

The Perris Progress

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Friday, April 7, 2023

Since 1901



Report: Access to Home Ownership Encouraging for Blacks/Latinos in County

PERRIS - Riverside County was among the most affordable counties statewide for Black and Latino home buyers, even as home prices soared and interest rates jumped throughout California, the California Association of Realtors reported Wednesday.

The affordability factor for both groups bucked a trend seen throughout the state, where just 12% of Black and Latino households could afford an \$822,320, median-priced single-family home in 2022, based on a 20 percent down payment, the association found.

In Riverside County, a minimum annual income of \$139,600 was needed to qualify for the purchase of a \$615,000 median-priced, existing single-family home in 2022. The monthly payment, including taxes and insurance on a 30-year, fixed-rate loan, would be \$3,490, CAR determined.

The association found that, with an affordability index of 31% for

Black people -- the same figure as whites -- Riverside was among the most attractive counties in the state for the Black home buyers. Asians and Latinos, too, had high affordability numbers, at 36 and 24, respectively. The index measures the degree to which a typical family can afford the monthly mortgage payments on a typical home.

Throughout the state, 21% of residents earned the minimum income needed to purchase an \$822,320, median-priced home in 2022, down from 27% in 2021. At the same time, housing affordability for white/non-Latino households fell from 32% in 2021 to 26% last year, according to the association.

Meanwhile, 12% of Black and Latino households could afford the same median-priced home in 2022, down from 16% and 17% in 2021, respectively. The significant difference in housing

See County Housing Page 5

Think hard before purchasing an Easter Bunny, activists urge.
Story on Page 4.



Felons Charged with Assaulting, Carjacking Mead Valley Man

MEAD VALLEY (CNS) - Two felons accused of carjacking a Mead Valley motorist who gave them a ride, striking and shooting at the man to force him to surrender the vehicle, were charged Wednesday with carjacking and other offenses.

Anthony Atilano, 26, and Daniel Enrique Quevedo, 28, both of Moreno Valley, were arrested Sunday following a weeklong Riverside County Sheriff's Department investigation.

Along with carjacking, both men were charged with battery resulting in great bodily injury. Quevedo was additionally charged with being a felon in possession of a loaded firearm.

The pair were slated to make a joint initial court appearance Wednesday afternoon at the Riverside Hall of

Justice. Each man is being held in lieu of \$60,000 bail at the Smith Correctional Facility in Banning.

According to sheriff's Sgt. Dave Tinker, the attack occurred in the pre-dawn hours of March 26 in the 22000 block of Cajalco Road in Mead Valley.

Tinker said the victim, whose name was not disclosed, was driving his friend's 2008 Saturn Vue through the area when he spotted Atilano and Quevedo trying to catch a ride.

Tinker alleged that after the man picked them up, they turned hostile, "assaulted him, fired a round from a sawed-off shotgun and stole the vehicle."

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A promotional graphic for Consumer Cellular. On the left, a large, 3D-style "\$25" is displayed inside a speech bubble shape. A smaller speech bubble above it says "SWITCH & GET". To the right, a black box contains the text "Off First Month of New Service!" and "USE PROMO CODE: GZ590". Below this, the Consumer Cellular logo is shown inside a white speech bubble. At the bottom, a black bar contains the text "CALL CONSUMER CELLULAR" and the phone number "888-804-0913". A small copyright notice is at the very bottom: "© 2023 Consumer Cellular Inc. For promo details please call 888-804-0913".

STATEPOINT CROSSWORD

THEME: ANATOMY 101

1. Emir, alt. sp.
6. Comic book cry
9. *One of 27 in hand
13. Dhaka, formerly
14. Half man, half goat
15. Pressure ulcers, e.g.
16. Type of wrap
17. Old fashioned "before"
18. Do like ivy
19. *Smooth, skeletal or cardiac
21. *"Gray's _____"
23. Gardener's tool
24. Detected by olfactory system
25. Acronym-named sandwich
28. Sore throat voice
30. Retires from military service
35. Steak option
37. Place at angle
39. Double, in French
40. *Certain apple's namesake
41. Fork pokers
43. Heavy metal's Quiet
- _____
44. *Pelvis bone
46. *Hardened keratin plate

48. Mandela
50. *Part of eye, not flower
52. Tokyo, formerly
53. Alpine transport
55. Cuckoo
57. *Vein to "go for"
61. *Cell body, axon and dendrite
64. Use the other side of pencil
65. Caviar alternative
67. Mafia's top dogs
69. "The best laid schemes o' mice an' men gang aft
"

71. Modern correspon-
dence
72. Opposite of want
73. Japanese currency
74. Pep gathering

1. Annoying pop-ups
2. "Yes, ____!"
3. Beige
4. E-wallet content
5. Resentment
6. Musketeer's sword
7. *Smallest bones location
8. Work the dough

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Car Jacking

Continued from Page 1

The victim was able to seek help, and patrol deputies found him disoriented and bleeding from the head on Cajalco about 6 a.m. that day, according to the sergeant.

He said the man was taken to a hospital for treatment and is recovering. The Saturn was located abandoned later the same day in Moreno Valley.

Detectives obtained security surveillance videotape from a convenience store where the defendants allegedly stopped while driving the compact SUV, and based on that and other ev-

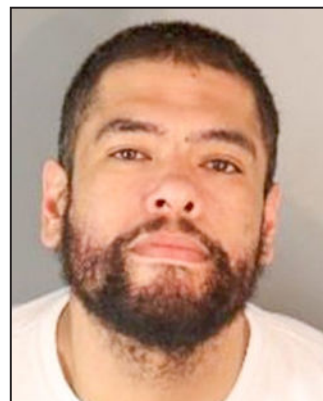
9. Diamond in a cutting tool
10. "Wonderfilled" cookie
11. a.k.a. Indian Lilac
12. Grammy of sports
15. Like a Haunted Mansion visitor?
20. Minimum
22. Endorsement
24. Alfresco
25. *It contains cerebellum and parietal lobe
26. Big Dipper shape
27. Hiker's path
29. *Largest organ
31. Fogginess
32. Speak one's mind



idence, they were eventually able to identify the two alleged carjackers, Tinker said.

The pair were taken into custody without incident at a motel on La Sierra Avenue in Riverside Sunday night.

According to court records, Atilano has prior convic-



ABOVE LEFT: Anthony Atilano,
26.

ABOVE RIGHT: Daniel Enrique Quevedo, 28.

tions for auto theft, being in possession of controlled substances and driving under the influence. Quevedo has a prior conviction for receiving a stolen vehicle, records show.

63. Byproduct of wool combing

66. Percy Bysshe Shelley's poem
68. Canny

SOLUTION TO THIS WEEKS PUZZLE

[illegible]

Board Declares Local Emergency Stemming from Storm Impacts

RIVERSIDE (CNS) - The Board of Supervisors today unanimously approved a resolution declaring a state of emergency in Riverside County stemming from the winter storm series that has caused millions of dollars in damage.

In a 5-0 vote without comment, the board signed off on Emergency Management Department Director Bruce Barton's request for recognition of the emergency declaration that he proclaimed under his own authority on March 23.

The county's head of emergency services can unilaterally declare a local emergency anytime, but it must be formally ratified by the board within seven business days in order to remain valid.

The board's authorization of the declaration will enable the county to apply for state and federal relief funds.

According to the EMD, the storm series that started in mid February and continued almost weekly until the end of March due to jet stream-driven "atmospheric rivers" flowing across California has caused an estimated \$4.4 million in damage.

The estimate is derived from infrastructure impacts to county facilities, farms, tribal land, special districts and school districts, officials said.

Among the worst impacts was a breach of the levee along the San Jacinto River, according to the EMD.

The hole that developed allowed water to flood farmlands, the county Flood Control & Water Conservation District said. The agency said that the breach has since been sealed, but it's requiring constant attention to fortify, with fears that additional storms could compromise the levee again.

"Winter storms have brought unforeseen and unprecedented snow and rainfall within multiple jurisdictions in the county that caused damage to transportation, water conveyance systems and critical infrastructure, delivering an imminent threat to life, property and the environment," according to the resolution.

Roads in cities and unincorporated communities countywide have been washed out and flooded, prompting closures on numerous occasions. However, most of those corridors have been repaired and are open.

In the San Bernardino National Forest, more than 50 dirt roads leading to camping, hiking, hunting and other recreational sites were declared off limits last month because of snow packs and other winter hazards.

They may not reopen until June, according to the U.S. Forest Service.

This winter's storm series is similar to the one that walloped the Inland Empire in 2019, though most of the damage then was due to back-to-back storms during one week in February that caused

New Management for Sanctioned and Shuttered Addiction Treatment Center

RIVERSIDE (CNS) - The Board of Supervisors today approved a \$3.64 million contract with a substance abuse treatment provider to take over a facility managed by Riverside County officials that was slapped with state penalties last year over deficient services.

The board, without comment, signed off on the compact between Bloomington-based Cedar House Life Change Center and the county Department of Behavioral Health, which applies to the current fiscal year. An automatic renewal is set for fiscal year 2023-24 at a cost of \$6.32 million, and additional renewals will be permitted in 2024-25 and 2025-26 at the same cost, as long as there's no breach of the contract terms.

Cedar House will assume operational control of the Arlington Recovery Center on County Farm Road in Riverside. The 54-bed drug rehabilitation and alcohol sobering treatment center, which opened in 2021, had been managed by MFI Recovery Center Inc., but MFI was the target of an investigation by the California Department of Health Care Services, culminating in an on-site license revocation action last December.

State inspectors uncovered "deficiencies" tied to

significant flooding and debris flows on state Routes 74, 111 and 243 near Idyllwild, Mountain Center and Palm Springs. Mud and debris flows also damaged the Horsethief Canyon Storm Drain, the Leach Canyon Dam and



Courtesy of Karri Ryder

staffing and other factors, after which the recovery center was shuttered, according to officials.

MFI and the county have since been sued by the mother of a 24-year-old woman, Melissa Monique Bauman of Riverside, who died at the facility last July, shortly after she checked in to receive help with drug addiction. Bauman succumbed to a drug overdose.

Her family's attorney, Elan Zekster, alleged in court papers that staff members failed to conduct routine surveillance of the patient, as required by their protocols, and that

the McVicker Debris Basin.

California Gov. Gavin Newsom has signed emergency declarations five times over the last month, covering 43 counties. According to the governor's office, \$60 million has

Melissa Bauman, was 24 years old when she died of a drug overdose at the Arlington Recovery Center on County Farm Road in Riverside last July. The license of MFI Recovery Center Inc., which was operating the facility since 2021, was revoked in December.

she was unconscious for an extended period before employees came to her aid and attempted in vain to resuscitate her.

MFI CEO Jonathan Delgado told City News Service in February that the company went through a shake-up afterward, with firings and other changes. **See Rehab Overhaul Page 5**

already been spent on direct aid and response commitments.

With the board's ratification of the local emergency proclamation, Riverside County will be included on the list of eligible recipients for future aid.

Advocates: Think Again Before Buying Bunnies as Easter Gifts

RIVERSIDE - Rabbit rescue groups across Southern California are urging people not to purchase bunnies as Easter gifts for children, saying that what begins as a well-intentioned gesture often leads to abandoned animals when the novelty wears off and families realize they're not equipped to properly care for the pets.

Instead, rescue groups recommend buying a stuffed toy bunny or chocolate candy rabbit for kids' Easter baskets.

Retail sales of rabbits, dogs and cats are prohibited in California, but direct sales are still permitted, including online, and illegal street sales also occur in which baby bunnies are sometimes deceptively marketed as adult "dwarfs."

"Every year, we receive numerous reports of bunnies who were bought for Easter and then discarded once their cuteness or novelty wore off, which is why we adamantly advocate against buying live animals as Easter gifts," PETA's Catie Cryar told City News Service.

More in-

formation from PETA can be found at www.peta.org/features/reasons-never-buy-bunny/.

Jude Ferguson, who runs Kribs for Kritters, a rabbit rescue group based in Lake Elsinore, says her group always sees an increase in dumped rabbits after Easter.

"The increase usually comes in the summer after baby buns start growing up and getting hormonal," she told CNS.

She warned people to never release a domestic bunny in the wild. Domestic and wild rabbits are different species, and domestic bunnies will die very quickly if left outside.

"Just because they see wild cottontails outside doesn't mean they can dump their

domestic rabbits outside," Ferguson said. "Personally, I keep tabs on locations where there are naturally occurring cottontails because undoubtedly it's a place where people dump domestics."

Ferguson advises people who do keep their rabbits to reach out to local rescues for resources on low-cost spay and neuter surgeries.

"That's a big deal for people who are trying to do the right thing and simply call their local vet and are surprised by the sticker shock," she says. "I know I help many people with spay/neuter referrals."

More information can be found at kribsforkritters@hotmail.com.

Kerri Mabree of the Riverside County Department of Animal Services told City News Service that the department does not see an increase in rabbits being adopted from the shelter before Easter, or a huge rush of people surrendering rabbits after the holiday.

"We do, however, recommend that residents be thoughtful on the matter of adopting a rabbit to make sure it would be a good fit for the family," she said. "Rabbits require

See Easter Bunnies Page 8



Free Harbor Tours Return to Port of Long Beach

LONG BEACH (CNS) - The Port of Long Beach will once again host free harbor tours beginning in May, offering the public a chance to visit the sights and sounds of the nation's largest seaport complex, port officials announced Monday.

The 90-minute narrated tours will teach riders about how the Port of Long Beach impacts local residents, regional and national economies, get close to some of the biggest ships in the world, learn about the port's zero-emissions operations and take pictures of machinery and local marine life.

Registration online begins April 17 from 8 a.m. to 8 p.m. for the opportunity

to receive a free harbor tour in May. The port uses an online lottery sign-up system for reservations.

Reservations will open on the third Monday of the month for tours the following month. The online reservation system provides a 12-hour window to register for an available tour the next month. A random drawing will select participants, who may reserve up to four seats each.

Tours are scheduled four times a month, twice at 10 a.m. Saturday mornings and twice at 6:30 p.m. on Wednesday evenings. Tours this year will be held May through August.

For more information, visit <https://bit.ly/3zw148B>.



FRIDAY Apr. 7, 2023

Today in History:

Today is the 97th day of 2023. There are 268 days left in the year.

By the Associated Press

Today's Highlight in History: On April 7, 1984, the Census Bureau reported Los Angeles had overtaken Chicago as the nation's "second city" in terms of population.

On this date:

In 1862, Union forces led by Gen. Ulysses S. Grant and Maj. Gen. Don Carlos Buell defeated the Confederates at the Battle of Shiloh in Tennessee.

In 1915, jazz singer-songwriter Billie Holiday, also known as "Lady Day," was born in Philadelphia.

In 1922, the Teapot Dome scandal had its beginnings as Interior Secretary Albert B. Fall signed a secret deal to lease U.S. Navy petroleum reserves in Wyoming and California to

his friends, oilmen Harry F. Sinclair and Edward L. Doheny, in exchange for cash gifts.

In 1945, during World War II, American planes intercepted and effectively destroyed a Japanese fleet, which included the battleship Yamato, that was headed to Okinawa on a suicide mission.

In 1949, the Rodgers and Hammerstein musical "South Pacific" opened on Broadway.

In 1954, President Dwight D. Eisenhower held a news conference in which he spoke of the importance of containing the spread of communism in Indochina, saying, "You have a row of dominoes set up, you knock over the first one, and what will happen to the last one is the certainty that it will go over very quickly." (This became known as the "domino theory," although Eisenhower did not use that term.)

In 1957, shortly after mid-

night, the last of New York's electric trolleys completed its final run from Queens to Manhattan.

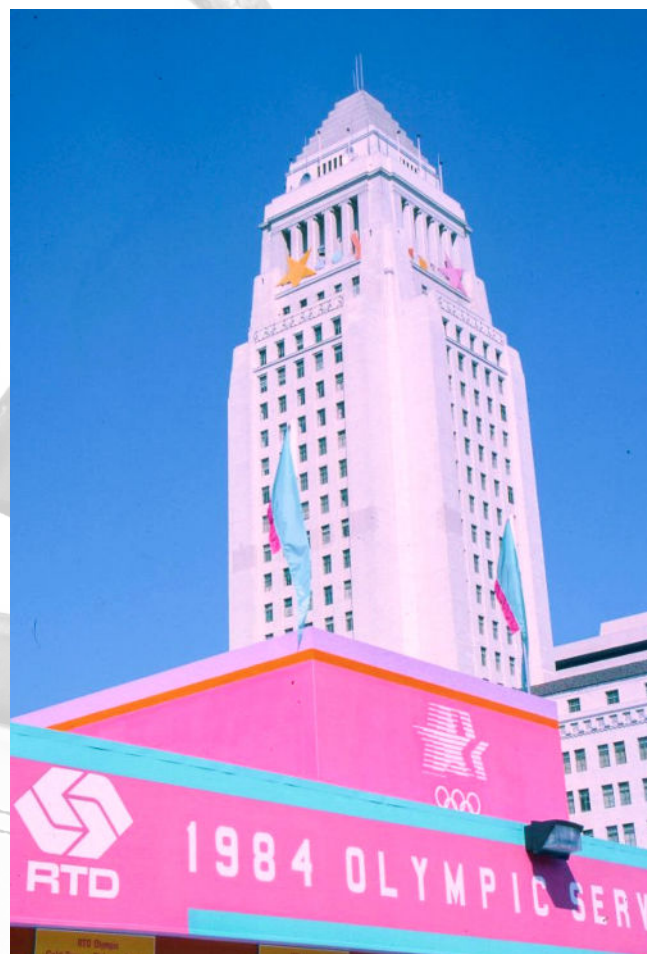
In 1959, a referendum in Oklahoma repealed the state's ban on alcoholic beverages.

In 1962, nearly 1,200 Cuban exiles tried by Cuba for their roles in the failed Bay of Pigs invasion were convicted of treason.

In 1966, the U.S. Navy recovered a hydrogen bomb that the U.S. Air Force had lost in the Mediterranean Sea off Spain following a B-52 crash.

In 1994, civil war erupted in Rwanda, a day after a mysterious plane crash claimed the lives of the presidents of Rwanda and Burundi; in the months that followed, hundreds of thousands of minority Tutsi and Hutu moderates were slaughtered by Hutu extremists.

In 2020, acting Navy Secretary Thomas Modly re-



Thirty-nine years ago today, the U.S. Census Bureau announced that Los Angeles was the second most populated city in the country. The region last hosted the Summer Olympics that summer and will again in 2028.

signed after lambasting the officer he'd fired as the captain of the USS Theodore Roosevelt, which had

been stricken by a coronavirus outbreak; James McPherson was appointed as acting Navy secretary.

County Housing

Continued from Page 1

affordability for Black and Latino households illustrates the homeownership gap and wealth disparity for communities of color, which could worsen as the economy slows and rates remain elevated this year, CAR said.

Housing affordability was

better for Asians but also declined from the prior year, with the index registering 31% of Asian home buyers who could afford the median-priced home in 2022, down from 38% in 2021, according to the association's Housing Affordability Index.

CAR reported that, statewide, the housing affordability gap between Blacks

and the overall population in California improved from 11.7 percentage points in 2021 to 9.8 percentage points in 2022, while the gap for Latinos improved from 10.5 percentage points in 2021 to 9.4 percentage points in 2022.

According to the Census Bureau's American Community Survey, the 2021 homeownership rate for all

Californians was 55%, 63% for whites, 60% for Asians, 44% for Latinos and 37% for Blacks.

A minimum annual income of \$186,800 was needed to qualify for the purchase of the \$822,320 median-priced, existing single-family home in 2022 in the state, CAR determined.

The monthly payment, including taxes and insurance

on a 30-year, fixed-rate loan, would be \$4,670, assuming a 20% down payment and an effective composite interest rate of 5.47%. The 2022 California median income for whites was \$105,640, \$120,040 for Asians, \$76,310 for Latinos and \$64,190 for Blacks -- an income gap of nearly one-third that of the overall population, which was \$93,380, CAR reported.

Rehab Overhaul

Continued from Page 3

es intended to improve standards. MFI continues to operate private treatment facilities in Banning, Hemet and Murrieta.

According to the Department of Behavioral

Health, Cedar House was selected after a vetting process that involved three competitors.

Under the new contract, the treatment provider will render services to those struggling with addiction for up to 60 days at a time, though the goal

will be to promote recovery in 30 days.

"Matching treatment settings, interventions and services with strengths, needs and preferences of the individual consumer and his or her family is imperative," according to the terms. "Treatment

outcomes will be assessed over time, and individualized treatment and recovery service plans will be modified to ensure they meet the consumer's changing needs and resources."

Medi-Cal recipients with no other means to pay

will be eligible to receive the full range of treatment options.

The contract costs will be covered by state and federal appropriations, with no county General Fund revenue expended, according to the Riverside University Health System.

"Dungeons & Dragons: Honor Among Thieves"

By Bob Garver

Let me begin by saying that I did not go into "Dungeons & Dragons: Honor Among Thieves" familiar with the source material. I certainly knew "of" the famous tabletop game and that it takes place in a world of wizards and magic, but I only knew the broadest of strokes. If more education on the game would have helped me enjoy the movie more, then I'm sorry I didn't do my homework. Then again, I see and enjoy movies based on unfamiliar source material all the time. I've never once bought a Marvel comic, and even with the MCU's more subpar efforts, I usually feel that they do a good job establishing the characters and their worlds. But I spent almost all of "Honor Among Thieves" feeling left in the dust by all the fantasy creatures, spells, and rules. That feeling, combined with derivative characters and unfunny humor, made the movie a slog.

We first meet Edgin (Chris Pine) and Holga (Michelle Rodriguez) in prison, which explains the "Dungeons" portion of the title. They go to a parole hearing, where Edgin fills us in on backstory as he nervously awaits a specific board member. He used to be a professional peace-keeper until he started turning to light thievery to support his wife and daughter. His wife was killed, so he turned to heavy thievery along with Holga, aspiring sorcerer Simon (Justice Smith), and con artist Forge (Hugh

Grant). The team did a risky job for witch Sofina (Daisy Head), that led to Edgin and Holga's capture, though Forge was able to escape, promising to take care of Edgin's daughter Kira (Chloe Coleman). The conclusion of the hearing does admittedly make for a funny gag.

Edgin and Holga reunite with Forge, now a powerful lord that basically rules the kingdom. He kept his word about protecting Kira, but has otherwise turned on his old friends, joining forces with Sofina for an upcoming scheme to create an army of the undead. Sofina tries to have Edgin and Holga eliminated, but they escape and start working on a counter-scheme to get Kira back, along with a relic that can bring back Edgin's wife.

Edgin and Holga's scheme requires more members on the team. Simon can do a scant little magic, which barely rises above the level of parlor tricks. Doric (Sophia Lillis) can transform into any animal, and single-handedly carries the best action sequence of the movie. Xenk (Regè-Jean Page) is a mighty, benevolent warrior that Edgin doesn't trust. The movie doesn't want to admit it, but with these three on the team, the movie barely needs Edgin and Holga. Actually, the movie doesn't need anyone besides Doric. This movie could have been called "Doric & Dragons" and things probably would have been wrapped up much more efficiently.

The team goes through adventures where they encounter various creatures and deal with a series of obstacles and enchantments. The film falls into the trap that many fantasies do, where everything is magic, so the rules and stakes aren't clearly defined. There are several points where the team is faced with a challenge and Edgin will ask, "Is there a spell for that?" We don't know magic, so the answer is strictly at the mercy of the movie's writers (or the game's creators).

"Dungeons & Dragons: Honor Among Thieves" is a perfectly average fantasy movie, dragged below average by bland characters (the ones with useful skills have no personality, and vice versa) and painful humor (especially with Simon, Justice Smith is a specialist at the sort of forced awkwardness that plagues many a movie of this era). It doesn't make me want to take up the game or see any more movies in this series. We're getting a new "Guardians of the Galaxy" movie in a few weeks, hopefully that will be a better movie about supposedly-loveable thieves where the self-appointed leader is an unremarkable smooth-talker played by a guy named Chris.

Grade: C-

"Dungeons & Dragons: Honor Among Thieves" is rated PG-13 for fantasy action/violence and some language. Its running time is 134 minutes.

Contact Bob Garver at rrg251@nyu.edu.



'Dungeons & Dragons' Opens Atop Box Office With \$38.5 Million

LOS ANGELES (CNS) - "Dungeons & Dragons: Honor Among Thieves" opened with \$38.5 million this weekend to lead all films in North America, according to industry estimates released today.

The adventure film based on the role-playing game created in the 1970s beat out "John Wick: Chapter 4," which grossed \$28.2 million one week after opening in first place.

"Scream VI" was third with \$5.3 million in its fourth week of release, Comscore reported.

"His Only Son" opened in fourth place with about \$5.3 million Friday through Sun-

day at theaters in the United States and Canada, followed by "Creed III," which made \$5 million in its fifth week.

Rounding out the top 10 domestic releases, as estimated by Comscore, were "Shazam!: Fury of the Gods" (\$4.7 million), "A Thousand and One" (\$1.8 million), "65" (\$1.5 million), "Ant-Man and the Wasp: Quantumania" (\$1.2 million) and "Jesus Revolution" (\$1 million).

This weekend's overall three-day box office haul was estimated at \$97.5 million. The year-to-date total is \$1.811 billion -- an increase of 28% over the figure at this time last year, according to Comscore.

Palm Springs Art Museum to Offer Artist-Led Workshops April 16

PALM SPRINGS (CNS) - The Palm Springs Art Museum announced Wednesday it will offer two free artist-led workshops later this month as part of its free series of Family+ events.

The workshops will take place at three different times between 1:15 and 4:45 p.m. April 16. The Family+ series is held every third Sunday of the month, according

to the Palm Springs Art Museum.

Museum officials said attendees can register for one of the three time slots -- 1:15 to 2:15 p.m., from 2:30 to 3:30 p.m., and from 3:45 to 4:45 p.m.

During the workshops, Ryan Campbell will help attendees create their own mini "Sky Torus" hanging

mobile sculptures in the museum's Rich Studio as they explore light and color through Phillip K. Smith III's exhibition, according to museum officials. Frank Lemus will teach attendees a Pre-Columbian pottery-inspired clay hand-building technique to create ceramic figurative sculptures in the museum's Rubenstein Studio.

See Workshop Page 8



Palm Springs Museum

Hanging Mobile Sculpture with Ryan Campbell

Public Notices

APN: 337-384-021 TS: 110813-CA NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 1/2/2004, a certain Mortgage Deed of Trust was executed by CASPER W. MILLER AND MILDRED L. MILLER TRUSTEES OF THE MILLER FAMILY TRUST DATED NOVEMBER 7, 1991, AND CASPER W. MILLER AND MILDRED L. MILLER as trustor in favor of WELLS FARGO HOME MORTGAGE, INC., A CALIFORNIA CORPORATION as beneficiary, and was recorded on 1/9/2004, as Instrument No. 2004-0014306, in the Office of the Recorder of Riverside County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 6/26/2012, recorded on 7/25/2012, as instrument number 2012-0347148, in the office of Riverside County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 3/7/2023 is \$276,552.58; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 2/22/2018, as Instrument No. 2018-0065722, notice is hereby given that on 4/19/2023 at 9:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 346 OF TRACT NO. 2364 AS SHOWN BY MAP ON FILE IN BOOK 43 PAGES 57 TO 65 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. MORE ACCURATELY DESCRIBED AS LOT 346 OF TRACT NO. 2364 AS SHOWN BY MAP ON FILE IN BOOK 43 PAGES 57 TO 65 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING FROM ALL OF SAID LAND DESCRIBE ABOVE ANY OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES PREVIOUSLY RESERVED OF RECORD. Commonly known as: 28870 CROSBY DRIVE, SUN CITY, CA 92586 The sale will be held at: AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$282,237.16. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by

the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$28,223.72. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,223.72 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the

nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: March 7, 2023 CLEAR RECON CORP Foreclosure Commissioner By: Hamsa Uchi Title: Foreclosure Supervisor 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

Schld:8659 Adld:3034 Custld:4

T.S. No. 102825-CA APN: 286-130-039 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/18/2017. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 5/3/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 11/27/2017 as Instrument No. 2017-0494926 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: MEHDI M MOTAZEDIAN, A WIDOWER WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AUCTION.COM ROOM, 2410 WARDLOW ROAD #111, CORONA, CA 92880 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: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 15737 WENDEL PARK DR, PERRIS, CA 92570 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$521,861.14 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary 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 or its predecessor 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 (800) 280-2832 or visit this Internet Web site WWW.AUCTION.COM, using the file number assigned to this case 102825-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 102825-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place

a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid 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. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

Schld:8676 Adld:3039 Custld:4

Order To Show Cause For Change of Name Case No. CVSW2301600 To All Interested Persons: RICHARD JAMES ERATH filed a petition with this court for a decree changing names as follows: 1 PRESENT NAME: RICHARD JAMES ERATH PROPOSED NAME: RICHARD JAMES BOND 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: 4/20/2023 Time: 8:00 AM Dept. S101. The address of the court is Superior Court of Riverside, 30755-D Auld Road, Murrieta, CA 92563. 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: The Perris Progress County of Riverside Date: 03/02/2023 W. SAMUEL HAMRICK, JR. Riverside Superior Court

Schld:8684 Adld:3042 Custld:136

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME R-202113751 The following person(s) has (have) abandoned the use of the Fictitious Business Name: SCATES ENTERPRISES, 390 CALDERA ST, PERRIS, CA 92570 COUNTY: Riverside The Fictitious Business Name referred to above was filed in Riverside County on 10/01/2021. FILE NO. R-202113751. Full name of Registrant: CHERYL YVONNE SCATES, 390 CALDERA STREET, PERRIS, CA 92570 This business is conducted by an INDIVIDUAL.

See Public Notices Page 10

February

Students of the Month



The Perris and Menifee Valley's Chambers of Commerce have announced their four Perris Unified High School District Students of the Month for February. Nominated by teachers and staff at their respective schools, the students are selected for their character, integrity, love of learning, perseverance to overcome challenging circumstances, community service, and the manner in which they make a difference on campus.

The recognized students and their families were honored during a celebratory breakfast sponsored by the chambers along with local businesses and organizations. The attending business and government representatives are presented first-hand accounts of the student's accomplishments, as told by the educators. Each honoree received certificates of recognition, numerous gifts and hearty congratulations and encouragement to continue their paths.

All of these students demonstrated a desire to work hard and have a drive to exceed others and their own expectations. The Perris Valley Chamber and the Menifee Valley Chamber wish them the best in their endeavors. If you wish to learn more about the Student of the Month Program, please contact founder, Sally Myers at (951) 506-8024.

See Profiles Page 9



Front Row (L-R): Genesis Morales, Heritage High School; Ella Stenerson, Paloma Valley High School; Cherylann Burke, Perris Lake High School; and German De Lara, Perris High School. Back Row (L-R): Founder, Sally Myers; Perris City Clerk Nancy Salazar; PUHSD Supt. Grant Bennett; Menifee Councilmember Bob Karwin; Jason White, Menifee Chamber of Commerce; Jerry Sepulveda, Perris Chamber of Commerce; Jorge Savala, Assemblyman Dr. Corey Jackson's Office and Jett Benavidez, Rep. Calvert's Office

Workshop

Continued from Page 7

"Whether you're a seasoned artist or a curious beginner, you'll find something to inspire you," Palm Springs

Art Museum officials said in a statement. "Explore our galleries, participate in hands-on art-making, enjoy live music, and connect with like-minded people."

Throughout the day, at-

tendees can also indulge in activities like face painting, a 360 photobooth, a family workbook, coloring, balloon creations and music, museum officials said. Cotton candy by Cool Cactus

and coffee by Cafe Empatia will also be offered through the afternoon.

Attendees must register for admission and activities -- children under 18 years old must be accompanied by an

adult, according to museum officials.

More information about the workshops and afternoon at the museum can be found at psmuseum.org.

Easter Bunnies

Continued from Page 4

exercise and a diet that are unique, so it's a good idea to research what's involved with having a rabbit as a pet."

Advocates for the animals do want them to be adopted into loving homes, saying they can be wonderful companions for those who are serious about the commitment. Advocates say the animals are gentle creatures that offer many

benefits over other pets, including their quiet nature and a diet of hay and vegetables that avoids adding to the suffering and environmental harm inherent in factory farming that produces dog and cat food.

Rabbits are not low-maintenance pets. They require feeding, cleaning, and humane indoor housing in a bunny-proofed room, and veterinary care can be expensive, advocates note.

They're also not ideal pets for small children, as

they respond best to quiet energy and can be easily spooked by the hyperactivity of a child.

The House Rabbit Society also has resources for learning about proper rabbit care, which can be found at rabbit.org.

Shoes

Continued from Page 16

ties. You can get cozy and comfortable with the right footwear. The HEYDUDE soft, comfortable slip-on

styles are perfect for lounging at home or enjoying some self-care.

And if your goals include adopting more sustainable practices and reducing

your impact on the environment, consider selecting footwear that incorporates eco-friendly features, like the Nike Court Vision sneaker, which contains at least 20% recycled content

by weight.

For more footwear inspiration to fuel your lifestyle, visit Rack Room Shoes in-store or online at www.rackroomshoes.com.

Whether it's for fitness, self-care, trying out a new hobby or making a difference, there's a pair of shoes to meet your needs. (State-Point)

Genesis Morales -

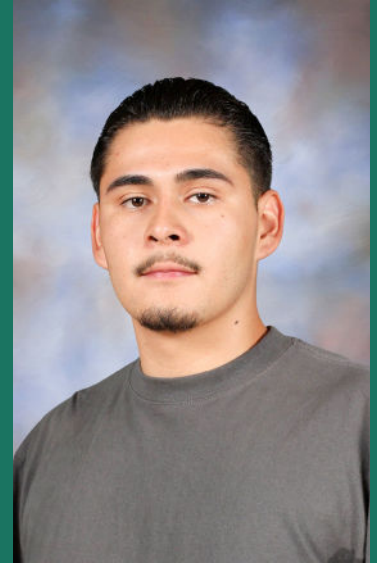
Heritage High School



When Genesis entered Heritage High, she admits to struggling, feeling alone, with no intention to be involved with anyone, or anything. But with encouragement from her PE teacher, Genesis tried out for and was selected to the basketball team. And the doors began to open. She became involved in film production and was able to nurture a passion for videography which had developed in 6th grade. Polishing her craft in the years at Heritage, Genesis is a video director/producer of various events including this very Student of the Month program. While currently undecided as to how she'll continue her education, she does look forward to starting her videography career upon graduation.

German De Lara -

Perris High School



German's story is one of attaining success, Perris Principal Juan Santos acknowledged. "It came to a point in life, that I realized that my choices were not taking me anywhere," German confessed. "I stopped hanging out with these bad influences, and now I'm 73 school days from graduating from high school." But who's counting? In sharing his struggles, German revealed how they paved the path to realization, that was the road to nowhere. At least nowhere he wanted to go. German's case carrier, Ms. Cintia Osuna shared how proud she was of him, seeing him now being an example for others and making an impact at Perris High School. German plans to attend trade school after graduation with an interest in electrical work or auto mechanics.

Cherylann Burke -

Perris Lake High School



Perris Lake is a unique campus, being one of the last opportunities students have to complete their high school credits and earn their diploma. Cherylann's high school journey did not start off positively. Having attended multiple schools prior to Perris Lake, she was unfortunately accustomed to negative feedback from some previous teachers. Her confidence was a casualty. However, at the "Lake," she was met by a loving and attentive staff, and is now thriving. Cherylann shared that her confidence has increased, and she is very grateful for the staff at Perris Lake. "I'm on the Honor Roll, I'm Student of the Month, I have great grades, and I have the most amazing people and teachers I could ask for," she said. Cherylann plans to continue her education at Mt. San Jacinto College and then transfer to a four-year university to major in animal science, with the goal of becoming a veterinarian.

Ella Stenerson -

Paloma Valley High School



In reading the comments of support for Ella's nomination as Student of the Month, her AP Calculus teacher Mr. Ryan Lundstrom, quoted the following. "Ella is a great choice. She is so kind and joyful, also an exceptional student academically. When I had a new student in my class very late in the semester, she took her under her wing and really made her feel welcome." A greatly admired student, Ella is also a stellar academic. Sporting a 4.5 GPA, she has never received a grade lower than an "A," according to Paloma Principal, Dr. Jennifer Thomasian. She is involved in AVID and is part of the Student Gospel community. Ella plans to further her education at either UC Davis or Texas A&M to become a veterinarian and also minor in American Sign Language.

Public Notices
Continued from Page 7

I declare that all the information in this statement is true and correct. (A registrant who declares as true, information which he or she knows to be false is guilty of a crime.)
/s/ CHERYL YVONNE SCATES This statement was filed with the County Clerk of Riverside County on 3/03/2023. PETER ALDANA

Schld:8691 Addl:3044 Custld:11

Order To Show Cause For Change of Name Case No. CVMV2301266
To All Interested Persons: Yvette Socorro Rios filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME:
Yvette Socorro Rios
PROPOSED NAME:
Yvette Socorro-Rios Serratos
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: 5/24/2023 Time: 8:00 AM Dept. MV2.
The address of the court is Superior Court of Riverside, 13800 Heacock St. BLDG D #201, Moreno Valley CA 92553. 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: The Perris Progress
County of Riverside
Date: 3/15/2023
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:8734 Addl:3058 Custld:17

T.S. No.: 22-27836 A.P.N.: 333-741-023
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/10/2019. 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. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: ROBERT F GOERING, AN UNMARRIED MAN Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 1/11/2019 as Instrument No. 2019-0012047 in book , page of Official Records in the office of the Recorder of Riverside County, California, Described as follows: "AS FULLY DESCRIBED IN SAID DEED OF TRUST" Date of Sale: 4/19/2023 at 9:00 AM Place of Sale: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$456,643.81 (Estimated) Street Address or other common designation of real property: 27832 HURON CT MENIFEE, CA 92585 A.P.N.: 333-741-023 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. 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. 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. 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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 22-27836. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 22-27836 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: 03/15/2023 Carrington Foreclosure Services, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NONSALE information: 888-313-1969 Tai Alailima, Director

Schld:8737 Addl:3059 Custld:4

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
STEPHANIE MARICE HILLIS AKA
STEPHANIE PICAZO AKA STEPHANIE CAUDILLO
CASE NO. PRR12300527
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of STEPHANIE MARICE HILLIS AKA STEPHANIE PICAZO AKA STEPHANIE CAUDILLO.
A PETITION FOR PROBATE has been filed by STEPHEN BERNARD HILLIS in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that STEPHEN BERNARD HILLIS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 05/12/23 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, 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
SUZANNE M. REHMANI - SBN 160128
REHMANI & ASSOCIATES, APC
14751 PLAZA DR., STE B
TUSTIN CA 92078
BSC 223059
3/24, 3/31, 4/7/23
CNS-3681816#
PERRIS PROGRESS

Schld:8741 Addl:3061 Custld:8

RAXTER LAW, P.A.
A Professional Corporation
JEREMIAH RAXTER (SBN#276811)
MARYANN BRISENO (SBN#333716)
27851 Bradley Rd, Suite 145
Menifee, CA 92586
(951) 226-5294 Telephone
jeremiah@raxterlaw.com
maryann@raxterlaw.com

ATTORNEY FOR PERSONAL REP/
ADMINISTRATOR, Riverside County Public Administrator

SUPERIOR COURT OF CALIFORNIA

COUNTY OF RIVERSIDE
In Re:

The Estate of Hughton Anderson)
Case No.: PRR12101333

NOTICE OF SALE, AT PRIVATE SALE OF REAL PROPERTY

Notice is hereby given that, subject to confirmation by the aboveentitled Court, Chad Bianco, Riverside County Public Administrator, Administrator of the Estate of Hughton Anderson, deceased, located at 800 S. Redlands Ave., Perris, CA. 92570, on April 16, 2022, at 8:30 a.m., or thereafter within the time allowed by law, will sell at private sale to the highest and best bidder on terms and conditions hereinafter mentioned.

All right, title and interest in the real property of said Hughton Anderson described as follows:

100% interest in improved real property located in the City of Perris, Unincorporated area, County of Riverside, State of California described as:

Legally Described as:

Lot Number: 36 City, Municipality, Township: PERRIS Tract No: 22910-1 Brief Description: LOT 36 MB 217/072 TR 22910-1, records of Riverside County, California

Commonly described as: 611 Waltz Rd, Perris, Ca 92570

A.P.N. No. 3130041-010

The sale is subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of records.

The property will be sold in absolutely "AS IS": condition.

Bids or offers are invited for this property and must be in writing and will be received at the office of Jeremiah Raxter, at 27851 Bradley Road, Suite 145, Menifee, CA 92586, or may be delivered to the Administrator personally, or may be filed with the clerk of said Superior Court of the state of California, in the County of Riverside, at any time after the last publication of this notice and before making said sale.

The property will be sold on the following terms; Cash (Cash preferred), or part cash and part credit; the terms of such credit to be acceptable to the undersigned and to the Superior Court. Taxes, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date off close to escrow. Examination of title insurance policy, and transfer taxes shall be at the expense of the seller. Each party shall pay his customary share of escrow charges and recording charges.

The Administrator reserves the right to reject any and all bids.

DATED: 3/16/23
RAXTER LAW

/s/Jeremiah Raxter
Jeremiah Raxter, Attorney for
Personal Rep/Administrator

Schld:8744 Addl:3062 Custld:61

File No.: R-202303795
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. DEFAULT FITNESS
34862 MONTE VISTA DR, STE 111, WILDOMAR, CA 92562
RIVERSIDE COUNTY
Mailing Address: 33674 POPPY LANE, MURRIETA, CA 92563
Full Name of Registrant:
1. FIT BY DEFAULT, LLC 34862 MONTE VISTA DR. STE 111 WILDOMAR, CA 92562
This Business is conducted by: LIMITED LIABILITY COMPANY.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/2018.
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).) /SIGNACIO PATINO
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 3/14/2023.
PETER ALDANA

Schld:8750 Addl:3064 Custld:11

NOTICE OF TRUSTEE'S SALE TS No.: FHAR.278-206 APN: 336-324-034-6 Title Order No.: 180500604-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/17/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: O. WILLARD JOHNSON AND BEVERLY M. JOHNSON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 4/24/2007 as Instrument No. 2007-0273271 in book N/A, page N/A of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 4/21/2023 at 9:00 AM Place of Sale: In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$423,526.96 Street Address or other common designation of real property: 28351 AVENIDA FRANCESCA SUN CITY, California 92585 A.P.N.: 336-324-034-6 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case FHAR.278-206. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able

to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 683-2468, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case FHAR.278-206 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: 3/17/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4778163 03/24/2023, 03/31/2023, 04/07/2023

Schld:8757 Adld:3066 Custld:3

NOTICE OF TRUSTEE'S SALE TS
No. CA-22-947817-CL Order No.: 220620308-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/23/2002. 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): SCOTT HARTMAN A SINGLE MAN Recorded: 1/7/2003 as Instrument No. 2003-009166 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 4/25/2023 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$87,091.22 The purported property address is: 2770 MURRIETA RD, PERRIS, CA 92571 Assessor's Parcel No.: 300-180-030 306-300-036-5 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the

Job No. P23-046

NOTICE OF SCOPING MEETING &
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT
ELLIS LOGISTICS CENTER PROJECT

Date: April 7, 2023

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department| Planning Division
135 North "D" Street
Perris, CA 92570

Subject: Notice of Preparation (NOP) and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the Ellis Logistics Center Project - Development Plan Review (DPR) 22-00018.

Scoping Meeting: May 3, 2023, at 6:00 p.m. (To be held in person)
Perris City Council Chambers
101 N. D Street
Perris CA 92570

NOP Comment Period: April 7, 2023, through May 8, 2023

Project Title: Ellis Logistics Center Project

Project Applicant: CRP NC South Perris Owner LLC
4740 Green River Road, #110
Corona CA, 92878

Notice Of Preparation of a Draft Environmental Impact Report (DEIR): The City of Perris (City) will be the Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052. An Initial Study has been prepared and determined that an EIR is required for the project, based on its potential to cause significant environmental effects (State Guidelines Sections 15060 and 15081). Therefore, the city will prepare a Draft Environmental Impact Report (EIR) for the proposed Ellis Logistics Center Project (Project). The city is requesting input from you or your agency or organization as to the scope and content of the environmental information that is relevant to your agency or organization's statutory responsibilities or interests in connection with the proposed Project.

This NOP identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this NOP.

Due to time limits mandated by State law, your response must be received as soon as possible, but not later than 30 days after receipt of this NOP. The public comment period for this NOP begins on April 7, 2023, and is set to close at 5:00 p.m. on May 8, 2023.

Please send written comments to Alfredo Garcia, Associate Planner, at the address shown above or via email at algarcia@cityofperris.org

Please include the name and contact person of the agency or organization.

Project Information

I. Project Location and Setting

The 34.52-acre project site is located on the south side of Ellis Avenue, north of Case Road between Goetz Road and the I-215 Freeway, in the City of Perris (City), Riverside County (APNs: 330-090-006 - 28.13 acres and 330-090-007 - 6.39 acres). The project site has a Perris General Plan land use designation of Light Industrial (LI) and is zoned Light Industrial (LI).

II. Project Description

The proposed project consists of a 643,419-square-foot (sf) "high-cube" logistics warehouse building, 40-feet-in height with varying parapet wall heights ranging from 43 feet and 49 feet to conceal rooftop mechanical equipment and minimize noise. The building will be painted in white, grey, and brown and have windows and building articulation to break up the massing of the structure. Landscaping is also included and would encircle the site along the perimeter of the site and within interior parking lots. The densest plantings would occur along Ellis Avenue to soften views of the new structure from the roadway.

The floor plan includes 10,000 square feet of office mezzanine space, the primary office area would be in the northwest corner of the building and a secondary office area would be in the southwest corner. The proposed project would also include an approximately 455-square-foot fire pump house. The warehouse facility would not be used for cold storage. The overall project square footage and these project elements are shown in Table 1: Project Site Data.

Table 1 : Project Site Data	
Project Use	Area
Overall Project Site	34.52 acres
Building Footprint	632,964 sf
Office Mezzanine	10,000 sf
Fire Pump House	455 sf
Total	643,419 sf

Rail Spur Connection

The project site will have access from the BNSF/Southern California Railroad Authority

Trustee: CA-22-947817-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 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file

(SCRRRA) Metrolink railway adjacent to the project site to the south. The project applicant proposes to extend a rail spur track that extends from the existing rail track north into the project site, such that rail cars could be loaded or unloaded directly from the proposed building. The proposed spur includes storage for 4 rail cars. The proposed spur design includes a siding track to allow for switching operations. The design for the rail spur will be consistent with BNSF/SCRRRA design standards.

Internal rail crossing within the project site will be designed to minimize conflicts with the project's proposed site circulation. The project will include safety warnings and other devices, as required, to warn of train movement within the parking areas.

III. Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the project. The following approvals and permits are required from the City of Perris to implement the project:

- Certification of the EIR
- Development Plan Review DPR 22-00018

Approvals and permits that may be required by other agencies include:

- California Department of Fish and Wildlife
- Western Riverside Regional Conservation Authority
- South Coast Air Quality Management District –Permits to install and operate a diesel fire water pump backup generator.
- Regional Water Quality Control Board – General Construction Wastewater Discharge Permit
- Federal Emergency Management Agency (FEMA) – Conditional Letter of Map Revision (CLOMR)
- Eastern Municipal Water District – approval of water and sewer improvement plans
- BNSF/Southern California Railroad Authority (SCRRRA)

IV. Probable Environmental Effects of the Project

The Draft EIR for the project will contain a detailed Project Description, a description of the existing environmental setting of the project site and surrounding area, analysis of project-specific environmental impacts, analysis of cumulative impacts, identification of additional project-specific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the project that could reduce one or more of the potentially significant impacts of the project.

The City of Perris has prepared an Initial Study and determined that an EIR is required for the project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts and therefore will not be further analyzed in the Draft EIR:

- Agriculture and Forest Resources
- Recreation
- Mineral Resources
- Wildfire
- Population and Housing

The following environmental topics will be analyzed in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

V. Future Public Meetings

As identified previously, the City of Perris will conduct a Draft EIR scoping meeting on May 3, 2023, at 6:00 p.m. at Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. At the meeting, the City will provide background information on environmental impact reports, provide a brief overview of the project, and will solicit public input on environmental issues to be addressed in the Draft EIR and on items of public concern. Issues identified during the scoping meeting will be addressed in the Draft EIR (as appropriate).

VI. Response to This Notice of Preparation

The Notice, as well as an Initial Study, is available for review on the City's website at: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Copies of the Notice of Preparation and Initial Study are available for review at the Downtown Library and at the Development Services Department located at 135 North "D" Street, Perris, CA 92570.

Please provide written comments no later than 30 days from receipt of this Notice of Preparation. According to Section 15082(b) of the State CEQA Guidelines, your comments should address the scope and content of environmental information related to your agency's area of statutory responsibility. More specifically, your response should identify the significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the Draft EIR; and, whether your agency will be a responsible agency or a trustee agency, as defined by CEQA Code Sections 15381 and 15386, respectively. Please return all comments to the following address or email:

Alfredo Garcia, Associate Planner
City of Perris, Development Services Department
135 North "D" Street
Perris, CA 92570
Email: algarcia@cityofperris.org
Signature:

Patricia Brenes, Planning Manager

The City of Perris appreciates your conscientious attention to the Notice of Preparation.

number assigned to this foreclosure by the Trustee: CA-22-947817-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. 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: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-947817-CL IDSPub #0184771 3/31/2023 4/7/2023 4/14/2023

Schld:8762 Adld:3070 Custld:5

APN: 303-443-047 TS No.: 22-04290CA TSG Order No.: 220562476 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 22, 2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 3, 2020 as Document No.: 2020-0235914 of Official Records in the office of the Recorder of Riverside County, California, executed by: ASHLEY MACDONALD, A SINGLE WOMAN AND MARK MUNOZ, A SINGLE MAN AS JOINT TENANTS, 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. Sale Date: April 18, 2023 Sale Time: 9:30 AM Sale Location: THE BOTTOM OF THE STAIRWAY TO THE BUILDING LOCATED AT 849 W. SIXTH STREET, CORONA, CA 92882 File No.:22-04290CA The street address and other common designation, if any, of the real property described above is purported to be: 3914 Paseo del Mar Dr, Perris, CA 92571. 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, towit: \$420,444.03 (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, (855) 882-1314 for information regarding the trustee's sale or visit this internet website, www.hubzu.com(http://www.hubzu.com/), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-04290CA. 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 (855) 882-1314, or visit this internet website www.hubzu.com(http://www.hubzu.com/), using the file number assigned to this case 22-04290CA 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. File No.:22-04290CA 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 Trustee Sale Information Log On To: www.hubzu.com(http://www.hubzu.com) or Call: (855) 882-1314. Dated: March 14, 2023 By: Kellee Vollandorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0422395 To: PERRIS PROGRESS 03/24/2023, 03/31/2023, 04/07/2023

Schld:8766 Adld:3071 Custld:1

File No.: R-202304191 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. LA BARBERIA BARBERSHOP 586 SOUTH D ST, PERRIS, CA 92570 RIVERSIDE COUNTY Full Name of Registrant: 1. MARIA ALEJANDRA CHAVEZ 586 SOUTH D ST PERRIS, CA 92570 2. JOSE EDUARDO LUPERICIO 596 SOUTH D ST PERRIS, CA 92570 This Business is conducted by: CO-PARTNERS. The registrant commenced to transact business under the fictitious business name or names listed above on: 08/17/2018. 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/MARIA ALEJANDRA CHAVEZ 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 3/20/2023. PETER ALDANA

Schld:8776 Adld:3076 Custld:11

T.S. No.: 22-27748 A.P.N.: 336-261-005 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/31/2021. 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. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: MIRIAM VELASQUEZ AND ORSON A VELASQUEZ, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 9/7/2021 as Instrument No. 2021-0532586 in book , page of Official Records in the office of the Recorder of Riverside County, California, Described as follows: "AS FULLY DESCRIBED IN SAID DEED OF TRUST" Date of Sale: 4/25/2023 at 9:00 AM Place of Sale: In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$358,676.75 (Estimated) Street Address or other common designation of real property: 29668 AVENIDA DE SERENO MENIFEE CA 92586 A.P.N.: 336-261-005 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. 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. 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. 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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being

auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Web site www.Xome.com, using the file number assigned to this case 22-27748. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case 22-27748 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: 03/23/2023 Carrington Foreclosure Services, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or www.Xome.com for NONSALE information: 888-313-1969 Tai Alailima, Director

Schld:8779 Adld:3077 Custld:4

File No.: R-202304034 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. J. VERA MASONRY 392 E. NUEVO RD, PERRIS, CA 92571 RIVERSIDE COUNTY Full Name of Registrant: 1. JAVIER VERA 392 E. NUEVO RD. PERRIS, CA 92571 This Business is conducted by: INDIVIDUAL. 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/JAVIER VERA 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 3/16/2023. PETER ALDANA

Schld:8787 Adld:3081 Custld:11

TS No: CA07001330-22-1 APN: 343-020-014 To No: 220589991-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 May 11, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 25, 2023 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 May 17, 2018 as Instrument No. 2018-0195829, of official records in the Office of the Recorder of Riverside County, California, executed by CHARLES CESSOP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LIVE WELL 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: 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: 18198 BODELL ROAD, PERRIS, CA 92570 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 \$252,942.39 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust

on the property. Notice to Property Owner
The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA07001330-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES
AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07001330-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 22, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07001330-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Amy Lemus, 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 NPP0421794 To: PERRIS PROGRESS 03/31/2023, 04/07/2023, 04/14/2023

Schld:8795 AddId:3084 CustId:1

TS No: CA05000450-22-1 APN: 349-122-001 FKA 349-122-001-6 TO No: 220635390-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 September 29, 2015. 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 April 20, 2023 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 6, 2015 as Instrument No. 2015-0442328, of official records in the Office of the Recorder of Riverside County, California, executed by JOSE C SANTOYO AND GUADALUPE SANTOYO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LAND HOME FINANCIAL SERVICES, 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: 21281 SENOLA AVENUE, PERRIS, CA 92570 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 \$94,750.46 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA05000450-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES
AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000450-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as

an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 16, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA05000450-22-1 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 NPP0422683 To: PERRIS PROGRESS 03/31/2023, 04/07/2023, 04/14/2023

Schld:8798 AddId:3085 CustId:1

NOTICE OF TRUSTEE'S SALE TS No. CA-22-948081-AB Order No.: 02-22011460 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/20/2000. 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 of 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): GLEN SANTIEL, A WIDOWER Recorded: 4/7/2000 as Instrument No. 2000-129847 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 5/2/2023 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$37,562.77 The purported property address is: 22260 LOUISE ST, PERRIS, CA 92570 Assessor's Parcel No.: 342-020-026 342-020-025 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-948081-AB. 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-948081-AB 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. 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: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-948081-AB IDSPub #0184880 4/7/2023 4/14/2023 4/21/2023

Schld:8807 AddId:3089 CustId:5

File No.: R-202304550 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. SCATES ENTERPRISES 390 CALDERA STREET, PERRIS, CA 92570 RIVERSIDE COUNTY Full Name of Registrant: 1. JUOWON SCATES 390 CALDERA STREET PERRIS, CA 92570 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/01/2023. 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/JUOWON SCATES 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

3/24/2023.
PETER ALDANA

Schld:8820 AddId:3093 CustId:11

T.S. No. 105145-CA APN: 350-082-013 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/25/2019. 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 On 6/14/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/30/2019 as Instrument No. 2019-0033552 the subject Deed of Trust was modified by Loan Modification recorded on 09/29/2021 as Instrument 20210580469 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: TERRI D. EDWARDS, AN UNMARRIED WOMAN AND KATARINA K. SMITH, AN UNMARRIED WOMAN, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; In front of the Corona Civic Center, 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 28138 WEST DRIVE, MENIFEE, CA 92587 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$283,169.96 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary 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 or its predecessor 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 (800) 758-8052 or visit this Internet Web site WWW.HOMESearch.COM, using the

file number assigned to this case 105145-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 105145-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid 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. FOR SALES INFORMATION: (800) 758-8052 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108

Schld:8834 Addl:3099 Custld:4

File No.: R-202303607
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ALVAREZ GRADING & PAVING
898 SHANA CT, PERRIS, CA 92570
RIVERSIDE COUNTY
Full Name of Registrant:
1. ERIC WALTER ALVAREZ 898 SHANA CT PERRIS, CA 92570
This Business is conducted by: INDIVIDUAL.
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/ERIC ALVAREZ
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 3/10/2023.
PETER ALDANA

Schld:8842 Addl:3101 Custld:11

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
PATRICIA RUTH BILLHEIMER
CASE NO. PRR12300363
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PATRICIA RUTH BILLHEIMER.
A PETITION FOR PROBATE has been filed by DEBRA LYNNE SCHULTZ in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that DEBRA LYNNE SCHULTZ be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal

representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 04/26/23 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, 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
JULIE B. MAINS - SBN 189272, MAINS LAW OFFICE, PC
2753 CAMINO CAPISTRANO B-1
SAN CLEMENTE CA 92672
BSC 223129
4/7, 4/14, 4/21/23
CNS-3685874#
PERRIS PROGRESS

Schld:8849 Addl:3103 Custld:8

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
RICHARD HERNANDEZ AKA RICHARD DAVID HERNANDEZ
CASE NO. PRR12300635
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RICHARD HERNANDEZ AKA RICHARD DAVID HERNANDEZ.
A PETITION FOR PROBATE has been filed by MICHAEL HERNANDEZ in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that MICHAEL HERNANDEZ be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 05/19/23 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, 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
SPENCER D. WALCH, ESQ. - SBN 186602
WALCH & WALCH, A LAW CORPORATION
301 N LAKE AVE., 7TH FLR.
PASADENA CA 91101-5118
4/7, 4/14, 4/21/23
CNS-3686507#
PERRIS PROGRESS

Schld:8852 Addl:3104 Custld:8

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at www.StorageTreasures.com. Bidding will begin at Friday April 14, 2023 at 10:00 am and auction will close at or after Friday April 21, 2023 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc.
Name:
00709 - Toi Spearman Jones
00928 - Vanessa Lorrha
00949 - Tommy Carrasco Jr
00930 - Jamie Van Hoosen
00002 - Medical Sales Medical Sales
00810 - Johnny Peterson
01114 - Jose Ferrusquilla Jr
05DT - Harold Boyd
You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A \$100 cash cleaning deposit is required at time of purchase. All goods are sold AS IS and must be removed within 72 hours of the time of purchase. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is subject to cancellation.
Perris Progress
Published: April 07, 2023, April 14, 2023

Schld:8855 Addl:3105 Custld:93

APN: 358-501-003 TS No: CA06000112-20-1 TO NO: 2318138 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 April 25, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
On May 3, 2023 at 09:00 AM, Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880, 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 April 30, 2019 as Instrument No. 2019-0147978, of official records in the Office of the Recorder of Riverside County, California, executed by RODOLFO J. LEJANO AND ROWENA P. LEJANO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FREEDOM 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: 30201 NIGHT PASSAGE CIR, MENIFEE, CA 92584 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 \$581,119.54 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA06000112-20-1. 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 CA06000112-20-1 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: March 14, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA06000112-20-1 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 NPP0422583 To: PERRIS PROGRESS 04/07/2023, 04/14/2023,

04/21/2023

Schld:8857 Addl:3106 Custld:1

APN: 336-152-006 FKA 336-152-006-0 TS No: CA05000388-22-1 TO No: 220564631-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 August 22, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
On May 3, 2023 at 09:00 AM, Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880, 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 August 28, 2018 as Instrument No. 2018-0346224, of official records in the Office of the Recorder of Riverside County, California, executed by GLORIA LAPLANTE, A WIDOW, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN FINANCIAL NETWORK, 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: 30120 THORNHILL DRIVE, MENIFEE, CA 92586 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 \$131,693.11 (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 call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000388-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000388-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 23, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA05000388-22-1 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 NPP0432945 To: PERRIS PROGRESS 04/07/2023, 04/14/2023, 04/21/2023

Schld:8860 Addl:3107 Custld:1

APN: 320-530-048 TS No: CA07001420-22-1 TO No: 2223631CAD 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 30, 2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 3, 2023 at 09:00 AM, Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880, 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 August 6, 2020 as Instrument No. 2020-0357102, of official records in the Office of the Recorder of Riverside County, California, executed by DAVID SALAZAR AND MARGARITA SALAZAR, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGEE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ROYAL PACIFIC FUNDING CORP. 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: 1164 LAGUNA STREET, PERRIS, CA 92571 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 \$403,571.24 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA07001420-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA07001420-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 21, 2023 MTC Financial Inc. dba Trustee Corps

TS No. CA07001420-22-1 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 NPP0432814 To: PERRIS PROGRESS 04/07/2023, 04/14/2023, 04/21/2023

Schld:8863 Addl:3108 Custld:1

Job No. P23-045
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2388) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION

Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal by Truck Terminal Properties, LLC to consider the following entitlements: 1) Specific Plan Amendment to change the zoning from Business Professional Office (BPO) to Light Industrial (LI); and 2) Conditional Use Permit for the construction and operation of a truck and trailer storage facility consisting of a 718-squarefoot singlestory guard shack, 205 parking spaces and ten (10) electric vehicle parking spaces for trucks, three parking spaces for passenger vehicles, including one handicap accessible parking space, screen walls, signage, landscaping, two bioretention basins, and offstreet improvements, on an 8.3-acre site.

NOTES: The proposed project is located within the Airport Compatibility Zone D. The proposed development does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.

PROJECT LOCATION: The project site is located on the northeast corner of Perris Boulevard and Markham Street within the BPO land use designation of the Perris Valley Commerce Center Specific Plan (Assessor's Parcel Numbers (APNs) 294-180-021,-022 -023, and -024).

HAZARDOUS WASTE SITES: Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act, the City acknowledges the nonexistence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration (MND No. 2388).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the abovenoted project and the Mitigated Negative Declaration (MND No. 2388). The specific public hearing date will be noticed 10 days prior to the hearing, in accordance with the Perris Municipal Code.

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration (MND No. 2388), pursuant to State CEQA Guidelines Section 15105, commences on April 7, 2023, and will close on May 8, 2023, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND No. 2388), via regular mail or email to the following:

PROJECT CONTACT: Nathan Perez, Senior Planner
PHONE: (951) 943-5003 ext. 279
EMAIL: nperez@cityofperris.org
ADDRESS: City of Perris Development Services Department | Planning Division 135 North "D" Street Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND No. 2388) is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://www.cityofperris.org/departments/development/services/planning/environmentaldocumentsforpublicreview>.

Schld:8869 Addl:3110 Custld:18

NOTICE OF PETITION TO ADMINISTER ESTATE OF Jack Darrell Brewster aka Jack D. Brewster aka Jack Brewster Case No. PRR12300675
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Jack Darrell Brewster

aka Jack D. Brewster aka Jack Brewster. A PETITION FOR PROBATE has been filed by Wayne A. Brewster in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that Wayne A. Brewster be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 5/17/2023 at 8:30 AM in Department 8 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.

James L. Hagar, SBN 57198
Hagar & Cotten
630 Alta Vista Drive, Suite 102
Vista CA 92084
Phone: 760-726-9882 Fax: 760-726-9886

Schld:8875 Addl:3113 Custld:194

Notice of Public Sale Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday April 26, 2023 at 3:30 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com. Karina Cervantes Tenicka M Missouri Rodolfo Cortez III Alejandro Mendoza Diana M Vazquez Maria G Munoz Teresa R Deguire Iris Y Osorio Katalina M Noriega Samuel Rodriguez Rachel Moore Maria G Munoz Maria G Munoz Gail A Horton All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this April 07, 2023 and April 14, 2023 by StorAmerica - Perris, 2926 N. Perris Blvd., Perris, CA, 92571 (951) 943-2331 4/7, 4/14/23 CNS-3688355# PERRIS PROGRESS

Schld:8884 Addl:3116 Custld:8

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE AS A UNIT Case No. 19STPB09657 Superior Court of the State of California for the County of Los Angeles. In the matter of the Estate of IVORY JOE KELLY, deceased. Notice is hereby given that the undersigned will sell at private sale, on or after April 24, 2023, at the office of NEAL B.

JANNOL, Esq., 10850 Wilshire Boulevard, Suite 825, Los Angeles, CA 90024, Phone Number: 424-442-2100, to the highest and best bidder, and subject to confirmation by said Superior Court, all right, title and interest of said deceased at time of death, and all right, title and interest in the estate has additionally acquired, in and to all the certain real property situated in the County of Riverside, State of California, described as follows:

Lot 105, 106, 107, and 108 of Upton Acres Tract No. 4, as shown by Map on file in Book 14, Page 69 of Maps, Records of Riverside County, California. Commonly known as: 20521 Hunter Street, Perris, California 92570, Riverside County Assessor's Parcel Numbers 319-141-001, 319-141-002, 319-141-003 and 319-141-004 Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are agreeable to the personal representative. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: March 30, 2023 LOLA KELLY, Personal Representative of the estate of said deceased LAW OFFICES OF NEAL B JANNOL 10850 WILSHIRE BLVD STE 825 LOS ANGELES CA 90024 (424) 442-2100 CN995583 KELLY Apr 7,14,21, 2023

Schld:8894 Addl:3120 Custld:22

NOTICE OF PETITION TO ADMINISTER ESTATE OF Cleveland Hill Case No. PRR12300710

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Cleveland Hill.

A PETITION FOR PROBATE has been filed by Andre J. Hill in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that Andre J. Hill be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 5/26/2023 at 8:30 AM in Department 8 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.

Kristine M. Borgia (SB#276777) Law Office of Kristine M. Borgia 3963 11th Street, Suite 202 Riverside CA 92501 Phone: 951-823-5138 Fax: 760-304-8537

Schld:8897 Addl:3121 Custld:139



The first time I tried to make mashed potatoes was probably about 15 or more years ago. I was making dinner for my significant other, now wife. I was trying to be romantic and make a nice salmon and mashed potato and probably something else for dinner. Well, the potatoes became something of a legend. And not because they were good. They were starchy and dry and bland and not good at all. They ended up in the trash and the experience scarred me so bad that I did not attempt to make mashed potatoes again until this last St. Patrick's Day, when I made a cottage pie. A cottage pie is a meat pie with a crust of mashed potatoes. So, potatoes are an important part of the dish. Now, I have a ton more cooking experience and a silly amount of confidence in the kitchen. I gave it a shot and they turn out fantastic. I made them again the other night to make sure it wasn't a fluke and to be able to write a recipe. And so here is the recipe!

Makes 4-6 servings.

Mashed Potatoes

To Make

In a large pot boil water. While the water is heating, peel the white rose potatoes. When the water comes to a boil, boil the potatoes until they are fork-tender, about 20-25 minutes. When

fork tender, aka able to stick a fork in the potatoes and it slides in all the way easily, transfer potatoes to a large mixing bowl. Mash with a fork while adding in the milk, butter, salt, pepper, and garlic powder. Mix thoroughly. EAT!

If you like thicker or thinner mashed potatoes, use more or less milk.

Find more Connor Cooks Recipes online, www.zapinin.com/connor-cooks.

Ingredients

- 8 large white rose potatoes
- 6 tbsp butter
- 1/3 cup whole milk
- 1 tbsp salt
- 1 tsp pepper
- 1 tsp garlic powder



SCOREBOARD			
HOME	00:00	GUEST	
Mar. 29 - April 4			
Baseball			
Santiago	0	Centennial	1
Capistrano Valley	2	Centennial	3
University	2	Centennial	5
El Toro	1	Centennial	4
Murrieta Valley	0	Temecula Valley	1
Roosevelt	1	Santiago	13
Roosevelt	2	Monrovia	1
Vista Murrieta	10	Chaparral	1
Vista Murrieta	0	Crescenta Valley	1
Clovis	0	Vista Murrieta	11
El Dorado	7	Vista Murrieta	3
Corona	4	Norco	0
Chaparral	0	Temecula Valley	8
Chaparral	0	Wilson	5
King	0	Corona	2
Corona	11	King	6
Santiago	3	Arlington	1
Roosevelt	1	Santiago	13
Heritage	1	Elsinore	6
Heritage	7	Moreno Valley	4
Vista del Lago	1	Orange Vista	11
Elsinore	5	JW North	12
JW North	0	Temescal Canyon	4
Xavier Prep	0	JW North	2
Lakeside	2	Temescal Canyon	6
Temescal Canyon	7	Capistrano Valley Christian	8
Paloma Valley	9	Palm Desert	8
Poly	3	Paloma Valley	1
Arlington	8	Poly	0
Poly	5	Ramona	2
Poly	5	Temecula Valley	6
Lakeside	10	Rancho Christian	4
West Valley	8	Perris	4
Perris	2	West Valley	4
Tahquitz	6	Liberty	0
San Jacinto	0	Liberty	8
Liberty	0	Cattle Park	2
Foothills Christian	2	Liberty	9
San Jacinto	0	Citrus Hill	10
San Jacinto	4	Chula Vista	5
Softball			
Aliso Niguel	7	Centennial	4
Rancho Bernardo	3	Centennial	2
Mater Dei	3	Centennial	4
Upland	2	Roosevelt	13
Vista Murrieta	6	Millikan	0
Gahr	3	Vista Murrieta	6
Valley View	0	Vista Murrieta	5
Rio Mesa	1	Vista Murrieta	0
Norco	0	Huntington Beach	2
Arbor View	1	Norco	14
Norco	5	Esparanza	3
Mission Viejo	0	Norco	5
King	9	La Quinta	2
Beaumont	0	Murrieta Mesa	1
Marina	6	Murrieta Mesa	1
Pacific	2	Murrieta Mesa	9
Orange Lutheran	7	Murrieta Mesa	2
Canyon	0	Great Oak	1
Chino Hills	5	Great Oak	0
El Modena	2	Great Oak	5
Santiago	0	Great Oak	3
Cathedral Catholic	2	Santiago	3
Jsera Catholic	2	Santiago	0
Valley View	13	Heritage	6
Rancho Christian	FF	JW North	Win
Poly	3	Temescal Canyon	0
Rubidoux	FF	Vista del Lago	Win
Rancho Christian	6	Vista del Lago	2
Moreno Valley	0	Arlington	2
Paloma Valley	0	Upland	9
Poly	11	Liberty	14
West Valley	0	Perris	0
San Jacinto	19	Perris	17
Corona del Mar	9	Liberty	14
West Valley	0		

How the Right Pair of Shoes Can Support Your Wellness, Hobbies and Goals

Looking to stay motivated and achieve your personal goals? New shoes might just be the answer. Not only can they update your wardrobe, helping you look and feel your best, but they can also support your physical and mental wellness, help you try out new hobbies, and even take small steps towards a more sustainable lifestyle.

It's important to replace old, worn-out sneakers before embarking on a new exercise routine. When gearing up, check out brands like Nike, New Balance and Asics for athletic footwear that combines style, comfort and performance.



Ready to try out a new hobby or get back into an old one? Nike Signature Basketball styles from LeBron are on-trend and are great choices for running, jumping and playing, while Brooks Ghost running shoes

feature a cushioned insole and lightweight rubber outsole in fun, vibrant colors to help you push your limits.

Perhaps you're looking to carve out more time for relaxation and quiet activi-