 As Instrument No. 2018-0191570 Which Easement Is Appurtenant To The Residential Unit Described In Parcel 2 Above Parcel 5: A NonExclusive Easement, In Common With Other Owners, For Access, Ingress And Egress, In To, Over, Under And Across Certain Portions Of The Association Property Described In The Declaration And/Or Supplementary Declaration, Subject To The Limitations Set Forth Therein, Which Easement Is Appurtenant To The Residential Unit Described Above. 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: 877 SAVI DRIVE UNIT #102, CORONA, CA 92878 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 \$430,182.94 (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, CA07001076-24-1. 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 CA07001076-24-1 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: February 7, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07001076-24-1 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 NPP0471013 To: SENTINEL WEEKLY NEWS 02/21/2025, 02/28/2025, 03/07/2025

Schld:95087 Addl:32118 Custld:2221

NOTICE OF TRUSTEE'S SALE Under a Notice of Delinquent Assessment Lien Alterra File No.: 641479 APN: 282-740-019 T.S. No.: 2024-641479 YOU ARE IN DEFAULT UNDER A NOTICE OF ASSESSMENT LIEN (CIVIL CODE SECTION 5740) RECORDED 03/26/2024. 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 CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN THAT ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 03/26/2024 as Instrument No. 2024-0087190 in the Official Records of the County Recorder of RIVERSIDE County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on October 15, 2024, as Instrument No. 2024-0309948 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on December 28, 2004 as Instrument No. 2004-1024729. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 03/13/2025, at 9:00 AM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, AT: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882. All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" Exhibit "A" Real property in the City of Corona, County of

Riverside, State of California, described as follows: Parcel 1: Lot 65 Of Tract No. 30241-3 As Shown By Map On File In Book 373 Pages 28 Through 35 Of Maps, Records Of Riverside County, California. Parcel 2: All Use Rights And Easements Specified As Existing In Or Granted To An Owner In That Certain Master Declaration Of Covenants, Conditions And Restrictions And Reservation Of Easements (The Retreat) Recorded December 3, 2004 As Instrument No. 2004-962205 Of Official Records Of Riverside County, California (The Supplemental Declaration). The Declaration And The Supplemental Declaration Are Herein Collectively Referred To As The Declaration. Excepting And Reserving From Parcels 1 And 2, All Those Certain Easements, Reservations, Rights Of Way Referred To In The Declaration. Further Reserving Therefrom, For The Benefit Of Grantor, Its Successors In Interest And Assignees, To The Extent Not Already Reserved By Instruments Of Record: A. All Oil Rights, Mineral Rights, Natural Gas Rights And Rights To All Other Hydrocarbons By Whatsoever Name Known, To All Geothermal Heat And To All Products Derived From Any Of The Foregoing (Collectively (Subsurface Resources)). B. The Perpetual Right To Drill, Mine, Explore And Operate For And To Produce, Store And Remove Any Of The Subsurface Resources On Or From The Lot, Including The Right To Whipstock Or Directionally Drill And Mine From Lands Other Than The Lot, Wells, Tunnels, And Shafts Into, Through Or Across The Subsurface Of The Lot, And To Bottom Such Whipstocked Or Directionally Drilled Wells, Tunnels And Shafts Within Or Beyond The Exterior Limits Of The Lot, And To Redrill, Equip, Maintain, Repair, Deepen And Operate Any Such Wells Or Mines, But Without The Right To Drill, Mine, Explore, Operate, Produce, Store Or Remove Any Of The Subsurface Resources Through Or In The Surface Or The Upper FiveHundred Feet (500) Of The Subsurface Of The Lot; And C. All Water And Rights, If Any, Within And Underlying The Lot. APN: 282-740-019-5 The record owner of which is MARIAN G. DUCREUX, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY ("OWNER"). Street address or other common designation of Property to be sold: 8029 SANCTUARY DRIVE, CORONA, CA 92883, APN: 282-740-019. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. Name and Address of Creditor Association at whose request the sale is being conducted: The Retreat Community Association ALTERRA ASSESSMENT RECOVERY, LLC 33332 Valle Road, Suite 100 San Juan Capistrano, CA 92675 (916) 939-0772 | www.nationwideposting.com The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "ASIS" CONDITION. 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 initial publication of the Notice of Sale is \$18,986.32. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A nonjudicial foreclosure by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien.

If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case 2024-641479. 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 http://www.nationwideposting.com. 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 (916) 939-0772, or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case 2024-641479 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. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 02/03/2025 The Retreat Community Association a California corporation By: COREY L. TODD, ESQ., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for THE RETREAT COMMUNITY ASSOCIATION NPP0470956 To: SENTINEL WEEKLY NEWS 02/21/2025, 02/28/2025, 03/07/2025

Schld:95090 AdId:32119 CustId:2221

STEPHEN DORECK EQUIPMENT RENT-ALS, INC.
GENERAL ENGINEERING CONTRACTOR
License No. A665471
9075 Telegraph Road | Pico Rivera, CA 90660
T 562.949.4949 | F 562.949.4901

February 14, 2025

ATTN: Estimating

We will be bidding a project for the JURUPA COMMUNITY SERVICES DISTRICT' called RECYCLED WATER PROGRAM – PIPE-LINE SEGMENT 3 - BIDDING ON APRIL 1, 2025 AT 2:00 PM

Stephen Doreck Equipment Rentals, Inc. is requesting quotes from all qualified subcontractors and suppliers including certified DBE/UDBE/SBE/DVBE firms for the following items of work, including but not limited to

Subcontractors and suppliers are required to submit price quotes to us within a reasonable time prior to the bid date, in order for us to fully evaluate quote. Quotations must be valid for same duration as specified by Owner for contract award. Please include your Contractor License and DIR Registration Number on your quote.

The DBE/UDBE/SBE/DVBE Contract goal is percent.

Plans and specifications are available at

https://www.dropbox.com/scl/fi/dsvtvhl1sgw1laqk2ig5q/JCSDRecycledWaterPipelineSegment-3.zip?rlkey=a70junqtoxi6t22ltfy9uz7s&st=3mgo78dd&dl=0

Or email request to : pablo@doreckconstruction.com

Stephen Doreck Equipment Rentals, Inc. intends to work cooperatively with all qualified firms seeking work on this project, do not hesitate to call our office with any questions. Stephen Doreck Equipment Rentals, Inc. encourages all minorities including but not limited to DBE/UDBE/SBE/DVBE to participate.

Stephen Doreck Equipment Rentals, Inc. is signatory to Laborers and Operating Engineers. Assistance in obtaining bonding, insurance, equipment, materials and/or supplies is available upon request.

Stephen Doreck Equipment Rentals, Inc. is an Equal Opportunity Employer.

Schld:95093 AdId:32120 CustId:2443

File No.: R-202502050
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. JOES GARAGE DOOR REPAIR
10683 MAGNOLIA AVE, RIVERSIDE, CA 92505
Riverside County
MAILING ADDRESS: 8265 W. SUNSET BLVD. UNIT #100, WEST HOLLYWOOD, CA 90046
Full Name of Registrant:
1. SPECTRUM GARAGE DOOR REPAIR INC 15617 ODYSSEY DR 30 GRANADA HILLS, CA 91344
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/IVONNE REBOLLEDO
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/13/2025.
PETER ALDANA

Schld:95105 AdId:32123 CustId:2054

Notice of Public Sale Notice is hereby given pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property will be sold by Green River Village MHC (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Green River Village MHC, payable at time of sale, on Tuesday, March 18, 2025 at 10:00 a.m., at the following location: 4901 Green River Rd, #174 aka Space 174, Corona, Ca 92878. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale to a thirdparty bidder, the mobilehome must be removed from the Premises. The property which will be sold is described as follows: Manufacturer: International Mobile Homes Trade Name: Balboa Year: 1971 H.C.D. DeCal No: LAY1378 Serial No.: 3271U, 3271X The current location of the subject property is: 4901 Green River Rd, #174 aka Space 174, Corona, Ca 92878 aka 4901 Green River Dr Space 174, Corona, Ca 91720 aka 4901 Green River Drive Space 174, Corona, Ca 92877. The public auction will be made to satisfy the lien for storage of the abovedescribed property that was deposited by Alan Tieger, Miriam Tieger, Ron Decicco, and Green River Associates with Green River Village MHC. The total amount due on this property, including estimated costs, expenses and advances as of the date of the

public sale, is \$27,283.77. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: February 27, 2025 HART KIEN-LE PENTECOST By: Ryan J. Egan, Esq. Authorized Agent for Green River Village MHC Contact: Julie Rosario (714) 432-8700 (IFS# 38251 02/28/25, 03/07/25)

Schld:95109 AdId:32124 CustId:2236

PUBLIC NOTICE
ADOPTION OF NEW ORDINANCE NO. 3409 and 3411

NOTICE IS HEREBY GIVEN that on February 19, 2025, the Corona City Council adopted the following Ordinance(s) by the following votes:

Ordinance No. 3409
Second reading of an ordinance of the City of Corona, California, approving an amendment to the Green River Ranch Specific Plan (SPO0-001) to change and reorganize the land use designations and make corresponding revisions to the maps, tables, illustrations and text throughout the Green River Ranch Specific Plan (SPA2020-0006).

AYES: CASILLAS,
DADDARIO, RICHINS, STEINER, SPEAKE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

Ordinance No. 3411
Second reading of an ordinance of the City of Corona, California, amending Section 2.08.010 of the Corona Municipal Code to allow the City Council to set its regular meeting start times by resolution.

AYES: CASILLAS,
DADDARIO, RICHINS, STEINER, SPEAKE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

A certified copy of the full text of this ordinance is available for review in the Office of the City Clerk, City of Corona, 400 S. Vicentia Avenue, Suite 115, Corona, CA 92882

The City Council meets the first and third Wednesday of the month at 6:30 p.m. in the Council Chambers located at City Hall.

Sylvia Edwards, MMC
City Clerk
Published: February 28, 2025

Schld:95111 AdId:32125 CustId:1761

File No.: R-202501308
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. SHELVING AND HIGH DENSITY SYSTEMS
18501 COLLIER AVE STE B105, LAKE ELSINORE, CA 92530
Riverside County
Full Name of Registrant:
1. RBK INSTALLATION INC. 18501 COLLIER AVE STE B-105 LAKE ELSINORE, CA 92530
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/KEVIN PEREZ
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 1/28/2025.
PETER ALDANA

Schld:95112 AdId:32126 CustId:2054

PUBLIC NOTICE

PROPOSED ORDINANCE NO. 3410

NOTICE IS HEREBY GIVEN that on February 19, 2025, the Corona City Council introduced the following Ordinance:

Ordinance No. 3410 First reading of an ordinance of the City of Corona, California a. amending Chapter 17.85 of Title 17 (Zoning) of the Corona Municipal Code to modify the regulations for accessory dwelling units pursuant to Senate Bill 1211 and Assembly Bill 2533.

A certified copy of the full text of this ordinance is available for review in the Office of the City Clerk, City of Corona, 400 S. Vicentia Avenue, Suite 115, Corona, CA 92882. The City Council meets the first and third Wednesday of the month at 6:30 p.m. in the Council Chambers located at City Hall.

Sylvia Edwards, MMC
City Clerk
Published: February 28, 2025

Schld:95116 AdId:32127 CustId:1761

APN: 152-581-017 TS No.: 23-05928CA TSG Order No.: 240496798 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 23, 2019. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded June 17, 2019 as Document No.: 2019-0216724 of Official Records in the office of the Recorder of Riverside County, California, executed by: CHARLES E HOLLIS, UNMARRIED, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: March 25, 2025 Sale Time: 9:00 AM Sale Location: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 2 File No.:23-05928CA The street address and other common designation, if any, of the real property described above is purported to be: 13417 Eaglebluff Ln, Corona, CA 92880-3623. 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit: \$122,141.44 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that

information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-05928CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 23-05928CA 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. 3 File No.:23-05928CA 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. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affniadefault.com or Call (866) 932-0360 Dated: February 5, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:23-05928CA LEGAL DESCRIPTION EXHIBIT A PARCEL 1: LOT 36 OF TRACT NO. 30785, AS PER AMENDED MAP RECORDED IN BOOK 415, PAGES 9 THROUGH 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (THE "PROPERTY"). EXCEPTING THEREFROM, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED. PARCEL 2: EASEMENTS AS RESERVED BY GRANTOR FOR THE BENEFIT OF GRANTEE IN THE DECLARATION HEREINAFTER REFERRED TO NPP0470826 To: SENTINEL WEEKLY NEWS 02/28/2025, 03/07/2025, 03/14/2025

Schld:95117 Addl:32128 Custld:2221

Order To Show Cause For Change of Name

Case No. CVCO2501102
To All Interested Persons: Kyle Chandler Dickens filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Kyle Chandler Dickens
PROPOSED NAME: Kyle Chandler
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 4/9/2025 Time: 8:00am Dept. C2.
The address of the court is Superior Court Riverside, 505 S. Buena Vista Avenue, Room #201 Corona, CA 92882. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Riverside
Date: 2/20/2025
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:95120 Addl:32129 Custld:1743

File No.: R-202501749
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. A&J GAS/DIESEL AUTO REPAIR LLC 21785 TEMESCAL CANYON RD, CORONA, CA 92883
Riverside County
MAILING ADDRESS: 11762 DE PALMA RD STE 1C PMB 582, CORONA, CA 92883
Full Name of Registrant:
1. A&J GAS/DIESEL AUTO REPAIR LLC 11762 DE PALMA RD STE 1C PMB 582 CORONA, CA 92883
This Business is conducted by: LIMITED LIABILITY COMPANY.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/ARTURO ALEJANDRO FRANCO
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/5/2025.
PETER ALDANA

Schld:95127 Addl:32131 Custld:2054

TS No: CA07000206-24-1 APN: 290-500-078 To No: 3039551 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 October 27, 2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 25, 2025 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, 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 October 30, 2017 as Instrument No. 2017-0451181, of official records in the Office of the Recorder of Riverside County, California, executed by BERNHARD ARMBRUSTER AND GERTRUD

ARMBRUSTER, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MCM HOLDINGS 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: 23955 AUGUSTA DRIVE, CORONA, CA 92883 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 \$424,900.11 (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.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000206-24-1. 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 CA07000206-24-1 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: January 21, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000206-24-1 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.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0470342 To: SENTINEL WEEKLY NEWS 02/28/2025, 03/07/2025, 03/14/2025

Schld:95138 Addl:32135 Custld:2221

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CARCS-24020535 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/25/2006. 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. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CARCS-24020535. 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. On April 2, 2025, at 9:00:00 AM, AUCTION.COM ROOM, 2410 WARDLOW ROA #111, in the City of CORONA, County of RIVERSIDE, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by STEVEN R. RASMUSSEN and SANDRA MARINER-RASMUSSEN, HUSBAND AND WIFE, as Trustors, recorded on 5/4/2006, as Instrument No. 2006-0323845, of Official Records in the office of the Recorder of RIVERSIDE County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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. Property is being sold "as is - where is". TAX PARCEL NO. 283-410-017 LOT 65 OF TRACT NO. 27991, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 262, PAGES 6 THROUGH 14 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 9510 NICKELLAUS CT, CORONA, CA

92883. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$307,005.66. 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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CARCS-24020535 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse to the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or www.auction.com Dated: 2/19/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4835745 02/28/2025, 03/07/2025, 03/14/2025

Schld:95141 Addl:32136 Custld:64

TSG No.: 92033566 TS No.: CA2400291202 APN: 144-411-010 Property Address: 13691 NORTHFORK DRIVE EASTVALE, CA 92880 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/28/2018, 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. On 03/20/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/30/2018, as Instrument No. 2018-0350575, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: MINDY MARIE HY-

MAN, A SINGLE WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 144-411-010 The street address and other common designation, if any, of the real property described above is purported to be: 13691 NORTHFORK DRIVE, EASTVALE, CA 92880 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 322,108.86. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2400291202 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction 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 (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearch-Terms.aspx>, using the file number assigned to this case CA2400291202 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0471085 To: SENTINEL WEEKLY NEWS 02/28/2025, 03/07/2025, 03/14/2025

Schld:95147 Addl:32138 Custld:2221

File No.: R-202502451
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ATKINS AND COMPANY
2. CALM SEA TAX RESOLUTION
3. TEMESCAL VALLEY TAX
26195 BERGEN COURT, TEMESCAL VALLEY, CA 92883
Riverside County
Full Name of Registrant:
1. MATTHEW RYAN ATKINS 26195 BERGEN COURT TEMESCAL VALLEY, CA 92883
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/08/2025.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/MATTHEW RYAN ATKINS
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/24/2025.
PETER ALDANA

Schld:95153 Addl:32140 Custld:2054

File No.: R-202502465
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. JOES GARAGE DOOR REPAIR
631 E. CAMINO PAROCOLA, PALM SPRINGS, CA 92264
Riverside County
MAILING ADDRESS: 8265 W. SUNSET BLVD. UNIT #100, WEST HOLLYWOOD, CA 90046
Full Name of Registrant:
1. SPECTRUM GARAGE DOOR REPAIR INC 15617 ODYSSEY DR 30 GRANADA HILLS, CA 91344
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/IVONNE REBOLLEDO
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions

Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 2/24/2025.
PETER ALDANA

Schld:95161 Addl:32142 Custld:2054

PUBLIC NOTICE

This is a public notice that the City of Corona's Planning and Housing Commission will conduct a public hearing in the City Council Chambers at 400 S. Vicentia Ave., on Monday, March 10, 2025, at 6:00 p.m. or thereafter upon the following:

CUP2023-0015: A Conditional Use Permit for the establishment of a 4,330 squarefoot religious facility (mosque) on one lot measuring 1.37-acres in area, located in the R-1-8.4 (SingleFamily Residential) Zone at 2460 South Main Street (APN 113-310-010).

California Environmental Quality Act (CEQA) – Per Section 15301 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 3.28 of the City's Local CEQA Guidelines, a Notice of Exemption has been prepared for the project because the project qualifies as a Class 1 (Existing Facilities) categorical exemption.

(Applicant: Ali Raza Rizvi)

This is a public hearing, and you are invited to attend and comment on the applications described above. If you challenge any portion of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing. If you have written comments that you wish to be included in the staff report, please deliver them to the Planning and Housing Commission Secretary, on or before the Wednesday prior to the meeting. If you have questions about this notice or the application to be heard, please call Assistant Planner, Brendan Dalde, in the Planning and Development Department at (951) 736-2262.

Planning and Housing Commission Secretary
City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882
Corona City Hall Online, All the Time @ www.CoronaCA.gov

PUBLISHED: February 28, 2025

Schld:95165 Addl:32143 Custld:1754

CITY OF CORONA
UTILITIES DEPARTMENT
NOTICE INVITING BIDS

The City of Corona, Utilities Department ("City") will receive sealed bids for the Water Reclamation Facility 1 Chemical Injection Flash Mixer and Static Mixer Installation Project, NIB 25-049CA through the City's PlanetBids electronic bidding system no later than April 3, 2025, 2:00 p.m. Bids submitted after this time will not be accepted by the electronic bidding system. At said time it will be bidder's responsibility to log into the PlanetBids system for the City of Corona to view the apparent low bidder for the project. Bids shall be valid for 90 calendar days after the bid opening date. Bids must be submitted on the City's Bid Forms.

Prospective Bidders must visit the City's Bids and Requests for Proposals Vendor Portal at <https://www.planetbids.com/portal/portal.cfm?CompanyID=39497> and register as a new vendor in PlanetBids in order to download Contract Documents, including the Instructions to Bidders, plans and specifications, and to receive addenda and notifications when issued. Bidders will also submit electronic bids through this website. The City will also make the Contract Documents available for review at one or more plan rooms.

The City conducted a public invitation to prequalify bidders, and this Contract requires bidder prequalification by the City of Corona Utilities Department. Only bidders who have successfully completed the prequalification process for the applicable category of work by the bid opening date and time, as posted on the City's PlanetBids electronic bidding system shall be entitled to submit a bid for this Project. Bids submitted by firms not prequalified to bid this Project will not be accepted and will be returned unopened. The list of prequalified contractors for this Project is available for download from the City's PlanetBids electronic bidding system at <https://www.planetbids.com/portal/portal.cfm?CompanyID=39497>. All electronic Bids must be accompanied a bid security in favor of the City in an amount not less than ten percent (10%) of the submitted Total Bid Price pursuant to Section

12. Bid Guarantee (Bond) of the Instructions to Bidders.

A mandatory PreBid Conference will be held at the project site located at Water Reclamation Facility 1, 2205 Railroad Stret, Corona, CA 92880 on the following date(s) and time(s): March 12, 2025; 10:00 a.m. All participants attending the mandatory PreBid Conference are required to furnish and wear Personal Protective Equipment (PPE) consisting of, at minimum, yellow or orange reflective safety vests, hard hats, long trousers, closedtoe shoes and eye protection. Each and every Bidder must attend the PreBid Conference. Bidders are required to RSVP their attendance at the PreBid Conference no later than March 11, 2025; 5:00 p.m., by emailing carolyn.appelt@coronaca.gov with the name(s) and phone number(s) of Bidder's personnel attending the mandatory prebid conference. Prospective bidders may not visit the Project Site without making arrangements through the City's Project Manager. Bids will not be accepted from any bidder who did not attend the PreBid Conference.

Before the Contract is awarded, the successful bidder shall be a licensed contractor pursuant to the Business and Professions Code and shall be licensed in the following appropriate classification(s) of contractor's license(s), for the work bid upon, and must maintain the license(s) throughout the duration of the Contract: Class A General Engineering Contractor.

It shall be Bidder's responsibility to allow sufficient time to complete and submit its bid including all required documentation referred to in the Contract Documents prior to the stated deadline. Electronic bid submission cannot be completed unless bidder properly uploads all required documents. Each bid shall be accompanied by the security referred to in the Contract Documents, the noncollusion declaration, the list of proposed subcontractors, and all additional documentation required by the Instructions to Bidders.

Bidders are solely responsible for the "on time" submission of their electronic Bid. The City will only consider Bids from prequalified contractors that have transmitted successfully and have been issued a confirmation number with a time stamp from PlanetBids indicating that the Bid was submitted successfully. Transmission of Bids by any other means will not be accepted. Bidders shall be solely responsible for informing themselves with respect to the proper utilization of the online bid management system, for ensuring the capability of their computer system to upload the required documents, and for the stability of their internet service. Failure of the Bidder to successfully submit an electronic Bid shall be the Bidder's sole risk and no relief will be given for late and/or improperly submitted Bids.

Bidders experiencing any technical difficulties with the bid submission process may contact PlanetBids Support at 818-992-1771. If you continue to have difficulty, call City of Corona Purchasing Department at 951-736-2274. Neither the City, nor PlanetBids, make any guarantee as to the timely availability of assistance, or assurance that any given problem will be resolved by the bid submission date and/or time.

The successful bidder will be required to furnish the City with a Performance Bond equal to 100% of the successful bid, and a Payment (Labor and Materials) Bond equal to 100% of the successful bid, prior to execution of the Contract. All bonds are to be secured from a surety that meets all of the State of California bonding requirements, as defined in Code of Civil Procedure Section 995.120, and is admitted by the State of California.

Pursuant to Public Contract Code Section 22300, the successful bidder may substitute certain securities for funds withheld by City to ensure his performance under the Contract.

The Work is subject to the payment of not less than prevailing wages pursuant to Chapter 1 (beginning at Section 1720 et seq.) of Part 7 of Division 2 of the California Labor Code, as well as Title 8, Section 16000 et seq. of the California Code of Regulations ("Prevailing Wage Laws"). The Director of the Department of Industrial Relations ("DIR") has determined the general prevailing rate of per diem wages in the locality in which this work is to be performed for each craft or type of worker needed to execute the Contract which will be awarded to the successful bidder, copies of which are on file and will be made available to any interested party upon request from the City's Representative or online at <http://www.dir.ca.gov/dlsr>. A copy of these rates shall be posted by the successful bidder at the job site.

Pursuant to SB 854, which amended the

Prevailing Wage Laws, this Contract is subject to compliance monitoring and enforcement by the DIR. Beginning March 1, 2015, with very limited exceptions no contractor or subcontractor may be listed on a bid proposal for this Contract unless registered with the DIR pursuant to Labor Code section 1725.5. Beginning April 1, 2015, no contractor or subcontractor may be awarded this Contract unless registered with the DIR pursuant to Labor Code section 1725.5. The DIR registration number for each contractor and subcontractor must be identified on the bid proposal - failure to identify this number could result in the bid being rejected as non-responsive. It is each bidder's responsibility to ensure that they have fully complied with SB 854. The City will report all necessary contracts to the DIR as required by the Prevailing Wage Laws.

The successful bidder and all subcontractor(s) under him, shall comply with all applicable Prevailing Wage Laws, which include, but are not limited to the payment of not less than the required prevailing rates to all workers employed by them in the execution of the Contract, the employment of apprentices, the hours of labor, the payment of overtime, and the debarment of contractors and subcontractors. The successful bidder and all subcontractor(s) under him shall also be responsible for any and all violations and fines imposed on them pursuant to the Prevailing Wage Laws.

Pursuant to Public Contract Code Section 3400(b), if the City has made any findings designating certain materials, products, things, or services by specific brand or trade name, such findings and the materials, products, things, or services and their specific brand or trade names will be set forth in the Special Conditions. In addition, the applicable approved Notice Designating Sole Source Equipment and Product Specifications is available upon request from the City's contact person specified herein. Please note that if PCC 3400(c) findings have been made and are applicable to this Project, there may be only one subcontractor qualified or authorized to perform a portion of the Work, so each bidder must take note and ensure that you list the proper subcontractor on the Designation of Subcontractors form.

The successful bidder must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Although the SCAQMD and CARB limits and requirements are more broad, the successful bidder shall specifically be aware of their application to "portable equipment", which definition is considered by SCAQMD and CARB to include any item of equipment with a fuelpowered engine. The successful bidder will be required to indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by the successful bidder, its subcontractors, or others for whom the successful bidder is responsible under its indemnity obligations.

CARB implemented amendments to the InUse OffRoad DieselFueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all selfpropelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at: <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/offroaddiesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the duration of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors' most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid nonresponsive.

Award of Contract: The City shall award the Contract for the Project to the lowest responsive, responsible bidder as determined from the base bid alone by the City. The City reserves the right to reject any or all bids or to waive any irregularities or informalities in any bids or in the bidding process.

For further information, contact Purchasing at (951) 279-3620 or via email at Carolyn.Appelt@CoronaCA.gov.

Savat Khamphou
Public Works Director/City Engineer
Date: February 28, 2025

Schld:95167 Addl:32145 Custld:1752

Eastvale Roosevelt's left fielder Aubrey McLaughlin (3) makes a running catch while center fielder Loto Sivas backs up the play during the Mustangs 9 - 4 loss to Chino Hills at the So Cal Best Softball Showcase.

Photo by Gary Evans

The Corona Santiago girls' soccer team City Harvard Westlake in a CIF Open

celebrates its 4-0 win over Studio division semifinal game.

Photo by Jerry Soifer



St. John Bosco's Brandon McCoy Jr. and Roosevelt's Myles Walker fight for the basketball in a pool play game Tuesday. Roosevelt's 58-51 win sent them to the CIFSS Open Division Championship tomorrow against Sherman Oaks Notre Dame.

Chatsworth Sierra Canyon's Bryce Cofield dunks over Eastvale Roosevelt Issac Williamson in the first quarter of a CIF open division pool play game at Roosevelt Friday. Brayden Burries sank two free throws with 12.2 seconds remaining, propelling the Mustangs to a 65-64 win, sending them to the semi-finals against St. John Bosco.

Corona Santiago's Lexi Coughlin, right, collides with a Harvard Westlake player early in the CIF SS Open division semifinal game last Saturday. Santiago won, 4-0 advancing to tonight's (Friday 2/28) championship match vs Santa Margarita at El Modena HS in Orange at 7:15 pm.

Photo by Jerry Soifer

Photo by Jerry Soifer

Photo by Jerry Soifer

HIGH SCHOOL SPORTS SCORES

Baseball

Big VIII		
Centennial	5 Summit	4
Centennial	6 Shadow Hills	1
Centennial	16 Beckman	3
Eastside	1 Roosevelt	17
Roosevelt	7 Apple Valley	3
Roosevelt	8 Claremont	0
Los Osos	0 Corona	2
Corona	5 Ayala	0
King	14 JW North	1
King	5 Patriot	3
Norco	2 Orange Lutheran	1
Arlington	3 Norco	6
Dana Hills	1 Santiago	4
El Rancho	1 Santiago	4
Southwestern		
Trabuco Hills	23 Temecula Valley	2
Littlerock	0 Chaparral	6
Chaparral	10 Hesperia	3
Oak Hills	2 Chaparral	22
Murrieta Mesa	8 Elsinore	1

Banning	2 Murrieta Mesa	13
Murrieta Valley	1 Pacifica	2 (11)
Yucaipa	0 Murrieta Valley	4
Murrieta Valley	1 Millikan	6
Palm Desert	8 Vista Murrieta	9
Vista Murrieta	9 Banning	3
Vista Murrieta	1 Los Alamitos	1 (8)
Great Oak	0 Servite	2
Summit	4 Great Oak	1
Sunbelt		
Vista del Lago	0 Heritage	15
SJVA	1 Heritage	2
Chaffey	5 Heritage	8
Woodcrest Christian	3 Hemet	4
Citrus Hill	3 Rancho Verde	4 (9)
San Geronio	0 Citrus Hill	10
Moreno Valley	1 Jurupa Hills	4
Norte Viste	3 Moreno Valley	14
Orange Vista	1 Tahquitz	5
Lakeside	3 Orange Vista	6
Colton	0 Orange Vista	7
Ivy		
Temescal Canyon	10 Lakeside	1
Nuvview Bridge	1 Lakeside	11

Paloma Valley	4 Upland	3
Redlands East Valley	0 Paloma Valley	2
Valley View	0 Carter	2
Redland East Valley	2 Valley View	3
Valley View	1 Ontario Christian	7
Arrowhead Christian	0 Arlington	3
Shadow Hills	2 Poly	3
Poly	2 La Quinta	4
Poly	3 Cajon	6
El Dorado	9 Liberty	0
Liberty	3 Aliso Niguel	1
Woodrow Wilson	3 Liberty	2
Inland Valley		
Perris	4 SJVA	5
Redlands	8 Hillcrest	5
Hillcrest	14 La Sierra	4
Hillcrest	2 Ramona	2
Norte Vista	1 Canyon Springs	4
Tahquitz	8 Canyon Springs	1
Rancho Christian	5 Pacifica Christian	3
Rancho Verde	11 San Jacinto	2
Rancho Verde	7 Grand Terrace	8
Miller	2 Rancho Verde	4
Rubidoux	0 Vista del Lago	10