

The Perris Progress

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Vol. 124-37

Friday, September 13, 2024

Since 1901

Photo by Gary Evans

The Airport Fire which ignited in Orange County on Monday afternoon near Trabuco Canyon Rd., spread to Riverside by Tuesday, darkening the skies above Corona.

Full Story on Page 10

Why Riverside County? California Lawmakers Want to Make the Inland Empire an EV Manufacturing Hub

BY DEBORAH BRENNAN, CalMatters

A plan to boost electric car manufacturing and infrastructure in Riverside County aims to jumpstart the region's economy with highly-paid trade and technical jobs, while tackling persistent air pollution.

Assemblymember Corey Jackson, a Moreno Valley Democrat, is proposing an electric vehicle opportunity zone in the area, to expand training and education programs for EV technicians and engineers.

See EV Page 6

Photo courtesy of the Karma Innovation and Customization Center



Workers build doors at the sub-assembly section of the Karma Innovation and Customization Center in Moreno Valley.

Bivins Paves the Way for Perris Elementary Students' Bright Futures

By Connor Forbes

Perris Elementary Superintendent Bruce Bivins has been on the job for one year and has wasted no time putting his mark on the school district.

Bivins who was previously an area superintendent in the San Diego Unified School Districts, was the second hire for the PESD Superintendent position in the summer of 2023. Mike Swize, the former Palm Springs Unified School District Superintendent, held the job for a month before Bruce Bivins was named the replacement.

Starting last October, Bivins collected feedback from teachers, parents, stu-

dents, and district staff to revamp its programs and policies.

The aim is to "align with a district-wide focus on community belonging, leadership for all, and academic excellence for every child".



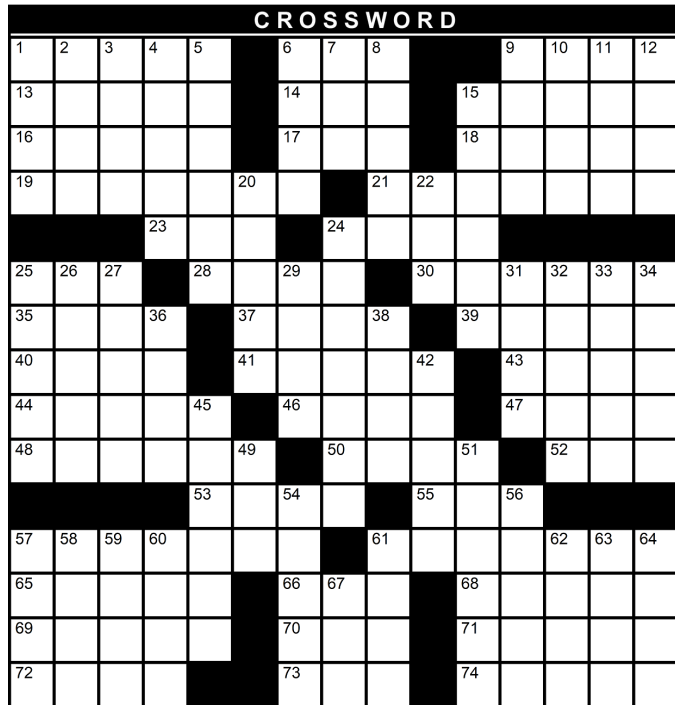
PERRIS
ELEMENTARY SCHOOL DISTRICT

Belonging. Leading. Succeeding.

Along with the new mission, a new logo has been unveiled. The logo cleverly incorporates everything from Perris' history as a railway hub, natural colors of the surrounding environment, a playground slide, and a sun to representing a new beginning for the district.

See PESD Page 7

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STATEPOINT CROSSWORD THEME: FALL'S IN THE AIR

ACROSS

1. Furry bamboo consumer
6. Cuban dance syllable
9. 100-meter race, e.g.
13. S-shaped moldings
14. Excessively theatrical actor
15. Chap
16. Will alternative
17. Sailor's affirmative
18. At full speed
19. *Cause for fall celebration
21. *Apple-related game
23. European Union, acr.
24. Hawaiian tuber
25. Pen on a farm
28. Color of a bruise
30. *Pumpkins and squash, e.g.
35. "Give me your tired, your _____"
37. "____ Free," movie about lions
39. Disdain
40. Caribbean color
41. Shiny suit
43. Spaghetti aglio and ____
44. Peevish
46. Half a round, in golf
47. ____-do-well
48. Battles royale
50. Change for a twenty
52. Banned insecticide, acr.

53. *Back-to-School event

55. Hermey the Dentist
57. *Apple sauce
61. ____ weather
65. Cell phone bill item
66. Bar association
68. Wombs
69. Begin, began, ____
70. Cut grass
71. Romanov rulers
72. Command with "at"
73. Stiff grass bristle
74. "Hobby" animal

DOWN

1. Beckham of "Spice Girls"
2. Turkish honorific
3. Not far
4. Look into
5. In the Land of Nod
6. Online conversation
7. *Cushion for certain seasonal ride
8. Naked protozoa
9. Obtuse, as in person
10. ____ bowl, frozen dish
11. Largest human organ
12. Precedes Kong
15. Hindi courtesy title, pl.
20. Modern-day aqua-lung, acr.
22. Domain
24. Wood-eating house hazard

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Felon Who Led Police on Pursuit Through Perris Valley Sentenced

RIVERSIDE (CNS) - A 36-year-old convicted felon who fled from police in a high-speed chase from Riverside to the Perris Valley while carrying firearms and a large amount of methamphetamine was bound for state prison Tuesday to serve a four-year term.

Ronny David Melton Jr. of Riverside admitted one count of possession of controlled substances while armed under a plea agreement with the Riverside County District Attorney's Office last month. In exchange for his admission, prosecutors dropped five related charges, including an evading allegation, against

Melton.

During a sentencing hearing Monday at the Riverside Hall of Justice, Superior Court Judge Walter Kubelun certified the plea bargain and imposed the term of imprisonment stipulated by the prosecution and defense.

According to Officer Ryan Railsback of the Riverside Police Department, on the afternoon of March 17, 2021, a county sheriff's helicopter crew was circling the Mission Grove neighborhood on the south end of the city when a LoJack signal alerted the crew to the presence of a stolen tractor.

The crew isolated the signal

to the 14400 block of Wood Road, and patrol units converged on the location a few minutes later, encountering a black Lexus occupied by the defendant and a woman leaving a house over which the chopper was flying, Railsback said.

He said officers signaled Melton to stop, but he sped around the cruiser and headed south.

"The driver traveled at dangerous speeds, with no regard for others, so the pursuit was discontinued," Railsback said. "The sheriff's helicopter was then aided by our Riverside po-

See *Felon* Page 3

25. Involuntary contraction
26. Chef's headgear
27. Phil Collins' "____ Be in My Heart"
29. *Maze plant
31. Upward and onto
32. Wide-____ notebook
33. *Like leaves in fall
34. Stall call
36. *Much-used fall garden tool
38. Not any
42. Extend subscription
45. Unquestioning ones

49. Fraternity house
51. Miss Marple, e.g.
54. "Is Your Mama a ____?"
56. Dom DeLuise in 1980 role
57. Rubik's puzzle
58. Away from port
59. The state before riches?
60. Malaria symptom
61. Saw, sawed, ____
62. Drop of sorrow
63. Makes a mistake
64. Precedes shine
67. Gift topper

SOLUTION TO THIS WEEKS PUZZLE



Perris Pair Accused of Killing Man During Carjacking Arraigned

RIVERSIDE (CNS) - A pair of convicted felons accused in the death of a 29-year-old man during a Mead Valley carjacking pleaded not guilty last Friday to murder and other charges.

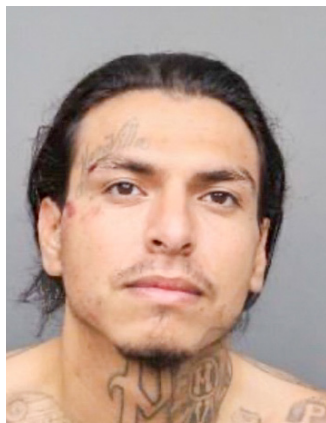
Daniel Santos Ambriz, 31, and Juan Cristoval Barra, 26, both of Perris, allegedly killed Jose Eduardo Del Real, also of Perris, last month.

Along with murder, each man is charged with kidnapping, being a felon in possession of a loaded firearm and a special-circumstance allegation of killing in the course of a carjacking. Barra alone is additionally charged with kidnapping for ransom.

They were jointly arraigned before Riverside County Superior Court Judge Walter Kubelun, who scheduled a felony settlement conference for Sept. 17 at the Riverside Hall of Justice.

Both men are being held without bail at the Robert Presley Jail in Riverside.

Their co-defendant and Ambriz's girlfriend, 21-year-old Samantha Insley of Perris, is awaiting extradition from Oklahoma. She's charged with being an accessory after the fact and has no court



Juan Cristoval Barra



Daniel Santos Ambriz
dates scheduled.

Barra was already in custody for parole violations when detectives formally booked him for the alleged murder of Del Real. Ambriz and Insley were arrested on fugitive warrants in Lawton, Oklahoma, on Sept. 1 and Ambriz was immediately extradited back to California. Insley's proceedings are pending.

Deal Real was gunned down shortly after 8 a.m. on Aug.



Samantha Insley

12 near the intersection of Cajalco Road and Haines Street, according to sheriff's Sgt. Rafael Victorio.

He said patrol deputies were called to the location to investigate reports of a wounded man and found good Samaritans performing CPR on Del Real.

Efforts to resuscitate him were unsuccessful, and he was pronounced dead at the scene by paramedics.

Victorio said further investigation revealed Del Real "was related to a call for service" involving a car theft minutes before in the 19000 block of Summerwind Trail, near Dawes Street, just under a mile from where he was found shot.

Court records allege that Barra and Ambriz were attempting to carjack another man, Heriberto Osuna, at

he said.

Deputies took over the chase, trying to convince the defendant to stop, at which point he entered the Ramona Expressway, then turned onto Fifth Street and headed into an open field but got bogged down in mud, according to Railsback.

Melton and his female companion, whose identity was not disclosed, exited the Lexus and surrendered. The

Man Accused in Circuit Breaker Fencing Operation Due in Court Tuesday

MURRIETA (CNS) - A 65-year-old man accused of fencing stolen circuit breakers that he acquired from thieves who targeted housing developments throughout the Temecula Valley is slated to be arraigned next week.

Eugene Gino Popa of Perris was arrested in July following a Riverside County Sheriff's Department investigation.

Popa is charged with receiving stolen property, purchasing a known stolen vehicle and manufacturing brass knuckles -- all felonies.

He made his initial court appearance in July before Superior Court Judge Jeffrey Zimel, who scheduled Popa's arraignment for Sept. 17 at the Southwest Justice Center in Murrieta.

Popa is free on a \$10,000

bond.

According to the sheriff's department, the defendant came under investigation while deputies from the Burglary Suppression Team were gathering evidence tied to a rash of thefts during which the bandits extracted circuit breaker units from multiple newly constructed residences, and a few businesses, in and around Temecula.

"After several months of following investigative leads, the team identified a suspect who was involved in a fencing operation of the stolen circuit breakers," Sgt. Josh Hephner said.

Fencing occurs when a party acquires known stolen property and sells it at a profit.

"Investigators learned

See Breaker Page 5

the Summerwind residence when Del Real was fatally wounded.

The circumstances were not specified, including whether the defendants and victims were all acquainted.

Court documents show Bar-

pursuit lasted about an hour.

A search of the vehicle revealed more meth, "a large amount of money and items associated with illegal narcotics sales," Railsback said.

Back at the home where Melton had been staying, the stolen tractor was seized, as well as 10 other stolen vehicles, according to the police spokesman.

ra has prior convictions for armed robbery and carrying a concealed weapon. Ambriz has priors for receiving stolen property and resisting arrest.

Insley has a prior conviction for carjacking, according to records.

The woman was questioned and released, and Melton was jailed.

No charges connected with the stolen vehicles were filed in the case due to evidentiary concerns.

Court records show Melton had prior convictions for identity theft, auto theft, possession of controlled substances and check fraud.

Felon

Continued from Page 2

lice helicopter, following the Lexus as it continued to flee and drive recklessly at speeds through the city and county areas."

The police spokesman said the Lexus abruptly stopped in the early stages of the chase, and a bag containing "a sawed-off shotgun, two loaded handguns, assorted

ammunition and a large amount of ... crystal methamphetamine" was dumped along a roadside.

A patrol unit went to the spot and collected the evidence, Railsback said, and the pursuit continued, with the helicopters tracking the Lexus as it went into Nuevo.

"The driver briefly stopped to refuel ... even speeding away with the gas nozzle still attached to the car,"

Committee to Improve Efficiency of County Land Use Agency Approved

RIVERSIDE (CNS) - The Board of Supervisors Tuesday unanimously approved formation of a committee that will be tasked with identifying ways of improving operations in the Riverside County Transportation & Land Management Agency, where inefficiencies from high turnover and lack of staff expertise have become a concern.

Supervisors Kevin Jeffries and Yxstian Gutierrez jointly sought and got the full board's approval for the "Ad Hoc Committee for the Continuous Improvement of TLMA." The two men will serve as the principal committee members.

"I'm supportive of the two supervisors serving on this ad hoc," board Chairman Chuck Washington said. "I would like to serve as an alternate."

The vote to establish the committee incorporated a provision that Washington be a reserve member. Since Jeffries is slated to retire at the end of the year, Washington would automatically assume the vacant spot on the panel.

"Riverside County has experienced significant growth in recent years, placing increasing demand

for land-use services," the supervisors wrote in documents posted to the board's agenda. "This growth has resulted in some challenges."

"Reviewing and mapping our development process from start to finish would identify opportunities to enhance system efficiencies."

Among the other concerns is lack of "timeliness ... processing permits, reviewing plans and addressing inquiries" from developers, according to the supervisors.

"Exploring opportunities to reduce processing times would make the county a more attractive place for development," documents stated.

The committee will undertake a "thorough review of current systems and processes" to identify "specific areas where inefficiencies exist" to ferret out solutions, which may require hiring an independent consultant, according to the proposal.

There will be an opportunity for developers and others to provide input as part of the committee's work, which will necessitate the establishment of "clear timelines for the completion of key milestones within the (committee's) action plan," the supervisors said.

No new General Fund expenses are associated with the new committee.

Jeffries and Gutierrez said the intent will be to identify ways of strengthening recruitment and retention of staff, because shortages have "contributed to service delays and reduced the department's overall effectiveness."

"The heavy load of planning casework adds to the challenges of keeping staff, pointing to the need to stabilize our workforce to achieve and maintain manageable caseloads," they wrote, additionally noting there are ongoing "system inefficiencies" stemming from "outdated processes" that need to be addressed.

"The county's ability to effectively manage land use projects is hampered when our systems are not efficient," the supervisors said.



Animal Services Director Gettis to Exit Post for Slot at County Hospital

RIVERSIDE (CNS) - The Riverside County Department of Animal Services' embattled director will be moving to a management position at the county hospital two weeks from Tuesday, while a nationwide search gets underway for her replacement.

The county Executive Office confirmed Tuesday that Department of Animal Services Executive Director Erin Gettis will officially step down on Sept. 24 to become executive director for the Riverside University Medical Center in Moreno Valley.

Officials would not disclose whether Gettis was encouraged to take the position due to intensifying criticism of policies she implemented at animal services, which led to the filing of a lawsuit against the county last month.

County CEO Jeff Van Wagenen issued a statement publicly thanking "Erin for her efforts over the last two-and-a-half years."

In her new role, Gettis will be handling government relations, helping develop strategic plans for the medical center campus, conducting research on grant opportunities and coordinating with the chief operating officer, chief nursing officer and others to improve "patient-centered and customer-based services," according to an online description of the job.

It pays between \$150,633 and \$274,830 annually,



Erin Gettis

and Gettis was expected to land in the upper tier, given that her current position nets her about \$220,000 a year, according to public compensation records published by the California State Controller's Office.

Executive Office spokeswoman Brooke Federico told City News Service the Department of Human Resources will initiate a national search for a new director at the Department of Animal Services, utilizing the services of a pre-approved external recruiting firm. The Board of Supervisors will consider the recruiter's recommendations and vote on which-ever prospect appears most promising.

"It is difficult to estimate how long the recruitment process will take; our focus is on identifying and interviewing the best candidates," Federico said.

Gettis has been lambasted publicly, sometimes at board meetings, for policies that led to the county

FRIDAY, Sept. 13, 2024

Today in History:

Today is the 257th day of 2024.
There are 109 days left in the year.

Today in history:

On Sept. 13, 1993, at the White House, Israeli Prime Minister Yitzhak Rabin and PLO chairman Yasser Arafat shook hands after signing an accord granting limited Palestinian autonomy.

Also on this date:

In 1788, the Congress of the Confederation authorized the first national election and declared New York City the temporary national capital.

In 1948, Republican Margaret Chase Smith of Maine was elected to the U.S. Senate; she became the first woman to serve in both houses of Congress.

In 1971, a four-day inmate rebellion at the Attica Correctional Facility in western New York ended as police and guards stormed the prison; the



The U.S. National Archives

ordeal and final assault claimed the lives of 32 inmates and 11 hostages.

In 1997, a funeral was held in Calcutta, India, for Nobel peace laureate Mother Teresa.

In 2008, crews rescued people from

their homes in an all-out search for thousands of Texans who had stayed behind overnight to face Hurricane Ike.

In 2010, Rafael Nadal beat Novak Djokovic to win his first U.S. Open title and complete a career Grand

Slam.

In 2021, school resumed for New York City public school students in the nation's largest experiment of in-person learning during the coronavirus pandemic.

Breaker

Continued from Page 3

that Popa was purchasing stolen circuit breakers on a regular basis from suspects," Hephner said. "The investigation

revealed Popa also owned a business selling circuit breakers, primarily through e-commerce."

A search warrant was procured and served at the defendant's residence in

the 22800 block of Cougar Street, as well as another property in the 11600 block of Sterling Avenue in Riverside.

Hephner alleged the searches uncovered "thousands of

stolen circuit breakers and other items of evidentiary value."

Popa was taken into custody without incident.

The parties allegedly responsible for the thefts

were not identified, and it was unclear whether any of them had been arrested.

Court records show that Popa has a prior misdemeanor conviction for reckless driving.

Gettis

Continued from Page 4

being characterized as worst in the nation for sheltered dog and cat kill rates.

The lawsuit filed in August, spearheaded by the Rancho Mirage-based Walter Clark Law Group, seeks a permanent injunction against the Department of Animal Services' humane euthanasia programs.

Clark called it a "ground-breaking case" that's predicated on the 1998 Hayden Act. That legislation, authored

by then-state Sen. Tom Hayden, D- Santa Monica, states in part, "no adoptable animal should be euthanized if it can be adopted into a suitable home."

The measure further bars euthanasia even if a pet lacks qualities that make it ill-suited to immediate adoption, "but could become adoptable with reasonable efforts."

The plaintiffs, based on data gleaned and produced by the nonprofit Best Friends Animal Society, contend that in 2022, Department of Animal

Services shelters "killed more animals than any other reporting shelter in the United States."

Altogether, in 2022 and 2023, an estimated 24,000 canines and felines were euthanized in county shelters, according to the organization.

Clark and his law partners alleged Gettis was unsuited and under-qualified to manage animal services.

The accusations elicited barbed responses from Supervisors Kevin Jeffries and Karen Spiegel at the Aug. 27 board meeting.

"It's time to tell contract cities, 'You need to go on your own and build your own shelters,'" Supervisor Kevin Jeffries said regarding municipalities that depend on the county for animal control. "We're going to have to do something different. We cannot continue to be your punching bag. Because your city has hundreds, if not thousands, of animals being turned into our (four) county shelters, nationally and internationally, we receive the criticism."

Spiegel was exasperated over what she described

as questionable data being floated as gospel truth.

"We've been asking all these different groups that keep quoting 'we're the worst in the nation (for kill rates)' where are you getting that? And it's one group on the internet -- Best Friends," the supervisor said. "Many municipalities have the same challenges. We have had a severe amount of (abandoned and neglected) animals, hundreds at a time, coming into the shelters. Municipalities cannot take these animals. It's very challenging."

EV

Continued from Page 1

Assembly Bill 2448 could benefit car mechanics who build and maintain the vehicles, electricians and welders who make charging stations to power them, and software developers who design programs to run the cars. The bill would also offer business loans, tax credits, and grants to EV manufacturers.

"We're trying to mimic what California did for Tesla, to get other people in the game," Jackson said. "And to make sure those resources are centered in lower income and middle class communities, not just Silicon Valley or large urban areas."

The bill passed the Assembly in May, survived the Senate appropriations committee August 15th, won final approval in the Legislature on Aug. 27 and now sits on the governor's desk. Startup costs would be at least \$4.5 million with \$1.2 million in annual expenses after that, according to the bill analysis, making it trickier to pass amid the state's \$47 billion budget deficit.

Jackson and the bill's supporters maintain it's a sound investment. Creating well-paid trade and technical jobs is a high priority for leaders in the Inland Empire, a region known as a warehouse center and bedroom community. Local engineering students and other university graduates often commute several hours to work in coastal counties, or leave the region entirely.

The opportunity zone "will help to keep these educated people in the region because there will be jobs for them," Jackson said.

The biggest beneficiary, at least initially, could be a luxury EV maker.

The precise boundaries of the opportunity zone are yet to be determined, but Jackson said it would likely fall in



Assemblymember Corey Jackson, a Moreno Valley Democrat, addresses reporters at the state Capitol in Sacramento on Jan. 23, 2023.

Photo by Rahul Lal, CalMatters

Moreno Valley, home to Karma Automotive, which has produced 1,000 vehicles so far, at prices starting at \$147,000 and reaching \$500,000.

These aren't the commuter cars that will get California to its goal of transitioning all new vehicles to zero emissions by 2035. But Karma President Marques McCammon said its vehicles serve as proof of concept for technology that can eventually be deployed by bigger automakers.

"The easiest way to de-risk new technologies is to release them into markets that have a higher tolerance for risks," he said.

In other words, customers who can afford an upscale EV will, in effect, test drive new technology. Then other car manufacturers can scale that up to build tens of thousands of electric cars at lower prices.

"I can help my business and shareholders, and also be a support system and a learning laboratory for the broader industry," McCammon said.

Moreno Valley Mayor Pro Tem Cheylynda Barnard, who's also executive director of the Inland Empire Labor and Community Center, said the city is rooting for the bill.

"Moreno Valley is ripe with talent and getting this type of innovation in the city would be helpful in creating jobs and opportunities," she said.

There's already an automotive hybrid and EV training program at Riverside City College, where students can earn certificates or associate degrees. Jackson's bill would extend internships

and apprenticeships to more students and encourage other EV automakers to locate in the region, said Riverside Community College District Trustee Keri Then.

"While our students are completing certificates or apprenticeships or degree programs they earn while they learn, so they graduate with near zero debt for their experience," she said.

The EV zone would support skilled trade workers, along with engineers and scientists, creating pipelines for well-paid jobs that don't require four-year degrees, Jackson said.

"This generation wants to know what they are going to get for spending so much time and money for their education," he said. "We want to make sure that people know that if you choose this pathway, there's a job waiting for you. There's a profession waiting for you."

For McCammon, the car business is a life-long pursuit. He said he grew up playing with the golden wrench his grandfather received as a Chrysler mechanic. McCammon later earned undergraduate and master's degrees in mechanical engineering, before working as an engineer and executive at Chrysler and other firms. He hopes to guide Inland Empire students down the same path.

"I want to see more female engineers and technicians," McCammon said. "I want to see more Blacks and Latinos. I want another generation coming into our industry."

Jackson's bill notes that a Riverside County opportunity zone would be a model for

Palm Springs International Airport Chosen for \$500,000 Electric Vehicles Grant

PALM SPRINGS (CNS) - The Federal Aviation Administration awarded Palm Springs International Airport a grant of \$503,212 aimed at substituting gas-powered airport vehicles with electric ones, the airport announced Monday.

This was PSP's first Zero Emissions Vehicle grant application to the FAA, airport officials said.

"Receiving this grant is a significant milestone for Palm Springs International Airport and underscores our dedication to sustainability," said Harry Barrett

Jr., PSP executive director of aviation. "Replacing these vehicles with electric models will not only reduce emissions but also set a precedent for future green initiatives at the airport."

The grant is a component of a \$2.2 billion FAA initiative through the Airport Improvement Program, in addition to supplemental discretionary grants, officials said.

PSP will officially accept the grant by the end of September, subject to City Council approval.



other EV hubs around the state. But California will need a broader approach to meet its zero emissions goals, said Orville Thomas, CEO of the California Mobility Center, a Sacramento organization with similar goals of promoting clean technology and transportation.

"I hope we're not just saying each county has to do their own opportunity zone," he said. "I hope the state looks at it and says we're going to do a statewide system that accelerates zero emissions manufacturing."

But as a starting point Riverside County is a good site for an EV hub, with its proximity to Salton Sea lithium deposits needed for battery production, Thomas said.

Riverside County has a bit of a split personality when it comes to sustainability. It's a center for lithium mining and other alternative energy projects such as wind and solar farms. Yet Riverside and neighboring San Bernardino County consistently rank among the worst in the nation for ozone and particulate air pollution. Establishing an EV hub won't immediately fix that, but it could move the needle.

"When the state reaches its climate goals, then the Inland Empire is going to benefit from that," Jackson said. "The Inland Empire... continues to be one of the fastest growing regions in the state. If we are not buying and transitioning to electric vehicles, then the state as a whole won't."

How to Pick the Best Preschool or Child Care Center For Your Child

By MORIAH BALINGIT
AP Education Writer

Preschool options are growing with the expansion of early learning programs, giving families in some parts of the U.S. a dizzying array of choices.

Some states, like Colorado and New Mexico, are funneling state money into existing private preschools or child care centers. Others, like California, are expanding preschool through the public school system. Some cities are launching their own universal preschool programs. In the 2022-2023 school year, 35% of 4-year-olds and 7% of 3-year-olds were enrolled in public preschools — a record high.

The benefits of high-quality preschool are clear, research shows, and children from low-income households stand to gain the most. They are more prepared for kindergarten, which has grown increasingly academic, are less likely to need special education services and are less likely to have to repeat a grade. There are longer-term benefits, too. Adults who attended preschool are less likely to be incarcerated and are healthier than those who did not.

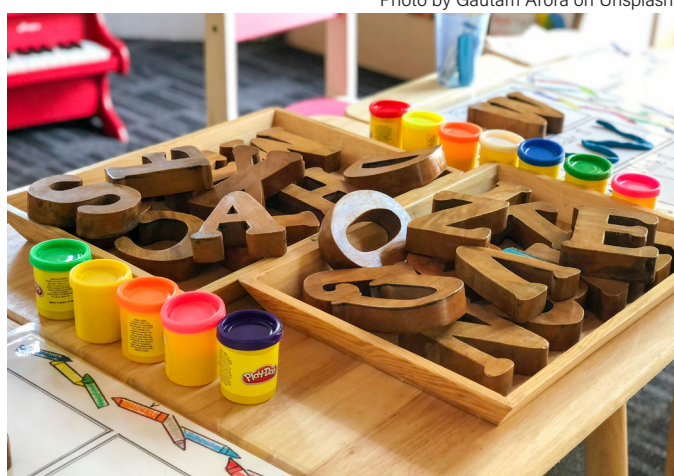


Photo by Gautam Arora on Unsplash

Preschool once was reserved mostly for families who could pay, or for families with low enough incomes to qualify for public programs. Now, hundreds of thousands of families have more options than before.

But how to pick the right one? Here are some things to consider when looking for a high-quality preschool.

Take a tour

Grownups should take a tour of a preschool they're considering — and keep an eye out for interactions between adults and children, the state of the facilities and other clues to the quality of the care.

In a high-quality preschool or child care center, teachers are engaged. "They are on the floor, they're at tables,

they are asking questions," said Amanda Batts, who oversees quality assurance for the National Association for the Education of Young Children, which credentials preschools. "They're engaging in co-inquiry with the children in their care."

Red flags, Batts said, would include "disorganized learning spaces." Preschools are inherently chaotic places, but classrooms should still be well-organized and clean, and children should have access to learning materials like toys and books.

Ask about teachers and curriculum

Parents should ask what the training requirements are for the educators, and how much they are paid, said Steven Barnett, head of the National Institute of Early Education Research. Many preschool teachers have bachelor's degrees and teaching certifications similar to those required for teachers in K-12 schools. Many others have or are working toward a child development associate certificate. A CDA requires coursework, an exam, practicum hours and an observation, where teachers must show they can apply those lessons in



Bruce Bivins

PESD

Continued from Page 1

"This is an exciting time for the Perris Elementary School District. Our new mission and core values reflect our commitment to every student's success and well-being," stated Bivins. "The process we undertook to drive the changes we've made ensured that our school community's voice was heard, valued and acted upon."

See Preschool Page 12

3 Tips to Help Kids Stay on Top of Their Homework

When a new school year begins, most teachers don't wait long before they begin scheduling tests, and assigning loads of homework and reading assignments. Here are three tips for helping kids stay on top of all their coursework:

1. Focus on organization: One of the most valuable life skills a student can develop while in school is time management. Teach kids how to prioritize assignments with upcoming deadlines and those which are easy to knock off their to-do list. Encourage them to find an organizational tool, such as an academic planner or calendar, that works for them. Depending on their preferences and learning style, they may prefer to use app-based tools. The important thing is that they always know what is on their to-do list and when it must be completed

by. If they are struggling, help them chunk their afternoon into segments so that they budget enough time for each of their tasks.

2. Equip them with high-quality math tools: Math can be a frustrating subject for many students. To make learning simpler, equip them with tools that are incredibly easy to use. With Natural Textbook Display and an intuitive icon menu, the fx-9750GIII graphing calculator from Casio is a solid, affordable choice for quickly grasping new mathematical concepts. And because it features nearly 3,000 functions, including graph plotting, probability distribution, vector arithmetic and spreadsheets, students at all levels will find it an invaluable tool, particularly during test-taking season,

See Homework Page 11



(c) Photodjo / iStock via Getty Images Plus

"Beetlejuice Beetlejuice"

By Bob Garver

In preparation for "Beetlejuice Beetlejuice," I watched the original film from 1988. I found that I liked "some" things about it, like the set and character designs and much of the humor, but it's not a film I would recommend overall. The special effects weren't well-integrated (even for the 80's), motivations between the warring factions made no sense, and worst of all, the characters just weren't likeable. I'm not talking about obvious villains like the ruthless profiteers or Michael Keaton's sleazy trickster-for-hire Betelgeuse (hereafter referred to as "Beetlejuice"). I mean that I couldn't even root for harmless yuppie couple the Maitlands (you guys are dead, find something to do with your eternal lives and stop bothering the living) or Winona Ryder's teenage goth icon Lydia Deetz ("somebody" wants attention"). The good news is that the new film is better about making its protagonists likeable. The bad news is that, while it addresses one issue, others remain and a few new ones pop up.

The story finds the now-adult Lydia returning to her family's old home to attend her father's funeral. In tow are her eccentric artist stepmother Delia (Catherine O'Hara, reprising her role from the first movie), her manipulative fiancé Rory (Justin Theroux), and

her distant daughter Astrid (Jenna Ortega). Though moody around her family and bullies, Astrid isn't as standoffish as Lydia was in the original. She even makes friends with local boy Jeremy (Arthur Conti) and the two have a sweet little romance that you know is too wholesome for this movie, so something's going to have to go wrong.

What isn't too wholesome is what's going on in the Netherworld. Ever-scummy bio-exorcist Beetlejuice isn't having much luck with his favorite pastime of haunting Lydia, appearing to her for only a split-second at a time, which makes her question her sanity. He's being haunted himself by his ex-wife Delores (Monica Bellucci). The two have a tumultuous history, having killed one another in their human forms. Now she's back in his (after)life and she wants... to suck out his soul, I think. Or maybe she wants to remarry him? Or use him for a demonic ritual? Like its predecessor, this movie has a problem establishing motivations. Her inventive introduction in a scene where she fixes her own dismemberment is supposed to compensate for a lack of character development. Also underdeveloped is Willem Dafoe as Wolf Jackson, an actor who played detectives in his lifetime before transitioning to a career as an actual detective in the afterlife. Sometimes he gets his roles

and his job mixed up. Great idea for a character, but the movie never quite knows how to work him into the story.

Twists and turns wind toward a wedding between Lydia and Rory that Beetlejuice wants to crash. Poor Lydia just wants to keep her family alive and Beetlejuice out of her life, but of course things can't be that simple. She has to go through an ordeal filled with demonic babies, a half-devoured-by-fish ex-husband (not to be confused with her half-devoured-by-fish father), a literal Soul Train, and another forced musical number that wants to outdo the "Day-O (The Banana Boat Song)" sequence from the original.

Like the original "Beetlejuice," I like the creativity and humor on display here, but I don't like that the script is full of holes (and not just of the "afterlife rules are random" variety) and plot threads that go nowhere. What helps is that in this movie, the three generations of women that serve as protagonists are ultimately more loving and supportive than the



characters in the original. In fact, it helps so much that, unlike its predecessor, I will recommend this movie. I'll even look forward to the inevitable third installment, as I seriously doubt that a franchise obsessed with saying a character's name three times is going to stop at two.

Grade: B-

"Beetlejuice Beetlejuice" is rated PG-13 for violent content, macabre and bloody images, strong language, some suggestive material and brief drug use. Its running time is 105 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Beetlejuice Beetlejuice' Scares Up \$110 Million Opening Weekend

LOS ANGELES (CNS) - "Beetlejuice Beetlejuice" opened with a whopping \$110 million this weekend to easily blow away the competition at the box office, according to industry estimates released Sunday.

Director Tim Burton's comedy/horror film is a sequel to his 1988 "Beetlejuice." Both films star Michael Keaton as a ghost trying to marry someone in the real world and Winona Ryder as his love interest.

"Deadpool & Wolverine," which has ruled the box office chart for most of its seven-week run, is finally showing signs of slowing down but still claimed second place with \$7.2 million Friday through Sunday, Comscore reported.

"Reagan," a biopic of the nation's 40th president starring Dennis Quaid, was third with \$5.2 million.

Fourth place went to "Alien: Romulus," which made \$3.9 million in its fourth weekend, followed by "It Ends with Us" with \$3.7 million in its fifth week.

Rounding out the top 10 domestic releases at North American theaters were "The Forge" (\$2.9 million), "Twisters" (\$2.2 million), "Blink Twice" (\$2.1 million), "The Greatest of All Time" (\$2 million) and "Despicable Me 4" (\$1.8 million).

This weekend's overall three-day box office haul was estimated at \$150 million. The year-to-date total is \$5.94 billion -- down 13% from the figure at this time last year, according to Comscore.

There's No Butter in Apple Butter, But it Spreads Deliciously

By KATIE WORKMAN
Associated Press

For me, it's just not fall unless there is at least one apple picking outing. It's been a family tradition since I was little — even though I actually fell out of an apple tree and broke my leg when I was 5. It wasn't the tree's fault.

And we never bring home a normal amount of apples — by normal, I mean the amount a family could eat before they start to soften. The baking would ensue: apples pies with streusel toppings, apple crisps with poofs of homemade whipped cream, apple coffee cakes, apple muffins.

But lately, I've been craving apple butter, a concentrated puree of autumn's favorite fruit (mine, anyhow). Contrary to what the name suggests, there is no butter in apple butter. The name refers to the fact that this slow-cooked, thick, sweetened-and-spiced apple spread can be swiped across toast, muffins, etc., in place of butter.

The main difference between apple sauce and apple butter is the thickness. Apple butter is cooked for longer and reduces down to a thicker consistency.

Apple butter has an intensely apple and sweet flavor, and also tastes of the warm spices added; in the case of the recipe below, cinnamon, cloves and allspice. If you want to skip the cloves or allspice, using either one plus the cinnamon is fine. Or, just stick with cinnamon, using 1½ teaspoons of the spice for a simpler,



cinnamon-flavored apple butter.

You can use any apples to make apple butter. Softer apples will cook down faster and get to that smooth texture more easily. Try McIntosh, Fuji or Yellow Delicious. The amount of sugar you want to add depends on the sweetness or tartness of the apples. I suggest starting with ½ cup, tasting toward the end, and then adjusting the amount of sugar and spices as desired.

There are two ways to see if your apple butter has cooked down to the desired thickness. A spoonful of the apple butter should remain mounded on the spoon, and not slowly drip off. Or, place the spoonful of apple butter on a plate, and liquid should not seep out from around the edges.

Apple butter is delicious on bread and toast of all kinds. Pumpkin bread or zucchini bread are also great options, underscoring the whole autumnal vibe.

You can also stir it into oatmeal, grits, or another breakfast porridge. It makes a nice filling for crepes, and can also be stirred into cottage cheese or yogurt.

Or brush it on a roast chick-

en for the last 15 minutes of roasting for a lovely sweet fall flavor. It's nice paired with cheeses as well; try cheddar, manchego or another firm sharp cheese.

The smooth "butter" can also be used in baking, as a replacement for oil, and adds a natural sweetness to recipes. You may want to reduce the amount of sugar called for in a recipe, since the apple butter has sugar added in.

Apple butter can be refrigerated for up to three weeks, tightly sealed. It can also be frozen for up to one year. Whether you use a container or a freezer-proof bag, make sure there is a little room for the apple butter to expand when it freezes, but not so much extra room that air will be trapped in the container. If you are canning the apple butter in a hot water bath, it can last much longer.

APPLE BUTTER
Makes 1 1/2 cups, serves 12 people
Ingredients
3 pounds apples (such as Try McIntosh, Fuji, or Yellow Delicious)
½ cup water
1/2 to 1 cup sugar
1 teaspoon ground cinnamon
¼ teaspoon ground cloves



Here's another easy recipe for you to whip up on a weeknight after work or to satisfy the pickiest kids in your family. For an even quicker and easier dish, omit the chicken and have dinner done as fast as you can cook pasta.

This hit the spot for my whole family and was a perfect meal to fit in before my son's soccer practice.

Who doesn't love cheesy pasta?

Ingredients

- 1 package pasta
- 2 cups finely grated parmesan
- 1 cup pasta water
- 8 tbsp butter
- 1 tsp salt
- 1.5 lbs chicken
- 1 tbsp olive oil
- Pepper to finish

Cook pasta to the directions on the package. Dice the

¼ teaspoon ground allspice

Directions

Wash the apples, then quarter and core them.

Place the apples with the water in a large, heavy pot. Bring the apples to a simmer over medium-high heat. Reduce the heat to medium and simmer the apples, uncovered, until they are very tender and starting to fall apart, about 25 minutes (some apples will take longer than others). Stir frequently. You can add a few more tablespoons of water if needed so the apples can get fall-apart mushy without sticking to the pot or burning.

Chicken Alfredo

chicken and mix with olive oil in a bowl. Heat a pan on medium and cook the chicken just long enough to be cooked through. Set aside. Near the end of the pasta cooking, in a separate pan from chicken, melt butter. Add the pasta water. And then add the pasta. Slowly mix in the parmesan bit by bit. Mix thoroughly. Mix in the chicken and serve. I finished my plate with a little bit of fresh cracked pepper. EAT!

For more recipes visit www.zapinin.com/food



Remove from the heat and press the apples, along with any remaining liquid in the pot, through a food mill. Discard the solids periodically to make the pureeing faster.

Rinse out the pot and return the pureed apples to the pot over medium heat. Add 1/2 cup of the sugar, cinnamon, cloves and allspice. Stir frequently until the mixture has thickened and smells great, about 5 minutes. Add up to another ½ cup of sugar as needed to reach the desired sweetness.

Seal the jars and refrigerate for up to three weeks.

Drift Smoke, Ash Severely Reduces Air Quality in Riverside County

RIVERSIDE (CNS) - Riverside County officials Tuesday urged residents, particularly those in compromised health, to avoid outdoor activities as much as possible due to smoke-clogged skies from fires in neighboring counties blanketing the region.

"Residents, especially those with chronic health conditions, need to be aware of the risks of breathing unhealthy air and take steps to keep safe," county Public Health Officer Dr. Geoffrey Leung said.

The 9,300-acre "Airport Fire" in Trabuco Canyon on the east end of Orange

County and the 24,000-acre "Line Fire" near Highland in San Bernardino County were both inducing heavy drift smoke, mostly across the western half of Riverside County. The sun was blotted out by ash and smoke in the Riverside metropolitan area about 12:30 p.m.

The Riverside County Department of Public Health said that children and seniors with chronic respiratory challenges, such as asthma, lung and heart disease, were at highest risk of developing complications stemming from the reduced air quality.

The South Coast Air Quality

Management District issued advisories covering the Riverside metropolitan area and Banning Pass, warning of "very unhealthy" conditions.

"People in areas impacted by smoke and ash should avoid strenuous activity, remain indoors with the air-conditioning on and windows and doors closed," according to a health department statement. "Indoor air can be kept fresh with a clean filtering system to prevent from bringing smoke inside."

Additional information is available at www.rivcoready.org.



Photo by Gary Evans

As of Thursday morning, the fire was estimated at 23,412 acres and was 5% contained. It grew about 1,000 acres overnight when it was 0% contained.

The Airport Fire began about 1 p.m. Monday near Trabuco Canyon Road in the area of the remote-controlled airplane airport, said Orange County Fire Authority Capt. Sean Doran.

Concialdi said that by Tuesday morning, the fire had raced up the canyons and hillsides and crested into Riverside County. The blaze also bore down on Santiago Peak, which is home to a series of radio and television broadcast towers, used not only by local media outlets but also federal and local government agencies. The fire appeared to lap right up to the base of some of the towers, but the equipment appeared to escape any serious damage.

A mandatory evacuation order was previously issued for the Robinson Ranch community in Rancho Santa Margarita. Voluntary evacuation warnings were in place for residents on Rose Canyon Road, Trabuco Creek Road, Trabuco Canyon Road, Trabuco Oaks Drive, Joplin Loop and Cook's Corner. Evacuation warnings were issued Tuesday for Silverado and Modjeska canyons.

A care and reception shelter for evacuees was established at the Rancho

Santa Margarita Bell Tour Regional Community Center, 22232 El Paseo. Large animals can be sheltered at the Orange County Fair Grounds, 88 Fair Drive in Costa Mesa.

Early Tuesday afternoon, some of those warnings became evacuation orders, impacting an area generally north of the San Diego County line, east of the Orange County line, south of Lake Elsinore near the base of Ortega Highway and west of South Main Divide Road/Grand Avenue.

Evacuation centers were established at Santiago High School, 1395 E. Foot-hill Parkway, Corona, and Temescal Canyon High School. Large animals can be taken to the Jurupa Valley Animal Shelter, 6851 Van Buren Blvd., according to the Riverside County Fire Department.

An additional Large Animal Shelter is available at the Murrieta Equestrian Center located at 42670 Juniper St, Murrieta. Basic food and water are available at animal shelters. Riverside County residents needing assistance with large animal evacuations can call 951-358-7387.

Fire crews on Wednesday deployed additional resources into the El Cariso area in Riverside County southwest of Lake Elsinore in hopes of shoring up structure protection and hoping to make a stand against the fire's advance.

Weather Helps Slow Spread of Airport Fire in Orange, Riverside Counties

LAKE ELSINORE (CNS) - Aided by cooler weather, the spread of the destructive Airport Fire burning in Orange and Riverside counties is significantly slowed Thursday, and progress is being made on putting out the blaze that has destroyed an unknown number of structures, injured 10 firefighters and two civilians and forced various school closures.

"Most of those firefighters injured were heat-related illnesses," Orange County Fire Authority Capt. Steve Concialdi said. "But one did get stung by numerous bees, and one sustained minor burns and the other couple had some injuries from fighting the fire, but all were released from the hospital and are doing

well."

At a Wednesday afternoon news conference, OCFA Division Chief Kevin Fetterman reported two civilian injuries -- one who suffered a medical emergency and one with unspecified burns -- and a total of 10 firefighter injuries.

Cooler temperatures and denuded hillsides were aiding firefighters Wednesday, resulting in far less spread of the conflagration, Concialdi said.

"We got a lot of recovery (Tuesday) night because it cooled down," he said. "Last night, it was 60 degrees, so that helped us improve those containment lines. That containment is expected to grow in our next report."

Fetterman added that the "change in the weather overnight slowed the fire's growth and (allowed) our ground and air forces to significantly improve fire lines."

The agency's new firehawk helicopters have "made a tremendous impact," he said.

"We can confirm that there were some homes damaged and destroyed in the communities around Ortega Highway," but details were still being collected, Concialdi said.

Some structures and vehicles were also believed to have been damaged or destroyed in Riverside County on the outskirts of Lake Elsinore.

Homework

Continued from Page 7

as its exam mode makes it approved for the SAT, PSAT, ACT and AP tests. The fx-9750GIII is also capable of programming in CASIO Basic and MicroPython, and Python files are easily stored and transferred via USB to a computer.

3. Set boundaries: As a

parent, it's essential that you support your child in their academic pursuits, however being too hands-on during homework time could lead them to rely on you to provide them with answers, not guidance. While this approach may mean they turn their assignments in on time, if they aren't absorbing the material themselves they could quickly fall behind in the classroom. Set clear

boundaries about what your after-school role will be and stick to it. You can also foster your child's independence and confidence by helping them differentiate between reliable educational resources and misinformation.

With the right tools and habits, students can keep up with their assignments and make the most of their study time. (StatePoint)

By committing to pay into the new UC Berkeley fund, tech companies succeeded in killing the bills they opposed while appeasing both legacy print media and some digital-only news outlets with five years of support. The agreement is similar to a deal Google cut in France more than a decade ago, creating a "digital publishing innovation fund" when publishers there pushed for regulations.

"This public-private partnership builds on our long history of working with journalism and the local news ecosystem in our home state," Kent Walker, an executive at Google's parent company Alphabet, said in the press release announcing the agreement.

Wicks called it "a cross-sector commitment to supporting a free and vibrant press." In contrast, Glazer said it was "completely inadequate and massively short" of what Google is paying in Canada, and "seriously undercuts our work toward a long-term solution to rescue independent journalism."

The Media Guild of the West, which represents reporters in Southern California, slammed the agreement and accused publishers and lawmakers of folding to Google's threats.

"Google won, a monopoly won," said Matt Pearce, the group's president. "This is dramatically worse than what Australia and Canada got... I don't know of any journalist that asked for this."

The guild said it was particularly concerned the deal involved a program promoting artificial intelligence technology, which it saw as a concession to the tech industry that could result in a further loss of reporting jobs. The Pacific Media Work-

ers Guild, which represents journalists in Northern California, also opposes the deal.

The AI program appears to only be partly related to journalism: In its announcement, Wicks' office said the program will give businesses, nonprofits and researchers "financial resources and other support to experiment with AI to assist them in their work" addressing challenges such as environmental issues and racial inequities. OpenAI will contribute tech services, said former lawmaker Bob Hertzberg, who helped negotiate the deal, and proponents expect other tech companies to join in.

The AI accelerator would also create "new tools to help journalists access and analyze public information." Makinen, of the news publishers association, said more details of the program "need to be made public as soon as possible," and said she wants to see "more of those resources directed toward publishers."

Others, including an association of mostly smaller, digital news outlets, said the threat of tech platforms refusing to link to news articles would have been devastating.

Chris Krewson, president of Local Independent Online News Publishers, pointed to Canada, where Facebook no longer links to Canadian media in response to the new law there. That caused readership and ad revenue to plummet for small news outlets, Krewson said.

The organization's major funders include Google and Meta; CalMatters CEO Neil Chase, an association board member, last weekend urged member publications to support the deal.

"I just don't know that this industry should be in the position of saying no to any help it can get," Krewson said. "And I don't think it makes us more or less reliant (on tech platforms) than we already have been."

Newspaper

Continued from Page 16

among media companies over how the money would be divvied up.

Australia and Canada both passed similar measures in recent years — but the political headwinds were different in the tech companies' home state.

Google has argued the bill would unfairly force it to pay for sending free traffic to news sites, and disadvantage smaller sites. In a legislative hearing in June, the company's vice president of global news partnerships, Jaffer Zaidi, called the proposal "profoundly unconstitutional and problematic" since it could compel platforms to show content that they were forced to pay for.

The second bill, introduced

this February by Orinda Democratic Sen. Steve Glazer, would have imposed a fee on major tech platforms to provide news outlets a tax credit to employ local journalists. The measure would have raised \$500 million a year.

In response to the Wicks bill, Google temporarily removed links to California news websites from its search results and in response to the Glazer bill, Google said it might stop funding nonprofit newsrooms nationwide. At the time, McGuire called the threats "an abuse of power."

Glazer shelved his bill in May, after failing to scrounge up the two-thirds majority he needed, and said he would focus on trying to improve the Wicks bill. He later resurrected it; it passed the Senate in late June and is in an As-

sembly committee.

Negotiations ramped up over the summer.

Tech companies doubled down on threats to stop linking to news sites in California if Wicks' bill passed, and publishers had an incentive to support an agreement that would give them the money quicker. In Canada, the government has estimated Google is paying \$73 million a year to news outlets under its new journalism industry law, but proponents of California's deal say the money has been slow to be distributed.

Another factor: Some proponents said it was unlikely Gov. Gavin Newsom, who pledged no tax increases this year, would sign Wicks' bill, which could be seen as a tax on tech companies. Newsom in a press release today praised the deal, though his spokesperson Alex Stack on Tuesday denied the governor was involved or had taken a position on the bill.

"This agreement represents a major breakthrough in ensuring the survival of newsrooms and bolstering local journalism across California — leveraging substantial tech industry resources without imposing new taxes on Californians," Newsom said in a statement.

Assemblymember Buffy Wicks played a key role in negotiating a deal between media outlets and tech companies. She speaks during a committee hearing in the Capitol Annex Swing Space in Sacramento on Aug. 15, 2024.



Photo by Fred Greaves for CalMatters

Preschool

Continued from Page 7

the classroom.

Curriculum is important in preschool because it guides teachers in planning play-based learning activities. A high-quality preschool or child care center should be able to share its curriculum, Barnett said.

If a parent spots a worksheet on a tour, it could be a sign that the instruction is not developmentally appropriate, said Batts.

Instead, experts say preschools should heavily emphasize social-emotional learning — teaching kids how to interact with their peers and how to manage their emotions — along with learning their letters and numbers. Those peer interactions are best practiced

Public Notices

Order To Show Cause For Change of Name Case No. CVMV2404602
To All Interested Persons: Tatiana Gomez filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Tatiana Gomez
PROPOSED NAME: Tatiana Leon
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: 10/02/2024 Time: 8:00 AM Dept. MV2. The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338. 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: 08/09/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld: 13217 Adld:4697 Custld: 17

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LULA MAE YATES
CASE NO. PRR12402084
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LULA MAE YATES. A PETITION FOR PROBATE has been filed by HAZEL BRYANT in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that HAZEL BRYANT 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

through play.

Don’t worry much about fancy philosophies

Some preschools advertise they use a name-brand early education philosophy, often a European one like Montessori, Waldorf or Reggio Emilia.

Individual schools, however, vary widely on how closely they adhere to a particular approach, Barnett said. The most important thing is that a preschool has a cohesive learning plan, he said.

Outline your priorities

Families weigh multiple factors when choosing a preschool. Many parents are looking for a preschool where the hours align with their work schedules. And cost is obviously a consideration.

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: 09/23/24 at 8:30AM in Dept. 12 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
ZEV S. BROOKS, ESQ. - SBN 162830, LAW OFFICES OF ZEV BROOKS
18627 BROOKHURST ST. PMB 435
FOUNTAIN VALLEY CA 92708
Telephone (714) 965-0179
BSC 225661
8/30, 9/6, 9/13/24
CNS-3845723#
PERRIS PROGRESS

Schld: 13224 Adld:4702 Custld: 8

NOTICE OF TRUSTEE’S SALE Title Sale No. 168326 Title No. 230344209 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/12/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE.

Batts encourages families to figure out their priorities and rank them, “so that you can find a place that’s going to meet – perhaps not all – but the most important priorities for your family.”

Find out if you qualify for assistance with costs

You might be surprised how many families qualify for free preschool or a child care subsidy.

Many places have recently expanded public preschool and programs to help families pay for privately run preschools and child care operations.

The federal government funds organizations that help people navigate their options or connect them with child care assistance. To find your local agency, Child Care Aware of Amer-

IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/02/2024 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/03/2004, as Instrument No. 2004-0962990, in book xx, page xx, of Official Records in the office of the County Recorder of Riverside County, State of California, executed by Rogelio Garcia, Single Man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER’S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 338-312-022 The street address and other common designation, if any, of the real property described above is purported to be: 29936 Pacific Channel, 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, 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$173,262.57 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 8/20/24 The Mortgage Law Firm, PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Foreclosure

ica has a special search tool on their website.

“Every state is different, and in a lot of situations, the most helpful thing is to talk to someone who can assess your family’s individual situation,” said Anne Hedgepeth, chief of policy and advocacy at Child Care Aware of America.

Check licensing

Once you’ve narrowed down programs, check their licenses.

Licensing requirements differ from state to state, but they generally outline health, safety and staffing guidelines preschool and child care operations must meet. Many states have exemptions for certain types of preschools, like small, home-based programs. The Department of Health and

Manager The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201, Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE’S SALE INFORMATION PLEASE CALL (800) 280-2832 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 for information regarding the trustee’s sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: 168326. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after

Human Services has compiled information about licensing and registration of child care facilities for every state and territory.

Many states recognize child care centers that go beyond minimum licensing requirements. For instance, a preschool may require additional staff training or out-line efforts to engage with parents. In Alabama, private preschools and child care operations can be awarded stars based on their curriculum, training requirements and level of engagement with families.

The National Association for the Education of Young Children also accredits child care centers and preschools, but many high-quality centers don’t pursue that credential.

the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee’s sale, or visit this internet website www.auction.com or https://auction.com/sb 1079/ for information regarding the sale of this property, using the file number assigned to this case Ts# 168326 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. A-4823304 08/30/2024, 09/06/2024, 09/13/2024

Schld: 13227 Adld:4703 Custld: 3

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT L. TEISSIER Case No. PRR12402104

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

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

THE PETITION FOR PROBATE requests that Riverside County Administrator 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 9/23/2024 at 8:30 AM in Department 12 located at 4050 Main St, Riverside, CA 92501.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file

written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

KEVIN A. MCKENZIE
Swan, Carpenter, Wallis & McKenzie, PC
26858 Cherry Hills Blvd.
Sun City CA 92586
Phone: 951-672-1881 Fax: 951-672-3164

Schld:13240 Adld:4710 Custld:43

CASE NUMBER: (Numero del Caso):
CVRI2400058
SUMMONS
(CITACION JUDICIAL)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO): HONG QIANG SUN and DOES 1 to 10, Inclusive.

YOU ARE BEING SUED BY
PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): JENNIFER GUTIERREZ.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un

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

The name and address of the court is: (El nombre y direccion de la corte es): Riverside Historic Courthouse, 4050 Main Street, Riverside, CA 92501.

The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): ARDY PIRNIA, Esq., 8549 Wilshire Blvd., Suite 1193, Beverly Hills, CA 90211; (844) 747-5294, F: (213) 986-3010

Date: (Fecha) 01/05/2024
JASON B. GALKIN, Executive Officer / Clerk of the Court (Secretario)
By: COURTNEY FLORES, Deputy (Adjunto)
CN109707 GUTIERREZ Aug 30, Sep 6, 13, 20, 2024

Schld:13243 Adld:4711 Custld:22

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
JACQUELINE JOYCE HAMOT
CASE NO. PRR12401788

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JACQUELINE JOYCE HAMOT.

A PETITION FOR PROBATE has been filed by LYNETTE KYMACK in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that LYNETTE KYMACK be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 10/07/24 at 8:30AM in Dept. 12 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
BRYAN T. BEARD - SBN 333164
HUNSBERGER DUNN LLP
14751 PLAZA DR., STE. G
TUSTIN CA 92780

Telephone (714) 663-8000
BSC 225655
8/30, 9/6, 9/13/24
CNS-3845845#
PERRIS PROGRESS

Schld:13257 Adld:4717 Custld:8

File No.: R-202410525
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ACCESS GUARD AND PATROL INC 40708 VIA DIAMANTE MURRIETA, CA 92562
RIVERSIDE COUNTY
Full Name of Registrant:
1. ACCESS GUARD AND PATROL INC 40708 VIA DIAMANTE MURRIETA, CA 92562
This Business is conducted by: CORPORATION.

The registrant commenced to transact business under the fictitious business name or names listed above on: 10/31/2016. 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/AHMAD ZIA SAFAA
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 8/15/2024.
PETER ALDANA

Schld:13268 Adld:4722 Custld:11

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
R-202402878
The following person(s) has (have) abandoned the use of the Fictitious Business Name:
BLOSSOM ACE SHOP
141 OAKTREE DR, PERRIS, CA 92571
COUNTY: Riverside
The Fictitious Business Name referred to above was filed in Riverside County on 03/05/2024.
FILE NO. R-202402878.
Full name of Registrant:
BIELKA VICTORIA PENARIVERA, 141 OAKTREE DR, PERRIS, CA 92571
JOSE VICTOR PENA ESTRADA, 141 OAKTREE DR, PERRIS, CA 92571
This business is conducted by a MARRIED COUPLE.

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/ BIELKA VICTORIA PENARIVERA This statement was filed with the County Clerk of Riverside County on 08/26/2024. PETER ALDANA

Schld:13285 Adld:4729 Custld:11

NOTICE OF TRUSTEE'S SALE T.S. No. 24-20127-SPCA Title No. 240206550-CAVOI A.P.N. 311-383-030 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/18/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and

JOB NO. P24-109
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a Public Hearing on Tuesday, October 8, 2024, at 6:30 pm, in the City Council Chambers, 101 North "D" Street, Perris, California, to consider the levying of assessments and the annexation of DPR 21-00017 to Benefit Zone 153, City of Perris Flood Control Maintenance District Number 1 pursuant to the provisions of the Benefit Assessment Act of 1982, consisting of Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act").

The assessments are to be used for the maintenance of flood control facilities that benefit properties within Benefit Zone 153. The total annual assessment levied on the benefiting property is \$1,087.53.

The assessments will be collected by the County of Riverside as part of the annual property tax levy.

NOTICE IS HEREBY FURTHER GIVEN that pursuant to the Act,

including Section 54716 thereof, the City's Assessment Engineer has filed a copy of the Engineer's Report describing the proposed assessments, is on file with the City Clerk and is available for public inspection.

Interested persons may contact John Pourkazemi, City Engineer, Office of the City Engineer, City of Perris, 101 North "D" Street, Perris, CA 92570, (951) 943-6504, for additional information.

BE ADVISED THAT if you challenge the levying of assessments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk's Office, 101 North "D" Street, Perris, California, 92570, at or prior to the public hearing.

Nancy Salazar
City Clerk

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 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 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: Darlene Morris, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 10/26/2006 as Instrument No. 2006-0787853 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 10/08/2024 at 9:00 AM Place of Sale: In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$297,926.10 Street Address or other common designation of real property: 368 Mildred Street, Perris, CA 92571 A.P.N.: 311-383-030 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-20127-SPCA. 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-20127-SPCA 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/27/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4823874 09/06/2024, 09/13/2024, 09/20/2024

Schld:13296 Adld:4730 Custld:3

TSG No.: 8790996 TS No.: CA2400290242 APN: 335-131-021 Property Address: 26210 LANCASTER DRIVE SUN CITY, CA 92586 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/14/2005. UNLESS YOU TAKE

ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/10/2024 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/20/2005, as Instrument No. 2005-0580547, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: LAVONNE R. OLSON AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 335-131-021 The street address and other common designation, if any, of the real property described above is purported to be: 26210 LANCASTER DRIVE, SUN CITY, 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 252,880.01. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290242 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to

exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290242 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0464541 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13300 Adld:4732 Custld:1

APN: 336-261-008 FKA 336-261-008-9 TS No: CA05000209-24-1 TO No: 240239338-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 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 October 2, 2024 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 September 26, 2019 as Instrument No. 2019-0383542, and that said Deed of Trust was modified by Modification Agreement and recorded July 1, 2022 as Instrument Number 2022-0298311, of official records in the Office of the Recorder of Riverside County, California, executed by PERLA ANDREA OSORIO, A SINGLE WOMAN, AND DALIA RAFAELA OSORIO, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESALE MORTGAGE as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" LOT 146 OF TRACT NO. 19946, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159 PAGES 79 THROUGH 84 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 29702 AVENIDA DE SERENO, 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 \$192,180.67 (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, CA05000209-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000209-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 20, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000209-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0464485 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13308 Adld:4735 Custld:1

TS No: CA08001044-23-1 APN: 330-390-013 TO No: 230406462-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement

is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d) (2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 23, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 26, 2024 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 January 30, 2004 as Instrument No. 2004-0068463, of official records in the Office of the Recorder of Riverside County, California, executed by CHRISTOPHER K. VON MOOS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SEA BREEZE 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: 3828 PERIDOT COURT, 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 \$216,184.85 (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, CA08001044-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08001044-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 21, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001044-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, 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 NPP0464534 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13311 Adld:4736 Custld:1

NOTICE OF PETITION TO ADMINISTER ESTATE OF Merle Leo Dunavan, Jr. aka Merle Leo Dunavan Merle Leo Dunavan CASE NO. PRR12401884 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Merle Leo Dunavan, Jr. aka Merle Leo Dunavan A PETITION FOR PROBATE has been filed by Gary Dunavan in the Superior Court of California, County of Riverside. THE PETITION FOR PROBATE requests that Gary Dunavan 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 full 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 on 10/28/24 at 8:30 a.m. in Dept. 12 located at 4050 MAIN STREET RIVERSIDE CA 92501 Riverside Branch. 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 (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: Terry J Kent (SBN 248098)
LevatolLaw, LLP
2029 Century Park E, Ste 400
Los Angeles, CA 90067, Telephone: 3107342027
9/6, 9/13, 9/20/24
CNS-3841701#
PERRIS PROGRESS

Schld: 13320 Adld: 4739 Custld: 8

File No.: R-202411042
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. TACOS NOCHISTLAN
1688 N. PERRIS BLVD. PERRIS, CA 92571
RIVERSIDE COUNTY
Full Name of Registrant:
1. TACOS NOCHISTLAN INC. 1688 N.
PERRIS BLVD STE L3 PERRIS, CA 92571
This Business is conducted by:
CORPORATION.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 12/18/2006.
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/LIZET MACIAS
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
8/28/2024.
PETER ALDANA

Schld: 13337 Adld: 4746 Custld: 11

COMPOSED

Schld: 13342 Adld: 4748 Custld: 18

NOTICE OF DEFAULT AND
FORECLOSURE SALE Trustee Sale
No: 132696-11 Loan No: 048-4479352
Title Order No: 2506413CAD APN 311-
234-017 WHEREAS, on 04/05/2007,
a certain Deed of Trust was executed
by ROBERT E. MACIAS AND MARIA
MACIAS, HUSBAND AND WIFE AS JOINT
TENANTS, as trustor in favor of SEATTLE
MORTGAGE COMPANY* as beneficiary and
NORTHWEST TRUSTEE SERVICES, INC.
as trustee, and was recorded on 04/12/2007
as Document No. 2007-0249012, and
WHEREAS, the Deed of Trust was insured
by the United States Secretary of Housing
and Urban Development (the Secretary)
pursuant to the National Housing Act for the
purpose of providing single family housing;
and WHEREAS the beneficial interest in
the Deed of Trust is now owned by the
Secretary, pursuant to an assignment
recorded 07/24/2020 in document no. 2020-
0329310, of Official records in the office of
the Recorder of RIVERSIDE County, CA,
and WHEREAS a default has been made
in the covenants and conditions of the
Deed of Trust PURSUANT TO SECTION
9 (A)(i), OF THE LOAN DOCUMENTS
"AN IMMEDIATE PAYMENT IN FULL. AS
DEFINED, THE LENDER WILL REQUIRE
IMMEDIATE PAYMENT IN FULL OF
ALL OUTSTANDING PRINCIPAL AND
ACCRUED INTEREST IF; A BORROWER
DIES AND THE PROPERTY IS NOT
THE PRINCIPAL RESIDENCE OF AT
LEAST ONE SURVIVING BORROWER."
INCLUDING ALL FORECLOSURE FEES,
ATTORNEY FEES AND ADVANCES TO

SENIOR LIENS, INSURANCE, TAXES AND
ASSESSMENTS. WHEREAS, by virtue of
this default, the Secretary has declared the
entire amount of the indebtedness secured
by the Deed of Trust to be immediately due
and payable; NOW THEREFORE, pursuant
to powers vested in me by the Single Family
Mortgage Foreclosure Act of 1994, 12 U.S.C.
3751 et seq., by 24 CFR part 27, subpart
B, and by the Secretary's designation
of me as Foreclosure Commissioner,
recorded on 06/04/2014 as Document No.
2014-0204588, notice is hereby given that
on 09/26/2024, at 09:00 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: LOT(S) 21
OF TRACT NO. 12410-1, IN THE CITY
OF PERRIS, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 110, PAGE(S) 39, 40
AND 41 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.
Commonly known as: 1022 RUBY DRIVE,
PERRIS, CA 92571 The sale will be held:
At the bottom of the stairway to the building
located at 849 W. Sixth Street, Corona,
CA 92882 The Secretary of Housing and
Urban Development will bid \$382,468.98.
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, all bidders except the Secretary
must submit a deposit totaling \$38,246.90
[10% of the Secretary's bid] in the form of a
certified check or cashier's check made out
to the Secretary of HUD. A deposit need not
accompany each oral bid. If the successful
bid is oral, a deposit of \$38,246.90 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 a
15-day increments for a fee of \$500.00,
paid in advance. The extension fee will 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 is to be reinstated
prior to the scheduled sale is \$382,111.19
as of 09/25/2024, plus all other amounts
that would be due under the mortgage
agreement if payments under the mortgage
had not been accelerated, advertising costs
and postage expenses incurred in giving
notice, mileage by the most reasonable
road distance for posting notices and for the
Foreclosure Commissioner's attendance at

the sale, reasonable and customary costs
incurred for title and lien record searches,
the necessary outpocket costs incurred
by the Foreclosure Commissioner for
recording documents, a commission for
the Foreclosure Commissioner, and all
other costs incurred in connection with the
foreclosure prior to reinstatement. Tender
of payment by certified or cashier's check or
application for cancellation of the foreclosure
sale shall be submitted to the address of
the Foreclosure Commissioner provided
below. DATE: 08/23/2024 FORECLOSURE
COMMISSIONER: MORTGAGE LENDER
SERVICES 7844 Madison Ave., Suite 145
Fair Oaks, CA 95628 (916) 962-3453 Fax:
(916) 962-1334 Sale Information Line:
916-939-0772 or www.nationwideposting.
com TARA CAMPBELL, ASSISTANT VICE
PRESIDENT NPP0464790 TO: PERRIS
PROGRESS 09/06/2024, 09/13/2024,
09/20/2024

Schld: 13345 Adld: 4750 Custld: 1

File No.: R-202411022
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. JOSHUA D. NAGGAR, ATTORNEY AT
LAW
277 E. 4TH ST., PERRIS, CA 92570
RIVERSIDE COUNTY
MAILING ADDRESS: 277 E. 4TH ST., STE.
F, PERRIS, CA 92570
Full Name of Registrant:
1. JOSHUA DANIEL NAGGAR 277 E. 4TH
ST., STE. F, PMB 106 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/JOSHUA DANIEL NAGGAR
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
8/28/2024.
PETER ALDANA

Schld: 13358 Adld: 4755 Custld: 11

File No.: R-202411066
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. NAGGARLAW
445 S. D ST, PERRIS, CA 92570
Riverside County
MAILING ADDRESS: 277 E. 4TH ST., STE.
F, PMB 106 PERRIS, CA 92570
Full Name of Registrant:
1. JOSHUA DANIEL NAGGAR 277 E. 4TH
ST., STE. F, PMB 106 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/JOSHUA DANIEL NAGGAR
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
8/28/2024.
PETER ALDANA

Schld: 13362 Adld: 4756 Custld: 11

File No.: R-202411356
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. L.SALAZAR HOTSHOT TRUCKING
23085 EDMOND ST, PERRIS, CA 92570
RIVERSIDE COUNTY
Full Name of Registrant:
1. LORENZO SALAZAR 23085 EDMOND
ST 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/LORENZO SALAZAR
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
9/5/2024.
PETER ALDANA

Schld: 13375 Adld: 4761 Custld: 11

File No.: R-202411338
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. AMARA EVENT DESIGN
32879 VALENTINO WAY, TEMECULA,
CA 92592
RIVERSIDE COUNTY
Full Name of Registrant:
1. ONEDEUS LLC 917 E VISTA WAY
VISTA, CA 92804
This Business is conducted by: LIMITED
LIABILITY COMPANY.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: N/A.
I declare that all information in this statement
is true and correct. (A registrant who
declares information as true any material
matter pursuant to Section 17913 of
Business and Professions Code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
/S/MARCO SALCEDO
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
9/5/2024.
PETER ALDANA

Schld: 13395 Adld: 4769 Custld: 11

NOTICE OF PETITION TO ADMINISTER
ESTATE OF:
LEODEGARIO CAMPOS OLGUIN
CASE NO. PRRI2402254
To all heirs, beneficiaries, creditors, contingent

creditors, and persons who may otherwise be
interested in the WILL or estate, or both of
LEODEGARIO CAMPOS OLGUIN.
A PETITION FOR PROBATE has been filed
by JOSE ANTONIO CAMPOS in the Superior
Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that
JOSE ANTONIO CAMPOS 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: 10/09/24 at 8:30AM in Dept. 12
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
RAPHAELA A. ROSEMBLAT - SBN 109734
LAW OFFICES OF RAPHAEL A.
ROSEMBLAT
8383 WILSHIRE BLVD., STE. 800
BEVERLY HILLS CA 90211
Telephone (323) 655-1222
9/13, 9/20, 9/27/24
CNS-3851664#
PERRIS PROGRESS

Schld: 13415 Adld: 4768 Custld: 8

File No.: R-202411528
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. ARDANY LANDSCAPING
21100 FLORAR AVE, PERRIS, CA 92570
RIVERSIDE COUNTY
Full Name of Registrant:
1. FRANCISCO BONI FRANCISCO
SEBASTIAN 21100 FLORAL AVE 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/FRANCISCO BONI FRANCISCO
SEBASTIAN
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
9/11/2024.
PETER ALDANA

Schld: 13411 Adld: 4777 Custld: 11

California Tried to Make Google Pay News Outlets.

The Company Cut a Deal That Includes Funding AI

BY JEANNE KUANG,
CalMatters

California lawmakers are abandoning an ambitious proposal to force Google to pay news companies for using their content, opting instead for a deal in which the tech giant has agreed to pay \$172 million to support local media outlets and start an artificial intelligence program.

The first-in-the-nation agreement, announced today, promises \$175 million for local journalism across California over the next five years, but represents a significant departure from the bill pushed by news publishers and media employee unions earlier this year.

Instead of Google and Meta being forced to negotiate usage fees with news outlets directly, Google would deposit \$55 million over five years into a new fund administered by UC Berkeley to be distributed to local newsrooms — and the state would provide \$70 million over five years. Google would also continue paying \$10 million each year in existing grants to newsrooms.

The Legislature and the governor would still need to approve the state money each year; the source isn't specified yet. Google would also contribute \$12.5 million each year toward an artificial intelligence “accelerator” program, raising labor advocates’ anxieties about the threat of job losses.



Photo by Dai Sugano, Bay Area News Group

Copies of various local print newspapers.

Publishers who initially pushed for the proposal forcing Google to pay them said the deal was still a win. The UC Berkeley fund will be overseen by news industry groups; the money will be distributed according to the number of journalists employed at each publication, with some reserved for smaller or ethnic media outlets.

“This is a first step toward what we hope will become a comprehensive program to sustain local news in the long term, and we will push to see it grow in future years,” Julie Makinen, board chairperson of the California News Publishers Association, said in a statement.

In an interview, Makinen said that the deal was “not what we had hoped for when set out, but it is a start and it will begin to provide some help to

newsrooms across the state.”

“Sometimes, the political realities, they are what they are,” she said. “And there’s many of them in this state and in this election year.”

Unions representing media workers accused the news companies and lawmakers of settling for too little.

Senate Democratic leader Mike McGuire, whose chamber earlier this year passed a bill “to hold Big Tech companies accountable for the profits they make off” linking to news articles, also raised concerns. In a statement, he said the deal “lacks sufficient funding for newspapers and local media, and doesn’t fully address the inequities facing the industry.”

The agreement replaces two bills lawmakers had pursued the last two years as they tried to secure a cut of tech money to prop up California’s struggling local news industry. Following a nationwide trend, media companies have hemorrhaged jobs over the past two decades as advertisers fled print media for the internet and technological advancements reshaped how readers consume news. The state has lost one-third of its newspapers since 2005 in a trend experts say worsens civic engagement, polarization and misinformation.

To try to keep their readers, publications increasingly rely on social media and online search. Google controls the lion’s share of search in a way the U.S. Justice Department and one federal judge have said violates

antitrust law.

The proposals to impose fees on Google’s use of news content in its search results prompted a flurry of tech company lobbying. In the past 18 months, for instance, Google spent more than \$2.1 million lobbying lawmakers against those bills and others — more than triple what it spent in the same time period two years earlier, according to a CalMatters review.

The first bill, introduced in February 2023 by Oakland Democratic Assemblymember Buffy Wicks, would have required platforms such as Google and Meta to either pay a fee or negotiate with news outlets for using their news content.

It was sponsored by the news publishers association, whose members include major newspapers including the San Francisco Chronicle and the Los Angeles Times. (CalMatters is also a member.) The bill passed the Assembly last year, but Wicks paused it to try to bridge a split

See Newspaper Page 11



Photo by Gary Evans

FOOTBALL				
HOME				GUEST
	00:00			
POSS				
Big West Upper				
Timpview (UT)	20	Centennial (1-2)		56
Roosevelt (0-3)	0	Oaks Christian		48
Orange Vista (1-2)	19	Vista Murrieta (3-0)		48
Rancho Cucamonga	30	Norco (0-3)		25
Big West Lower				
Temecula Valley (2-1)	19	Temescal Canyon (2-1)		14
JW North (0-3)	14	King (3-0)		24
Valencia	33	Murrieta Mesa (1-2)		38
Fallbrook	0	Great Oak (1-2)		36
Inland Valley				
Knight	13	Heritage (2-1)		21
Rim of the World	31	Perris (2-1)		14
Canyon Springs (2-1)	53	Workman		6
Arlington	43	Lakeside (0-3)		19
Citrus Hill (0-3)	12	Desert Hot Spings		22
Moreno Valley (1-1)	42	Redlands East Valley		32
Ivy				
La Quinta	13	Rancho Verde (1-2)		6
Kaiser	18	Paloma Valley (2-1)		42
Liberty (2-1)	0	Crean Lutheran		48
Adelanto	20	Vista del Lago (3-0)		42
Mountain Pass				
Palm Desert	7	Elsinore (0-3)		0
Rancho Christian	14	West Valley (2-1)		21
San Jacinto (2-1)	19	Yorba Linda		16
Rancho Mirage	16	Tahquitz (1-2)		13