

The Perris Progress

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Since 1901

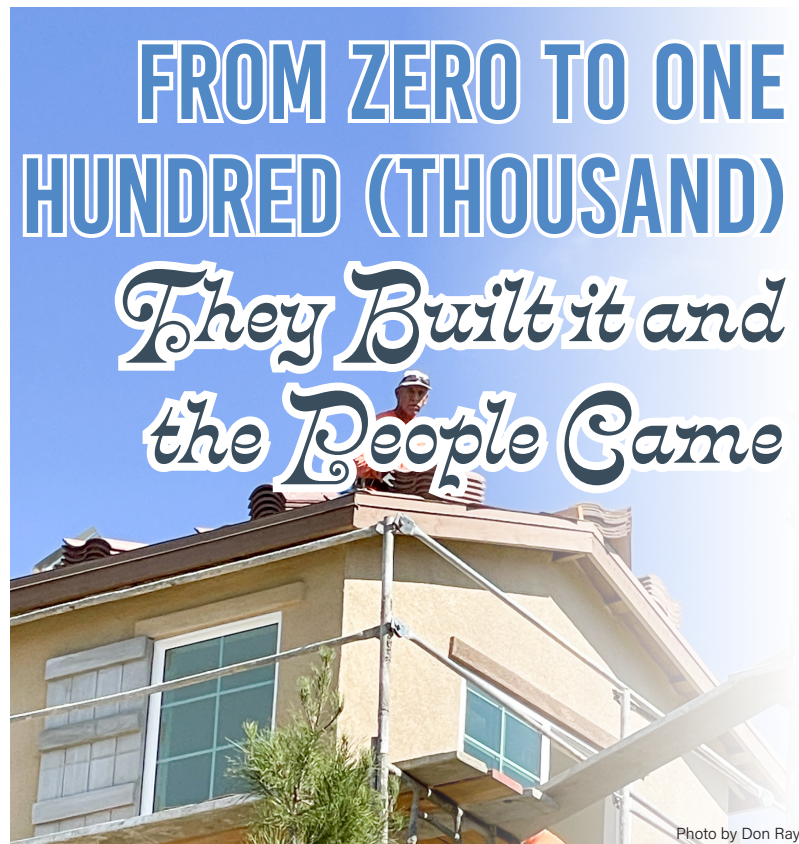


Photo by Don Ray

As Menifee celebrates 15 years of cityhood, The Progress is looking back at the roots of the fledgling city. In Part One (October 20), we explored the mining and agrarian 20th Century through the eyes of still-living, early settlers. In Part Two (October 27), we documented the transition to an exurb, with the arrival of Del Webb's Sun City in 1962 through the yearning for cityhood. Part Three (November 3) brings us current, with one of the fastest growing cities in California.

By Don Ray

In the relatively short time, historically speaking, since Alan Shepard took his sub-orbital flight, the sparsely populated wheat fields of the Menifee Valley have transitioned into one of the fastest growing cities in the most populated state in the Union.

There were baby steps at first. The one-time owner of the Bronx Bombers, New York Yankees, and builder of mobster Bugsy Siegel's groundbreaking Flamingo Hotel in a parched outpost called Las

ABOVE: CONSTRUCTION WORKERS AT A RESIDENTIAL COMPLEX ON ANTELOPE ROAD SOUTH OF MT. SAN JACINTO COLLEGE.

Vegas, eyed the Valley as the 2nd location for his eponymously named Del Webb planned community for retirees from around the globe.

Loosening its belt within a couple of decades to accommodate more planned communities, propelled by relatively cheap — for Southern California — land for development, the inevitable seemed to be just over the horizon.

See Menifee Page 8



Photo by Larry Valenzuela, CalMatters/CatchLight Local

More Working Californians Slipped into Poverty as Pandemic Aid Expired

By ALEJANDRA REYES-VELARDE, CalMatters

California's poverty rate climbed in the first quarter of 2023, the latest quarter measured by the Public Policy Institute of California. Poverty increased from 11.7% in 2021 to 13.2%, the institute said, with 5 million people living in poverty.

Safety net programs played a major role in recent shifts in the state's pov-

erty rate.

During the pandemic, the federal government expanded such social safety net programs as tax credits for families with children and emergency food assistance, which lowered poverty rates nationwide. Poverty rates jumped when those expansions expired late last year and earlier this year, said Caroline Danielson, a researcher at the institute.

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© StatePoint Media

1. Dylan lyric, "There was music in the ____ at night and revolution in the air"
6. *Many scientists have this
9. Alpha Centauri B, e.g.
13. Measured in kilowatt-hours, on electric bill
14. Ring of flowers
15. TV's "____ Blinders"
16. Make believe
17. Public promotions
18. Appropriate for Halloween
19. *F unit of capacitance named in whose honor?
21. *Marine biologist and "Silent Spring" author
23. L.A. baller
24. Not on a rolling stone?
25. Value added reseller
28. New Zealand fruit
30. Option at a hot dog stand, adj.
35. One's final notice
37. Without, in French
39. Time being
40. Toy construction set brand
41. Turning token taker
43. Jewish month
44. Jab on field of play
47. Short for Milton
48. *A unit of electric current named in whose honor?
50. Home to Zion National Park
52. Wood-shaping tool
53. Morays, pl.
55. One little piggy
57. *A telescope was named in his honor
60. *Primatologist and world's foremost expert on chimpanzees
64. Popular snorkeler's attraction
65. Have a cold
67. Sphere in Las Vegas, e.g.
68. Pond buildup
69. To and ____
70. Gives off
71. Goes with a rod
72. Small dog's bark
73. Tears down

DOWN

1. Take into custody
2. On a deck?
3. So-so
4. a.k.a. tent caterpillar or lappet moth
5. Maurice of "Where the

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- 60. Lump of stuff
- 61. Black tropical cuckoos
- 62. Guitar forerunner
- 63. Is it really more?
- 64. *Carl Benz invented the first practical modern one in the 1880s
- 66. Retirement plan, acr.

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Computer Science Teacher Shortage Plunges California Near Bottom of National Ranking

By CAROLYN JONES,
CalMatters

Five years ago, California embarked on an ambitious plan to bring computer science to all K-12 students, bolstering the state economy and opening doors to promising careers — especially for low-income students and students of color. But a lack of qualified teachers has stalled these efforts, and left California — a

global hub for the technological industry — ranked near the bottom of states nationally in the percentage of high schools offering computer science classes. “I truly believe that California’s future is dependent on preparing students for the tech-driven global economy. You see where the world is going, and it’s urgent that we make this happen,” said Allison Scott,

chief executive officer of the Kapor Foundation, an Oakland-based organization that advocates for equity in the technology sector. Scott was among those at a conference in Oakland this week aimed at expanding computer science education nationally. While some states — such as Arkansas, Maryland and South Carolina — are well on their way to offering computer science



TIM BARNES, RIGHT, THE ASSISTANT PROGRAM MANAGER AT CARNEGIE MELLON UNIVERSITY COMPUTER SCIENCE ACADEMY, EXPLAINS SOME OF THE CURRICULUM AND PROGRAMMING TO MICHAELA DE GUZMAN, LEFT, AND JOCELYN TANG, CENTER, OF GIRLS WHO CODE. DOZENS OF COMPUTER SCIENCE-FOCUSED ORGANIZATIONS DISPLAYED BOOTHS ON THE FIRST FLOOR OF THE OAKLAND SCOTTISH RITE CENTER ON OCT. 26, 2023.

to all students, California lags far behind. According to a 2022 report by Code.org, only 40% of California high schools offer computer science classes, well below the national average of 53%. California’s low-income students, rural students and students of color were sig-

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Poverty

Continued from Page 1

“We’re seeing an uptick in poverty. That’s not because the economy is worse— it’s actually improving— but it’s because we temporarily, using federal funds mainly, had expansions of safety net programs,” she said.

About 3.2 million more Californians would be in poverty without any safety net programs, Danielson said. Expanded CalFresh food assistance alone kept 1.1 million people out of poverty in the first quarter of 2023, when that expansion expired, the report said.

Latinos make up about half of Californians living in poverty, despite being 39.7% of the population. By comparison, about 10% of white Californians live in poverty.

Child poverty leaped from 9% in 2021 to about 14% in early 2023, largely due to the expiration of social safety net expansions. In 2019, the child poverty rate was about 18%.

Senior Californians also experienced a higher poverty rate at 15%, compared to about 13% for adults ages 18 to 64.

Poverty and high living costs

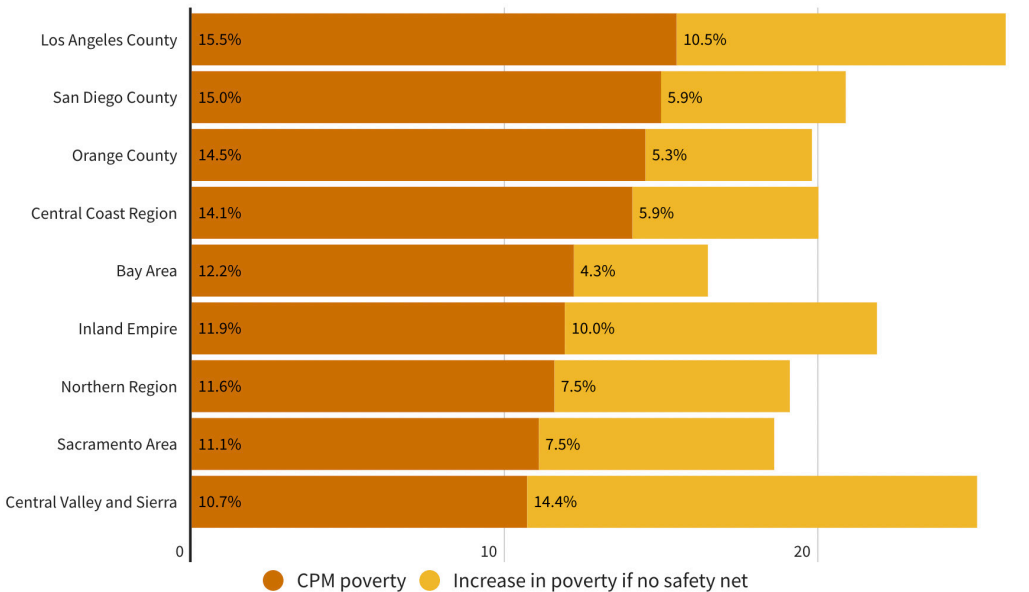
Poverty rates also varied significantly by region, with San Diego and Los Angeles counties experiencing the highest poverty rates, about 15%, while the Central Valley and Sierra counties experienced the lowest, about 11%.

A big reason for that, Danielson said, is the high cost of living in Southern California counties and demographic differences among the regions. Los Angeles and San Diego counties have high populations of Latino and immigrant communities that experience higher rates of poverty.

The Public Policy Institute’s California Poverty Measure includes such things as the value of government assistance and a region’s cost of living, which the federal poverty rate does not consider.

Social safety net programs make less of a dent on poverty in counties with higher costs of living. That’s because poor Californians in these counties may earn incomes too high for federal poverty thresholds and so don’t qualify for as much aid.

The California Poverty Measure, a research effort by Public Policy Institute of California and the Stanford Center on Poverty and Inequality, accounts for housing costs and safety net benefits. Statewide, poverty averaged 13.2% in spring 2023.



Source: Estimates from the CPM, first quarter of 2023.

For example, researchers found that social safety net programs reduced poverty the most in inland areas, where poverty rates are lower. Without the programs, poverty would be 14.4 points higher in the Central Valley and Sierra region, but only 4.3 points higher in the Bay Area, the report shows.

The Public Policy Institute looked closer at working Californians and found that most Californians in poverty are working and even full-time employment didn’t keep some residents from poverty.

More than 8 in 10 of Cali-

fornia’s 1.3 million working poor were employed year-round; nearly half worked full time and 37% part time. Part-time workers had higher poverty rates than full-time workers.

Workers in service industries — janitors, landscapers, cosmetologists, housekeepers and other service jobs — and workers in agriculture tended to experience poverty at higher rates than other labor sectors. People in building and grounds maintenance, for example, have a 20% poverty rate, followed by workers in food preparation and service who endure a 16%

poverty rate.

The report also highlights how the working poor spend their money. They cohabit with family members to make ends meet; 82% of Californians in poverty live with other adult family members.

People use most of their earnings for everyday expenses and bills. On average, working poor adults make \$28,000 annually.

Danielson said this underscores the need for policies that increase wages and improve training and educational opportunities for the working poor.

County Approves 64% Increase in License Plate Reader Cams

PRIVACY CONCERNS RAISED

RIVERSIDE (CNS) - The Board of Supervisors Tuesday approved the Riverside County Sheriff's Department's proposed contract with an Atlanta-based tech firm to expand the department's license plate recognition camera program.

The \$1.67 million agreement with Flock Safety Group Inc. is for one year, with the option to extend the contract to June 2028, at a potential total cost of \$7.8 million. Under the agreement, the sheriff's department will receive 210 additional license plate reader cameras, mainly for deployment in unincorporated communities.

The agency has utilized Flock's systems since 2021 and currently has 328 cameras established on traffic light poles and other infrastructure countywide, according to documents posted to the board's agenda.

The sole member of the public to speak on the contract, Rancho Mirage resident Brad Anderson, said he found the cameras "very concerning" from a privacy perspective.

"I cannot move a block from my house without being detected by one of these devices," Anderson said. "In the wrong hands, this could be used against people."

Board Chairman Kevin Jeffries asked Undersheriff Don Sharp to address the issue of how the cameras are utilized and the information gleaned from them is processed.

"These are an enormous tool for criminal investigations," Sharp said. "There's nobody



sitting around doing surveillance on anybody. That's not the way the system is set up. We're using this modern technology to be able to track people down in a timely manner before they commit another crime."

The cameras can capture license plates in motion, deciphering the alphanumeric information despite the speed at which the vehicles are traveling. Details are then accessible via an online network available to designated personnel.

"Pretty much anybody in the sheriff's department has access to them," Sharp said, adding that the system is chiefly the domain of detectives. "There is a tracking mechanism that shows who's looking at the data."

Organizations such as the ACLU, the nonprofit Independent Institute and the Electronic Frontier Foundation have raised concerns about the implications for drivers whose plates may be

read and stored in databases possibly used to track people's activity.

"Innocent motorists' location information ... is often retained for years, or even indefinitely, with few or no restrictions to protect privacy rights," according to an ACLU report on plate readers.

The Independent Institute released a report last year documenting how the devices can fail, providing erroneous information to law enforcement that can lead to unjustified traffic stops and detentions.

"We've already put in an investment, and this has proven itself time and time again," Sharp told the board. "It's an investigative tool. The cameras have also cleared people who haven't done anything."

When asked by Supervisor Karen Spiegel about the length of time data is stored for the department's use, the undersheriff couldn't provide a specific answer, replying "we're not looking for the database to last forever."

According to sheriff's documents, the readers have enabled law enforcement officers to locate stolen vehicles, as well as provide details on vehicles wanted in connection with Amber and Silver alerts.

Flock Safety's proprietary platform is also used by municipalities throughout the county, including the Beaumont, Cathedral City, Hemet and Menifee police departments.

In addition to the Flock Safety contract, the board approved a separate sheriff's agreement, totaling

Board OKs Five-Year Contract with New Voter Guide Printer

RIVERSIDE (CNS) - The Board of Supervisors Tuesday approved the Riverside County Office of the Registrar of Voters' five-year contract with a Hayward-based printing firm to manage the preparation and distribution of voter information guides countywide.

In a 5-0 vote, the board authorized the registrar's office to enter into the \$15 million compact with Consolidated Printers Inc., extending to Dec. 31, 2028.

"The services will allow for the registrar of voters to continue to meet the needs of our growing county voting population in accordance with election codes," according to a statement posted to the board's agenda.

There were 1.31 million registered voters in the county as of the November 2022 general election.

County voter information guides are typically mailed out 40 days prior to an election and contain details on ballot measures and candidates. Electronic versions are also made available via the registrar's web portal, www.voteinfo.net.

According to election officials, Consolidated Printers has been the county's choice going back to its first con-

tract in 2013.

Officials said that when a request for bids on a new contract was sent out in August, only Consolidated Printers and another vendor, Toppan Merrill, submitted requests for consideration.



Consolidated Printers provided a bid package that was nearly 50% lower than the other firm's, according to the county.

Almost two-thirds of the costs associated with the new contract will be covered by state reimbursements, as well as payments from municipalities for election services, according to the registrar's office.

The agency earlier this month changed to a new vendor, ProVote Solutions, for ballot printing services. The board signed off on that contract despite protests from the prior provider, Runbeck Election Services, whose representatives said they were penalized for speaking openly during an audit of the Office of the Registrar of Voters.

That audit, which cited deficiencies impacting operations throughout the agency, was among factors that led to the resignation at the end of September of former Registrar of Voters Rebecca Spencer.

\$656,652 over five years, with Thomson Reuters related to subscription services tied to automated

license plate recognition data, along with residential and business address information.

FRIDAY November 3, 2023

Today in History:

Today is the 307th day of 2023.
There are 58 days left in the year.

By The Associated Press

Today's Highlight in History:

On November 3, 1911, the Chevrolet Motor Car Co. was founded in Detroit by Louis Chevrolet and William C. Durant. Chevrolet sold the automobile brand that bears his name, to Durant, founder of General Motors, four years later in 1915.

On this date:

In 1839, the first Opium War between China and Britain broke out.

In 1908, Republican William Howard Taft was elected president, outpolling Democrat William Jennings Bryan.

In 1911, the Chevrolet Motor Car Co. was founded in Detroit by Louis Chevrolet and William C. Durant.

In 1961, President John F. Kennedy established the U.S. Agency for International Development.



Chevrolet Pressroom

In 1970, Salvador Allende (ah-YEN'-day) was inaugurated as president of Chile.

See Date Page 12

BORN IN SWITZERLAND TO A WATCH MAKER, AND LATER RAISED IN FRANCE, LOUIS CHEVROLET EMIGRATED TO THE UNITED STATES IN THE LATE 19TH CENTURY, DEBUTING HIS EPONYMOUS AUTOMOBILE IN 1911.

Teachers

Continued from Page 3

nificantly less likely to have access to computer science classes, putting them at a disadvantage in the job market, according to a 2021 report by the Kapor Center and Computer Science for California.

Slow signs of progress

The state has made some progress in the past few years, since adopting its sweeping Computer Science Strategic Implementation Plan and curriculum standards in 2018. More students are taking and passing the Advanced Placement computer science exams, and schools are gradually adding computer science curriculum either as a stand-alone class or integrated into math, science or other courses. The University of California now accepts computer science as satisfying a third or fourth year of math or science, instead of just as an elective. And some districts, such as Oakland Unified and San Francisco Unified, have greatly expanded their computer science offerings, thanks in part to a grant from the Salesforce Foundation.

To help solve the computer science teacher shortage, Gov. Gavin Newsom this month signed Assembly

Bill 1251, which creates a commission that will look at ways to streamline the process to become a computer science teacher. The current process is so arduous, some say, it's keeping high-quality teachers from the classroom, especially in rural and low-income areas.

Currently, there are three ways to teach computer science in California. One is to earn a career and technical education credential, which requires work experience but no post-graduate coursework. Another is to hold a math, business or industrial technology credential. The third is to obtain a credential in any subject and then add an extra 20 units of computer science. Because of confusion over requirements, funding and curriculum, schools have a hard time finding the right teachers to teach specific classes.

"The goal is to ensure we have well-prepared computer science teachers for all students, so they can engage in the world around them. We're making progress, but we have a ways to go," said Julie Flapan, director of the Computer Science Equity Project at UCLA. The new law should help eliminate that confusion, possibly leading to the creation of a computer science credential.

Due in part to the lack of teachers, a bill that would have required all California high schools to offer computer science stalled in the Senate this year. It's also a reason California is among the states that doesn't require computer science to graduate, although State Superintendent of Public Instruction Tony Thurmond said Wednesday that he might propose such legislation next year.

A lack of teachers isn't the only roadblock to expanding computer science. School administrators and counselors also must prioritize the subject, Flapan said, making sure it's offered and that students in underrepresented groups understand the benefits and have access to classes.

Computer science has evolved to include more than basic coding. A good class now includes lessons on artificial intelligence, media literacy, data science, ethics and biased algorithms, so "students know how to think critically to solve problems using technology," Flapan said.

Easier paths to teach computer science

Becoming a computer science teacher can be a long and expensive process, but San Francisco State Uni-

versity has found a way to make the pathway more enticing. Using grant money from the National Science Foundation, the university is offering online courses for teachers who want to gain the extra 20 units in computer science, enabling them to teach at the high school level.

Since it launched the program in 2018, San Francisco State has trained more than 150 computer science teachers and is helping other universities start similar programs. Every year it's flooded with applications from throughout California, said Hao Yue, assistant chair of the computer science department at San Francisco State and a leader of the computer science education program.

Some of the participants are current teachers who want to broaden their qualifications, in some cases for a bump in pay, while others are referred by their districts. The university is trying to broaden the pool further by luring undergraduates.

"When you're majoring in computer science, all you hear about is becoming a software engineer. They don't know that teaching is an option. But some of them love working with kids, love teaching, and we're able to

help them become teachers," Yue said.

Two years ago, Newsom allotted \$15 million in the state budget to help teachers of other subjects obtain their 20 extra units of computer science. The state Department of Education has also made \$20 million available to train teachers, counselors and administrators in computer science.

UC Berkeley also runs a free program to help teachers qualify to teach computer science. Funded in part through a grant from Google, the program gives teachers the credits they need to teach computer science, as well as guidance on how to make computer science more accessible to students of color, students with disabilities and low-income students.

Shana V. White, director of computer science equity at the Kapor Center, said making computer science available to students who are underrepresented in the technology field must be a priority as California rolls out its program.

"We know that if you focus on the most marginalized, the most vulnerable students, everyone benefits," White said. "That's true everywhere, but especially in tech."

Twitter Dee, Twitter... X Marks the Spot a Year Later

X STRUGGLES WITH MISINFORMATION, ADVERTISING AND USAGE DECLINE

By **BARBARA ORTUTAY**
AP Technology Writer

SAN FRANCISCO (AP) --One year ago, billionaire and new owner Elon Musk walked into Twitter's San Francisco headquarters with a white bathroom sink and a grin, fired its CEO and other top executives and began transforming the social media platform into what is now known as X.

X looks and feels something like Twitter, but the more time you spend on it the clearer it becomes that it's merely an approximation. Musk has dismantled core features of what made Twitter, Twitter -- its name and blue bird logo, its verification system, its Trust and Safety advisory group. Not to mention content moderation and hate speech enforcement.

He also fired, laid off or lost the majority of its workforce -- engineers who keep the site running, moderators who keep it from being overrun with hate, executives in charge of making rules and enforcing them.

The result, long-term Twitter watchers say, has been the end of the platform's role as an imperfect but useful place to find out what's going on in the world. What X will become, and whether Musk can achieve his ambition of turning it into an "everything app" that everyone uses, remains as unclear as it was a year ago.

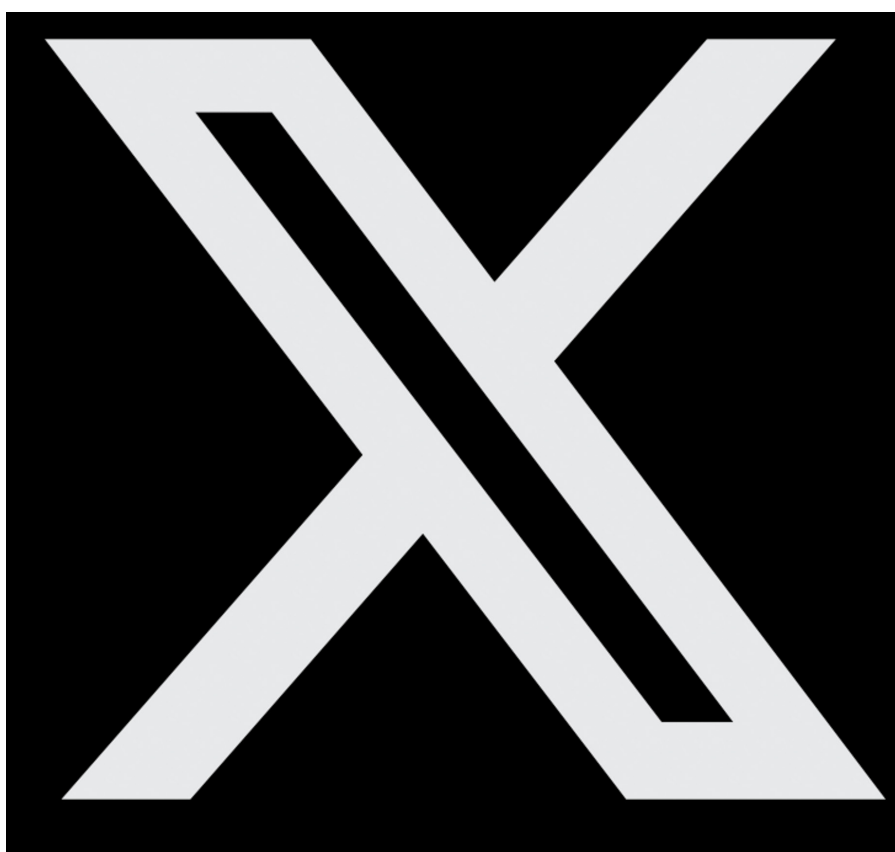
"Musk hasn't managed to make a single meaningful improvement to the platform and is no closer to

his vision of an 'everything app,' than he was a year ago," said Insider Intelligence analyst Jasmine Enberg. "Instead, X has driven away users, advertisers, and now it has lost its primary value proposition in the social media world: Being a central hub for news."

As one of the platform's most popular and prolific users even before he bought the company, Musk had a unique experience on Twitter that is markedly different from how regular users experience it. But many of the changes he's introduced to X has been based on his own impressions of the site -- in fact, he even polled his millions of followers for advice on how to run it (they said he should step down).

"Musk's treatment of the platform as a technology company that he could remake in his vision rather than a social network fueled by people and ad dollars has been the single largest cause of the demise of Twitter," Enberg said.

The blue checkmarks that once signified that the person or institution behind an account was who they said they are -- a celebrity, athlete, journalist from global or local publication, a non-profit agency -- now merely shows that someone pays \$8 a month for a subscription service that boosts their posts above unchecked users. It's these paying accounts that have been found to spread misinformation on the platform that is often amplified by its algorithms.



On Thursday, for instance, a new report from the left-leaning nonprofit Media Matters found that numerous, blue-checked X accounts with tens of thousands of followers claimed that the mass shooting in Maine was a "false flag," planned by the government. Researchers also found such accounts spreading misinformation and propaganda about the Israel-Hamas war -- so much so that the European Commission made a formal, legally binding request for information to X over its handling of hate speech, misinformation and violent terrorist content related to the war.

Ian Bremmer, a prominent foreign policy expert, posted on X this month that the level of disinformation on the Israel-Hamas war "being algorithmically promoted" on the platform "is unlike anything I've ever been exposed to in my career as a political scientist."

It's not just the platform's identity that's on shaky grounds. Twitter was already struggling financially

when Musk purchased it for \$44 billion in a deal that closed Oct. 27, 2022, and the situation appears more precarious today. Musk took the company private, so its books are no longer public -- but in July, the Tesla CEO said the company had lost about half of its advertising revenue and continues to face a large debt load.

"We're still negative cash flow," he posted on the site on July 14, due to about a "50% drop in advertising revenue plus heavy debt load."

"Need to reach positive cash flow before we have the luxury of anything else," he said.

In May, Musk hired Linda Yaccarino, a former NBC executive with deep ties to the advertising industry in an attempt to lure back top brands, but the effort has been slow to pay off. While some advertisers have returned to X, they are not spending as much as they did in the past -- despite a rebound in the online

advertising market that boosted the most recent quarterly profits for Facebook parent company, Meta, and Google parent company, Alphabet.

Insider Intelligence estimates that X will bring in \$1.89 billion in advertising revenue this year, down 54% from 2022. The last time its ad revenue was near this level was in 2015, when it came in at \$1.99 billion. In 2022, it was \$4.12 billion according to the

research firm's estimates.

Outside research also shows that people are using X less.

According to research firm Similarweb, global web traffic to Twitter.com was down 14%, year-over-year, and traffic to the ads.twitter.com portal for advertisers was down 16.5%. Performance on mobile was no better, down 17.8% year-over-year based on combined monthly active users for Apple's iOS and Android.

"Even though the cultural relevance of Twitter was already starting to decline," before Musk took it over, "it's as if the platform no longer exists. And it's been a death by a thousand cuts," Enberg said.

"What's really fascinating is that almost all of the wounds have been self-inflicted. Usually when a social platform, starts to lose its relevance there are at least some external factors at play, but that's not the case here."



ENTREPRENEURS WITH DISABILITIES Activate Allies, and Author Their American Dream

By **KELSEY SHEEHY** of
NerdWallet

Inna (a native Ukrainian) and Vladimir (a native Russian) Giterman tinkered with several business ideas before finding their niche -- and their version of the American dream -- with crepes.

Both immigrants, and both deaf, the Gitermans started Crepe Crazy in 2007. What began as a mom-and-pop shop at festivals has grown into a full-blown family business with multiple food trucks, two brick-and-mortar restaurants in Texas and a franchise location in Baltimore.

Everyone who works for the company, including the Giterman's two adult children, are either deaf or "deeply involved with the deaf community," Inna Giterman said in an email. Staff communicate using American Sign Language. Customers who can't sign still order with their hands: by pointing.

Crepe Crazy is one of roughly 1.8 million businesses in the United States that is owned by someone with a disability, according to the American Community Survey conducted by the

U.S. Census Bureau (though experts believe that number to be conservative).

And while the path to entrepreneurship is rarely easy, business owners with disabilities often need to overcome additional challenges, like societal misconceptions, barriers to financing, extra living costs and lack of accommodations, among other things.

LAYERS OF FUNDING BARRIERS

Entrepreneurs often have to leverage personal savings, credit cards or even a personal loan to fund their business at the outset. But that's complicated for founders with disabilities, especially if they rely on Supplemental Security Income (SSI) and Medicaid, which have income and asset limits, says Nikki Powis, director of small-business programs at the National Disability Institute (NDI).

"A person receiving SSI is only allowed to have \$2,000 in assets," Powis says. "That makes it very difficult to save money to start a business -- and do it yourself -- because you can't have more than \$2,000 in your bank account."

ABOVE: INNA AND VLADIMIR GITERMAN, BOTH DEAF, EMIGRATED FROM UKRAINE AND RUSSIA RESPECTFULLY, AND HIT ON THE PERFECT RECIPE TO CREATE THEIR AMERICAN DREAM.

There are workarounds, including leveraging ABLE accounts, tax-free savings and investment accounts that don't count toward one's asset total. Business owners should also tap the expertise of a professional to help with benefits planning, Powis says, adding that the NDI can help connect people with those experts.

"Yes, there are barriers and challenges, but you need to find people who are experts that can help you navigate that," Powis says. "And it should never stop somebody from moving forward with their dreams."

OVERCOMING STIGMA

Securing funding with business loans or venture backing often requires a higher bar for entrepreneurs with disabilities, too. In part because banks, loan officers and investors frequently underestimate what people with a disability are capable of accomplishing.

That stigma can color nearly

every business interaction, from winning contracts and customers to leasing commercial real estate.

"I would say probably 99.5% of the people that I've talked to said they've experienced that at some level or other," Powis says, citing several examples.

These include one business owner who has lost contracts after the other party realized he had a disability. And a female founder who was told by an investor, "Come back to me when you have a male counterpart without a disability."

CHANGING THE NARRATIVE

Diego Mariscal sees disability as a strength rather than a weakness for entrepreneurs, and he started 2Gether-International to help rewrite the script surrounding people with disabilities.

"Oftentimes, you talk about disability as something that needs to be accommodated or fixed or cured," says Mariscal, who has cerebral palsy. But in reality, people who live with a disability are resilient as a default

and that's a "competitive advantage," he says.

"As disabled people, we have to figure out how do you get dressed, how do you drive, how do you communicate. We have to figure out how to live in a world that is not built to fit our needs," Mariscal says. "Those skills, those survival skills, can be translated into entrepreneurship skills."

The Gitermans are changing the narrative, too, one customer at a time. While customers come to their food trucks and restaurants for tasty crepes, they also get a glimpse at a thriving business run almost entirely by deaf people. This leaves an impression.

"We appreciate that they come in for food because they know it's uniquely good," Inna Giterman said. "(But) it is more satisfying knowing that they leave with more than just a happy stomach."

A LARGE SIGN OVER THE COUNTER INSTRUCTS, "POINT AND YE SHALL RECEIVE," SIMPLIFYING THE ORDERING PROCESS FOR THE DEAF STAFF.



Crepe Crazy

Locals wanted control. The county was increasingly willing to cede it. And fifteen years ago, the City of Menifee was born. Only a handful of votes denying the name to be Menifee Valley.

But the infant wasn't fully prepared to pull up its britches and sit at the adult table.

In its exuberance to strike out on its own, there were a few items unresolved. Where to live, shop, gather, play, learn, how to get around — (housing, retailers, civic center, parks, schools, roads).

And of course, the first step in independence, how to make a living. Also known as a tax base, to support all the above.

There were fits and starts, debates, messy politics — growing pains. But 15 years in, Menifee describes itself as a developing model city.

Ever expanding housing, retail, and corporate commerce, a respected and developing education base, destination parks, a city hall, and police force — all contributing to an expanding tax base, responsible for a record two-year budget.

Graduating to a functioning city, the coming years present just as great a challenge. How to afford and provide ever-evolving services, while maintaining its image as a functional and livable city.

Fifteen years ago, when Menifee became California's newest municipality, Lesa Sobek had voted for incorporation and was eager to see the improvements that would come to her community.

Today, she's a city councilwoman, but she had no such aspirations back then. She recalls how, then, the fledgling city council was in turmoil — so much so that her mother in Riverside



City of Menifee Image

was reading about it in the newspaper there.

"I remember she called me up a couple of times and said, 'What's going on in your city?'"

That inspired her, she says, to do what she could to bring the members of the community together — and she did it by convincing city officials to let her start a Military Flag Program which would display the names and faces of Menifee veterans and active-duty personnel on lamp posts around the city.

"Everybody loves our military men and women," she said.

Her involvement in the new city would lead to her becoming a member of the Planning Commission, and eventually, to becoming a city councilwoman.

Attorney Bob Karwin also served on the Planning Commission, and he too is now a City Council member.

He says that Menifee planners made certain that the city would control much

more of the property that's adjacent to the Interstate.

"We created Economic Development Corridors along the freeway. We tried to designate the areas around the freeway for commercial development rather than residential.

"We want to generate more income to the city — it gives the city more control over people coming in and out of the city. That helps us with traffic. It helps us with growth. It helps us with frontage. It helps us maximize the best use of the properties."

"From Scott Road all the way up to Ethanac, we've got zones that are designated for different types of business and commercial use — for how suitable they are to the different places," he said. "And there's different characters — a Southern Gateway has more of a light industrial development. The Northern

RIGHT: CONSTRUCTION OF THE HOLLAND ROAD OVERPASS OF THE 215 FREEWAY WILL RELIEVE THE TRAFFIC AT THE NEWPORT ROAD CROSSING TO THE NORTH.



Photo by Don Ray

LEFT: THANKS TO THE WORK OF LESA SOBEK, THE MENIFEE MILITARY BANNER PROGRAM ENABLES THE FACES OF VETERANS AND ACTIVE DUTY PERSONNEL FROM MENIFEE TO BE ON DISPLAY.

ABOVE: MENIFEE COUNCILMAN BOB KARWIN IS OPTIMISTIC THAT CITY PLANNERS WILL BE ABLE TO MAINTAIN THE LIFESTYLE OF THE RESIDENTS FOR THE NEXT 30 YEARS OR LONGER.

Gateway up toward Ethanac has more warehouse distribution. There's retail, there's incoming businesses along Longhorn Road in that corridor. There's a lot of great developments going on there, because we have reserved that land for that purpose."

"I think the growth took everybody by surprise," Karwin said.

It begs the question of whether encouraging busi-

nesses and jobs brings in more people, or that the increasing population needs the city's help in creating jobs and service-providing businesses.

It stands to reason that the newly elected and appointed city fathers were looking for the best of both worlds. For example, they clearly knew that the new commercial endeavors would lead to an increase in heavy trucks coming and going through Menifee.

"We have found that the vast amount of trucking comes from the north of us, towards the south," Karwin said. "So we wanted to find a way to capture some of the desire that the trucking companies had for distribution . . . for jobs and the tax base and those kinds of things."

He said that the trucks would come from the north where they would be able to enter only the northern part of Menifee.

"That's why the distribution centers were more set in the northern part than the southern parts," he said, "so that way we'd be able to minimize the truck traffic going the length of the city."

One of Menifee's success stories, Karwin says, was establishing its own police department in 2000.

"Starting our own police

Photo by Don Ray





Lesla Sobek photo

MENIFEE COUNCILWOMAN LESA SOBEK CHAMPIONED MENIFEE'S MILITARY BANNER PROGRAM IN THE HOPE OF BRINGING PEOPLE TOGETHER.

department," he says, "was something that people didn't think we could do, and so it wasn't considered right out of the gate. It turned out to be the best decision the city has ever made.

"We couldn't have done a lot of things from a public safety standpoint if we hadn't started our own police department."

Lesla Sobek agrees.

"One of the proudest moments as a council person was being able to start our police department — July 1, 2020 — during the pandemic, during the unrest that was going on in our country."

Because of the George Floyd protests across the entire country, and COVID, she said, they waited until the day before the grand opening of the police department to announce there would be six parades through six parts of the city.

"They didn't know what to expect," she said. "I was

in one of the police cars, and I'll tell you, people had lined the streets with posters that said, 'Welcome,' 'We love you,' 'We're so happy you're here.'

"It was one of the most heart-warming things I've ever seen."

Councilman Bob Karwin concedes that one of the biggest lessons learned in planning the new city was not planning for its rapid growth.

"How fast it happened," he said. "I don't think anybody anticipated that. When people start a business, or a city, or any organization, they don't plan on the best-case scenario. They plan on the worst-case scenario. When you start a business, you don't say, 'Hey, look, if the first day you get two million orders, what are you going to do?'"

"People say, 'Well, that'll never happen.' And then if it does, you're underwater," Karwin said.

"So, I think, lessons learned, I wish that if the founders of our city had had the foresight to know how fast this thing was going to grow — to get everybody ready for it — we could probably double our city staff, personnel wise.

By next year, Menifee residents will see the completion of two new elementary schools and a middle school — all part of the effort to keep up with the continuing growth.

Councilman Karwin says

Photo by Don Ray



RIGHT: MENIFEE ELEMENTARY SCHOOL #15 IS SLATED TO OPEN AT THE IN THE FALL OF 2024 IN THE SOUTHEAST CORNER OF THE CITY.

the completion of the Holland Road overpass at the 215 freeway will not only relieve congestion at the Newport Road overcrossing, but it will also create an easier way for Menifee residents and Mt. San Jacinto College students to get access to the shopping centers on the west side of the freeway.

Despite the best plans that Menifee can make to deal with local traffic, Karwin says, the city has no control over the massive and rapid growth that's taking place in Winchester and other areas to the east of city limits.

"Those people who live there are going to need to get through Menifee to get to the freeway, to get either north to Riverside and on to Los Angeles or Orange County or south to go to San Diego."

Karwin is confident that Menifee's way of life is not likely to decline.

"We are not getting greedy. We're not trying to fill the city up. We're not trying to jam it full of cars and businesses and those kinds of things. We don't want to see development moving faster than people are used to."

The Progress extended requests for the perspectives of elected and unelected City of Menifee officials alike. To date, Councilmembers Sobek and Karwin were the only ones to respond with answers for this report.

This publication will continue to ask questions important



Photo by Don Ray

ant to Menifee residents and will report their positions. Likewise, we'll share the names of those who decline to answer and contribute their thoughts for the public and voters to consider.

In Part One of this series, we introduced you to long-time resident Betty Bouris, who's family raised wheat for decades on the land where new developments, businesses and commercial buildings now exist.

It turns out that this rapid growth was no surprise to her.

"We expected this," she told us. "This was actual-

THE TRAFFIC COMING FROM THE RAPID DEVELOPMENT OF WINCHESTER WILL CERTAINLY CAUSE CONGESTION WITH MENIFEE CITY LIMITS.

ly planned for you know 30 years ago that this was gonna all be industrial, commercial."

She said that the commercial buildings across the street from the original farmhouse she still occupies took away her view of the valley and the mountains to the east.

"So anyway, we got to enjoy it. I've enjoyed it for 70 years, Bouris said.

"The view? I can still see the San Bernardino mountains."



Photo by Don Ray

THE VIEW FROM THE DRIVEWAY OF LONGTIME MENIFEE RESIDENT BETTY BOURIS WAS ONCE THE WHEAT FIELDS HER HUSBAND FARMED. TODAY, IT'S A LIGHT MANUFACTURING COMPLEX UNDER CONSTRUCTION ALONG THE 215 FREEWAY CORRIDOR.



IN NOVEMBER OF 2022, MATTHEW PERRY SPOKE DIRECTLY TO THE PUBLIC ON INSTAGRAM, ADDRESSING HIS LIFE OF ADDICTIONS. "I WANT PEOPLE TO UNDERSTAND THAT THEY'RE NOT ALONE, THAT THERE ARE OTHER PEOPLE FEELING EXACTLY THE WAY THEY'RE FEELING."

Matthew Perry's 'Friends' Cast Mates Mourn Their Friend, Say They Are 'All so Utterly Devastated'

Instagram

LOS ANGELES (AP) -- The stars of "Friends" say they are mourning the "unfathomable" death of Matthew Perry.

"We are all so utterly devastated by the loss of Matthew," Jennifer Aniston, Courteney Cox, Lisa Kudrow, Matt LeBlanc, and David Schwimmer said in a joint statement to People on Monday. "We were more than just cast mates. We are a family."

From 1994 to 2004, each of the five actors appeared in every episode of all 10 seasons of the NBC sitcom along with Perry, who was found dead at his Los Angeles home on Saturday at age 54.

"There is so much to say, but right now we're going to take a moment to grieve and process this unfathomable loss," the statement said. "In time we will say more, as and when we are able.

For now, our thoughts and our love are with Matty's family, his friends, and everyone who loved him around the world."

It was the first public statement on Perry's death from Aniston, Cox, Kudrow, LeBlanc or Schwimmer.

After an initial investigation, the Los Angeles County coroner has deferred giving a cause of death, which may take weeks to determine.

Others public mourning Perry on Monday included Salma Hayek, his co-star in the 1997 rom-com "Fools Rush In," which Perry had said was probably his best film.

"It's taken me a couple of days to process this profound sadness. There is a special bond that happens when you share dreams with someone, and together you work towards them," Hayek

said in an Instagram post. "Throughout the years, he and I found ourselves reminiscing about that meaningful time in our lives with a deep sense of nostalgia and gratitude. My friend, you are gone much too soon, but I will continue to cherish your silliness, your perseverance, and your lovely heart."

Perry is being mourned by fans worldwide, including some who placed flowers and heartfelt tributes outside the New York building that served as an exterior for the show.

Others who worked with Perry expressed their sorrow on Sunday, included "Friends" co-creators Marta Kauffman and David Crane, who said, echoing the style of the show's episode titles, that this "truly is The One Where Our Hearts Are Broken. We will always cherish the joy, the light,

'Rustin' With an Outstanding Colman Domingo is a Terrific Look at March on Washington

By MARK KENNEDY
AP Entertainment Writer

It likely wouldn't have happened without the work of a master strategist: Bayard Rustin, a gay Black socialist and pacifist-activist from Pennsylvania, whose close friendship with King was the engine in the early days of the Civil Rights Movement.

The winning, triumphant Netflix movie "Rustin" explores the stressful weeks leading up to the march from the grassroots level, with Colman Domingo starring as the organizer who many people know nothing about.

It was he who wrangled 80,000 boxed lunches, 22 first aid stations, six water tanks, 2,200 chartered bus-

es, six chartered flights, 292 latrines, over 1,000 Black police officers and a change to the city's subway schedule, not to mention snagging celebrities like Marlon Brando, Charlton Heston, Lena Horne and James Baldwin.

"You're irrelevant," Rustin is told at an after-work get-together by a more militant activist. "It's Friday night. I've been called worse," Rustin responds, taking a sip of his cocktail.

But as wonderful as Domingo is, it's the astonishing amount of talent in front of and behind the camera that will take your breath away. No matter how small, each performance brings fire and

See *Rustin* Page 11

the blinding intelligence he brought to every moment - not just to his work, but in life as well. He was always the funniest person in the room. More than that, he was the sweetest, with a giving and selfless heart."

Morgan Fairchild, who played mother to Perry's Chandler Bing on the show, and Maggie Wheeler, who played Chandler's sometime girlfriend Janice, gave similar sentiments.

"What a loss," actress Maggie Wheeler, who played Perry's on-again, off-again girlfriend Janice, wrote on Instagram. "The joy you brought to so many in your too short lifetime will live on."

Actress Morgan Fairchild, who played Perry's mother on the show, said the loss

of a "brilliant young actor" was a shock.

"I'm heartbroken about the untimely death of my 'son,'" she wrote on X, formerly known as Twitter.

Perry was open about his long and public struggle with addiction, writing at the beginning of his 2022 million-selling memoir: "Hi, my name is Matthew, although you may know me by another name. My friends call me Matty. And I should be dead."

Perry was born Aug. 19, 1969, in Williamstown, Massachusetts. His father is actor John Bennett Perry and his mother, Suzanne, served as press secretary of Canadian Prime Minister Pierre Trudeau and is married to "Dateline" correspondent Keith Morrison.

'Five Nights at Freddy's' Opens with \$78 Million

LOS ANGELES (CNS) - "Five Nights at Freddy's" opened with a robust \$78 million this weekend to easily lead all films in North America, according to in-

dustry estimates released Sunday.

The horror film from Blumhouse Productions, based on a popular video game franchise, knocked "Taylor Swift: The Eras Tour" from the top of the box office heap after two weeks in the No. 1 spot. That concert film fell to third place with \$14.7 million, Comscore reported.

Third place went to Martin Scorsese's "Killers of the Flower Moon," which made \$9 million in its second week of release.

"After Death" opened with \$5 million Friday through Sunday for fourth place, followed by "The Exorcist: Believer," which grossed \$3.1 million in its fourth weekend.

Rounding out the top 10 domestic releases, as estimated by Comscore, were "Paw Patrol: The Mighty Movie" (\$2.1 million), "Freelance" (\$2.06 million), a re-release of 1993's "The Nightmare Before Christmas" (\$2 million), "Saw X" (\$1.6 million) and "The Creator" (\$1 million).

Rustin

Continued from Page 10

makes the most of a few minutes on camera.

Is that Jeffrey Wright as a dour Rep. Adam Clayton Powell? Yes, indeed. Wait, isn't that Adrienne Warren? Yup. Kevin Mambo and Audra McDonald, too? Yes and yes. Chris Rock ages up to play a stuffy NAACP Executive Secretary Roy Wilkins and Glynn Turman is awesome, as always, as labor leader A. Philip Randolph.

Da'Vine Joy Randolph plays Mahalia Jackson, Michael Potts is "Cleve" Robinson, CCH Pounder as Dr. Anna Hegeman, appropriately, gets her own warm round of applause during the movie. And Aml Ameen plays an understated King, his moments with Rustin playing like two old friends.

There's excellence in the music -- Branford Marsalis provides the jazzy score, including lonely sax solos and mournful double bass plucks -- and Lenny Kravitz contributed an original song, "Road to Freedom."

The biopic has a presidential



seal or at least a former presidential seal -- Barack Obama and Michelle Obama's Higher Ground produced. (Obama awarded Rustin a posthumous Presidential Medal of Freedom.)

"Rustin" is more than just the public-facing story of how the March on Washington came about. It's also a portrait of a man who has to hide his sexuality. If it was widely known, his career, the march and maybe even the Civil Rights Movement itself could be at risk.

Domingo shows the immense pressures faced by being a religiously-raised, Black gay man in the racist

and homophobic 1960s, enough psychic forces to tear a man apart.

"On the day that I was born Black, I was also born a homosexual," Rustin tells King before a crucial meeting with Black leadership. "They either believe in freedom and justice for all or they do not."

Director George C. Wolfe, a theater legend, keeps this biopic intriguing, making it almost feel like a caper. Will they pull off their audacious effort? Of course, but the twists and turns endured make organizing the march a bit like the rush to get a big musical on its feet. Wolfe adds that energy.

The screenplay by Julian Breece and Dustin Lance Black isn't shy about exposing the divides within the movement and the ugly homophobic feelings of the era. There is a smart flashback to 1942 when the camera goes to black and white.

The movie takes viewers to places perhaps unfamiliar, like to training sessions where Black police officers were taught about nonviolence and to Manhattan apartments where protesters would talk about their own stories of segregation to convince rich white folks to contribute money for buses.

The final section -- the actual

march itself -- mixes new footage with some from that day. There was some fear by the organizers that not enough people would come, but the hero of "Rustin" doesn't waver -- and is seen bluffing with reporters right up until the end. "Rustin" is as vibrant as the movement it covers.

"Rustin," a Netflix release in select theaters Friday and that hits Netflix on Nov. 17, is rated PG-13 for "Some violence, sexual material, brief drug use, racial slurs, thematic material, language and smoking." Running time: 108 minutes. Three and a half stars out of four.

Pursuit

Continued from Page 2

area of Calcutta and Canyon Lake drives.

During the confrontation, Ortega allegedly pulled a handgun and shot Dowell, Thomas said.

Thomas alleged Ortega fled the location as witnesses called 911.

Dowell was taken to a regional trauma center for treatment of a non-life-threatening wound and is recovering.

Shortly after 5 a.m. Saturday, sheriff's deputies

spotted Ortega's vehicle on the Riverside (91) Freeway, near Magnolia Avenue, in Riverside and signaled him to stop, but he refused, Thomas said.

"A pursuit was initiated," Thomas said. "It concluded when Ortega stopped the

vehicle near KPC Parkway, just north of Sampson Avenue, in Corona and fled on foot."

Corona police officers and sheriff's deputies established a perimeter and deployed a dragnet that culminated in Ortega's arrest nearly five

hours later on McKinley Street.

No one was injured during the chase.

According to court records, Ortega has prior convictions for assault with a deadly weapon, false imprisonment and domestic violence.

Date
Continued from Page 5

In 1976, the horror movie “Carrie,” adapted from the Stephen King novel and starring Sissy Spacek, was released by United Artists.

In 1979, five Communist Workers Party members were killed in a clash with heavily armed Ku Klux Klansmen and neo-Nazis during an anti-Klan protest in Greensboro, North Carolina.

In 1986, the Iran-Contra affair came to light as Ash-Shiraa, a pro-Syrian

Public Notices

NOTICE OF TRUSTEE'S SALE
T.S. No. 23-01145-LCCA Title No. 230277141-CAVOI A.P.N. 330-590-012
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/23/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 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: Matthew Petrikas and Claudia A Muratalla, husband and wife and Christine Anna Ireland, a married woman as her sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 11/25/2019 as Instrument No. 2019-0487736 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: 11/15/2023 at 09:00 AM Place of Sale: 2410 Wardlow Road #111, Corona, CA 92880 - Auction.com Room Estimated amount of unpaid balance and other charges: \$321,107.68 Street Address or other common designation of real property: 2491 Lilac Way, Perris, CA 92570 A.P.N.: 330-590-012 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

Lebanese magazine, first broke the story of U.S. arms sales to Iran.

In 1992, Democrat Bill Clinton was elected the 42nd president of the United States, defeating President George H.W. Bush.

In 1994, Susan Smith of Union, South Carolina, was arrested for drowning her two young sons, Michael and Alex, nine days after claiming the children had been abducted by a Black carjacker.

In 1997, the Supreme Court let stand California's

that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-01145-LCCA. 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 23-01145-LCCA 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

groundbreaking Proposition 209, which banned race and gender preference in hiring and school admissions.

In 2012, the lights went back on in lower Manhattan to the relief of residents who had been plunged into darkness for nearly five days by Superstorm Sandy.

In 2014, 13 years after the 9/11 terrorist attack, a new 1,776-foot skyscraper at the World Trade Center site opened for business, marking an emotional milestone for both New Yorkers and the nation.

shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 10/09/2023 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 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4798734 10/20/2023, 10/27/2023, 11/03/2023

Schld:10564 AdId:3710 CustId:3

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TIMOTHY CHARLES AMES AKA TIM AMES CASE NO. PRRI2302251 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TIMOTHY CHARLES AMES AKA TIM AMES. A PETITION FOR PROBATE has been filed by KERRY VIRGINIA CAMPBELL in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that KERRY VIRGINIA CAMPBELL be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 01/02/24 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in

In 2017, Netflix said it was cutting all ties with Kevin Spacey after a series of allegations of sexual harassment and assault, and that it would not be a part of any further production of “House of Cards” that included him.

In 2020, Democrat Joe Biden won the presidency, though his victory would not be known for more than three days as counting continued in battleground states; Republican President Donald Trump would refuse to concede, falsely claiming that he was a victim of widespread voter fraud.

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 MAX M. ALAVI - SBN 272099, MAX M. ALAVI, ATTORNEY AT LAW, APC 2424 SE BRISTOL STREET, SUITE 300 NEWPORT BEACH CA 92660, Telephone (949) 706-1919 BSC 224076 10/20, 10/27, 11/3/23 CNS-3748004# PERRIS PROGRESS

Schld:10574 AdId:3713 CustId:8

TS No: CA07001349-22-1 APN: 323-150-009 To No: 220598985-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 24, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 12, 2023 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 28, 2021 as Instrument No. 2021-0330756, of official records in the Office of the Recorder of Riverside County, California, executed by SANTIAGO DUENAS ROSALES, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER 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: 22453 ALOHA RD, 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

In 2021, after serving more than seven years in an Indonesian prison for killing her mother at a luxury resort on the island of Bali, Heather Mack of Chicago was indicted on murder conspiracy charges in the United States and taken into federal custody on her arrival at O'Hare International Airport.

In 2022, a Manhattan judge said he would appoint an independent monitor “to ensure there is no further fraud” at former President Donald Trump’s company.

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 \$497,992.81 (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, CA07001349-22-1. Information

about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07001349-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: October 10, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07001349-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0441852 To: PERRIS PROGRESS 10/20/2023, 10/27/2023, 11/03/2023

Schld:10601 Adld:3723 Custld:1

NOTICE OF TRUSTEE'S SALE TS No. CA-20-878747-CL Order No.: FIN-20000245 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/20/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Charles E Wright and Malika U Wright husband and wife, as community property Recorded: 5/3/2010 as Instrument No. 2010-0202403 and modified as per Modification Agreement recorded 2/28/2019 as Instrument No. 2019-0067686 and modified as per Modification Agreement recorded 10/29/2015 as Instrument No. 2015-0477089 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 12/5/2023 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$554,456.31 The purported property address is: 28475 NAUTICAL PT CIR, MENIFEE, CA 92585 Assessor's Parcel No.: 333-542-001-9 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

Job No. P23-145
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following items:

CASE: Modification of Conditions of Approval 23-05220

APPLICANT: Paul Loubet
First Industrial Realty Trust
898 N. Pacific Coast Highway
El Segundo, CA 90245

PROJECT: A proposal to modify the Engineering Conditions of Approval related to removing power poles and undergrounding powerlines for a 236,961 square-foot industrial building, previously approved under DPR 16-00013.

LOCATION: Southwest corner of Redlands Avenue and Perry Street, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCC-SP) area in the City of Perris (APN: 302-130-042).

ENVIRONMENTAL DETERMINATION: No further CEQA action is required pursuant to Section 15162, where a Mitigated Negative Declaration (2335) was adopted, and it was determined that the project does not trigger substantial changes from the previously approved project. Also, the Project is Categorically Exempt from the CEQA guidelines pursuant to Section 15061(b)(3), which states: "CEQA applies only to projects which have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

PUBLIC HEARING: The City of Perris Planning Commission is scheduled to consider the project and environmental determination at its meeting on Wednesday, November 15, 2023, at 6:00 pm.

comments to the project planner before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited

to raise only those issues identified at the public hearing described in this notice or writing delivered to the Planning Commission before the public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time:
November 15, 2023 – 6:00 p.m.
Project Planner:
Mario Arellano, Associate Planner
Contact Information:
marellano@cityofperris.org
(951) 943-5003, ext. 372

Si necesita un interprete por favor
llámenos al (951) 943-5003

that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-878747-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this

internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-878747-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY

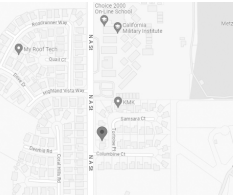
Job No. P23-146
PUBLIC HEARING NOTICE
This may affect your property. Please read:

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Perris on the following items:

Determination of Public Nuisance and Abatement of Public Nuisance at property located at 346 Tortoise Pl. APN: 31-430-037.

A public hearing will be held in regards to an Intention to Abate to demand that Jeremy Unger abate and/or remedy all violations described below:

city street or right-of-way without first obtaining a permit.



Any person affected or concerned by this application may submit written comments to the Planning Division before the Planning Commission hearing listed here. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project.

PLANNING COMMISSION
PUBLIC HEARING

CITY COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

Date & Time: November 15, 2023 – 6:00 p.m.
Contact: Kimberley Lopez
Code Enforcement Officer
Phone: (951) 385-4131 ext. 110

All information is available for review at the City of Perris Development Services Department, Planning Division, located at 135 North "D" Street in Perris.

LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-20-878747-CL IDSPub #0188789 10/27/2023 11/3/2023 11/10/2023

Schld:10619 Adld:3730 Custld:5

SUMMONS CASE NO. CVRI2200154 NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): All Successor's in Interest to Hazel Miles, Deceased, claiming any legal or equitable right, title, estate or interest in the property described in the Complaint adverse to Plaintiff title. YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): GREG MURO This action concerns the real property commonly known as 32752 Lemon Drop St., Menifee, California 92584 and legally described as: Lot 100 of Tract 29259, as per map filed in book 363, pages 5 through 16; inclusive, in the office of the County recorder of Riverside County, State of California. RESERVING THEREFROM UNTO THE GRANTOR, all remaining oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and all products derived from any of the foregoing, that may be within or under the property hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and storing in and removing the same from said property or any other property, including the right to whipstock or directionally drill and mine from properties other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the property hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits, thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore, or operate through the surface or the upper 500 feet of the subsurface of the property hereinabove described. APN: 372-340-005 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 SelfHelp 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 SelfHelp 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 DÍAS DE CALENDARIO después de que le entreguen esta citación 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 telefónica 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 información 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 presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá

Job No. P23-147
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the City Council
of the City of Perris will hold a Public Hearing on the following items:

CASES: Specific Plan Amendment
21-05249, Development
Plan Review 21-00014

APPLICANT: The Kaidence Group
Ms. Katie Rounds
5070 N. 40th St.
Phoenix AZ 85018

LOCATION: The project site is located
at the southwest corner of Rider Street
and Evans Road (APN: 300-090-004)

PROJECT: Proposal to consider the
following entitlements for a multi-family
housing development on 14.68 acres:
1) An amendment to the May Ranch
Specific Plan to rezone Planning Area
22 from a Commercial zone to Multi-
Family residential zone and provide
development standards for the project
site; and 2) Development Plan Review
of the site plan and building elevations
for the construction of a 300-unit
apartment complex consisting of 17
separate two- and three-story buildings,
recreational amenities and ancillary
parking.

ENVIRONMENTAL DETERMINATION:
Recommend adopting the Mitigated
Negative Declaration (MND 2391). The
project will not significantly affect the
environment. The MND was circulated
for 30 days, August 18 through
September 18, 2023.

REVIEW AND COMMENT PERIOD:
This notice is being mailed to property
owners and occupants within 300 feet of
the project site. Interested parties may
comment in support or opposition of the
project by submitting written comments
to the Project Planner Monday through
Thursday between 8:00 a.m. and 5:00
p.m. via email or regular mail at City of
Perris Planning Division, 135 North "D"
Street, Perris, California 92570-2200.

The project case file is available for
inspection at the Planning Division of
the Development Services Department
by appointment.

The staff report and environmental
documents are available the Friday
preceding the public hearing on the

City's webpage at:
[https://www.cityofperris.org/
departments/development-services/
planning/environmental-documents-for-
public-review](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review)

Anyone affected or concerned by
this application may submit written
comments to the office of the Clerk and
project planner before the Planning
Commission hearing. At the time of
the public

hearing, any person may appear and
be heard in support of or opposition to
the project. The Planning Commission,
at the hearing or during deliberations,
could recommend approval of an
alternative proposal for the above
project, including any changes to the
proposal.

Any person challenging this project
in court may be limited to raising only
those issues identified at the public
hearing described in this notice or
writing delivered to the Planning
Commission before the public hearing.



CITY COUNCIL
PUBLIC HEARING

CITY COUNCIL CHAMBERS
101 NORTH D STREET
PERRIS, CA 92570

Date & Time:
November 14, 2023 – 6:00 p.m.
Project Planner:
Matthew Evans, Contract Planner
mevans@cityofperris.org
Phone: 951-943-5003

Si necesita un intérprete por favor
llámenos al (951) 943-5003

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 desear el caso.
The name and address of the court is: (El nombre y direccion de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, 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):
Mark Von Esch CSBN: 101452
VON ESCH & VON ESCH
810 E. Commonwealth Ave.
Fullerton, CA 92831
Tel: 714-879-5306 Fax: 877-640-4144
Date: 1/13/2022
W. SAMUEL HAMRICK, JR., Clerk

Schld:10741 AdId:3734 CustId:146

CORTEZ, 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 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 \$241,227.93 (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, CA09000015-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000015-22-1 to find the date on which the trustee's sale was held, the amount of the last and

highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: October 13, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA09000015-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 NPP0441931 To: PERRIS PROGRESS 10/27/2023, 11/03/2023, 11/10/2023

Schld:10661 AdId:3742 CustId:1

Notice of Public Sale Notice is hereby given pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property will be sold by Sun City Mobile Home Estates (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Sun City Mobile Home Estates, payable at time of sale, on Tuesday, November 14, 2023 at 9:00 a.m., at the following location: In the front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale to a thirdparty bidder, the mobilehome must be removed from the Premises. The property which will be sold is described as follows: Manufacturer: Golden West Trade Name: Villa West Year: 1977 H.C.D. Decal No: LBB5638 Serial No.: A27289, B27289 The current location of the subject property is: 27601 Sun City Blvd., Space 13, Sun City aka Menifee, CA 92586. The public auction will be made to satisfy the lien for storage of the abovedescribed property that was deposited by Holly Ann Allen aka Holly Allen with Sun City Mobile Home Estates. The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is \$18,597.28. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: October 27, 2023 HART KIENLE PENTECOST By: Ryan D. Jones Authorized Agent for Sun City Mobile Home Estates Contact: Julie Rosario (714) 432-8700 (IFS# 32605 10/27/23, 11/03/23)

Schld:10665 AdId:3744 CustId:28

NOTICE OF PETITION TO ADMINISTER ESTATE OF Joseph H. Dingle CASE NO. MCP1500200 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Joseph H. Dingle A PETITION FOR PROBATE has been filed by Joseph Rogers in the Superior Court of California, County of Riverside. THE PETITION FOR PROBATE requests that Joseph Rogers 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 1/23/2024 at 8:30 a.m. in Dept. T1 located at 41002 COUNTY CENTER DRIVE TEMECULA CA 92591 TEMECULA COURTHOUSE. 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: Brian C. Miles 9373 Haven Avenue, Suite 100 Rancho Cucamonga, CA 91730 Telephone: (909) 481-4080 11/3, 11/10, 11/17/23 CNS-3752394# PERRIS PROGRESS

Schld:10679 AdId:3751 CustId:8

SUMMONS
CASE NO. CVSW2304587

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ESTATE OF GLENDORA WALKER, and DOES 1 through 10, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): NORTHROP GRUMMAN FEDERAL CREDIT UNION

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 SelfHelp 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 SelfHelp 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 DÍAS DE CALENDARIO después de que le entreguen esta citación 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 telefónica no lo protegen. Su repuesta 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 repuesta. 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 dirección de la corte es): Riverside Superior Court Superior Court of California – County of Riverside Southwest Justice Center 30755-D Auld Road Murrieta, California 92563

The name, address and telephone number of plaintiff’s attorney or plaintiff without an attorney, is (El nombre, la dirección y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Bradley J. Pizer, Esq. (SBN 123404) Pizer & Associates, P.C. 9201 Wilshire Blvd., Suite 105 Beverly Hills, CA 90210 310-843-9729 Date: 6/14/2023 W. SAMUEL HAMRICK, JR.

Schld:10689 AdId:3754 CustId:208 -----

File No.: R-202315443 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. GORGEOUS TIRES AND RIMS 140 WEST WALNUT AVE, STE B5, PERRIS, CA 92571 RIVERSIDE COUNTY MAILING ADDRESS: 28928 COMRADE CIR, MENIFEE, CA 92585 Full Name of Registrant: 1. GEORGES FROSSINE 28928 COMRADE CIR MENIFEE, CA 92585 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 10/01/2023. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/GEORGES FROSSINE 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 10/20/2023. PETER ALDANA

Schld:10712 AdId:3761 CustId:11 -----

SUMMONS CASE NO. CVSW2301672

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ANDREW R. DOMINGUEZ, an individual YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): Anna M. Ricardo, an individual 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 SelfHelp 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 SelfHelp 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 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papales 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 repuesta. 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 dirección de la corte es): Riverside Superior Court Superior Court of California – County of Riverside Southwest Justice Center 30755-D Auld Road Murrieta, California 92563

The name, address and telephone number of plaintiff’s attorney or plaintiff without an attorney, is (El nombre, la dirección y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Robert P. Sievers, (SBN 214978) Sievers Law Firm, P.C. 5842 E. Beverly Blvd. (213) 290-5804 Los Angeles, CA 90022-2824 Date: 2/28/2023 W. SAMUEL HAMRICK, JR.

Schld:10729 AdId:3768 CustId:210 -----

NOTICE OF TRUSTEE’S SALE UNDER DEED OF TRUST TITLE ORDER NUMBER: 2277310CAD LOAN: SAVAGE-3 FILE: PFI-231864 A.P.N.: 311-293-013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/23/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that PLACER FORECLOSURE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by: NOE PEREZ GONZALEZ Recorded 01/19/2021 as Instrument No. 2021-0034860 in book , page of Official Records in the office of the Recorder of RIVERSIDE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 3/16/2023 in Book , Page , as Instrument No. 2023-0075853 of said Official Records, WILL SELL on 11/28/2023 At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 at 09:00 AM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 1462 ASHBURY WAY, PERRIS, CA 92571 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown herein. Total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$521,332.00 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, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee’s Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 www.nationwideposting.com, using the file number assigned to this case PFI-231864. Information about postponements that are

very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case PFI-231864 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. Dated: 10/27/2023 PLACER FORECLOSURE, INC., as said Trustee 12190 Herdal Drive, Suite 9 Auburn, California 95603 (530) 888-8411 By: STELLA SHAO, TRUSTEE SALE OFFICER DIRECTIONS MAY BE OBTAINED PURSUANT TO A WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY C/O PLACER FORECLOSURE, INC., 12190 HERDAL DR., SUITE 9, AUBURN, CA 95603, WITHIN 10 DAYS OF THE FIRST PUBLICATION OF THIS NOTICE. PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NPP042719 To: PERRIS PROGRESS 11/03/2023, 11/10/2023, 11/17/2023

Schld:10735 AdId:3771 CustId:1 -----

NOTICE OF TRUSTEE’S SALE UNDER DEED OF TRUST TITLE ORDER NUMBER: 2277290CAD LOAN: SAVAGE-1 FILE: PFI-231858 A.P.N.: 311-288-012 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/23/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that PLACER FORECLOSURE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by: NOE PEREZ GONZALEZ and DIANA PALOMA PEREZ Recorded 01/19/2020 as Instrument No. 2021-0034858 in book , page of Official Records in the office of the Recorder of RIVERSIDE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 3/15/2023 in Book , Page , as Instrument No. 2023-0075388 of said Official Records, WILL SELL on 11/30/2023 At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 at 09:00 AM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 1462 ALMOND DR., PERRIS, CA 92571 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown herein. Total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$521,311.33 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, or savings association, or savings bank specified in Section 5102

of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee’s Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 www.nationwideposting.com, using the file number assigned to this case PFI-231858. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case PFI-231858 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. Dated: 10/27/2023 PLACER FORECLOSURE, INC., as said Trustee 12190 Herdal Drive, Suite 9 Auburn, California 95603 (530) 888-8411 By: STELLA SHAO, TRUSTEE SALE OFFICER DIRECTIONS MAY BE OBTAINED PURSUANT TO A WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY C/O PLACER FORECLOSURE, INC., 12190 HERDAL DR., SUITE 9, AUBURN, CA 95603, WITHIN 10 DAYS OF THE FIRST PUBLICATION OF THIS NOTICE. PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NPP042724 To: PERRIS PROGRESS 11/03/2023, 11/10/2023, 11/17/2023

Schld:10738 AdId:3772 CustId:1

Drunk Chicken:

A FANCY FRENCH RECIPE



Chef Joanna's
KITCHEN



By Joanna Barajas

Have you ever dunked your chicken in champagne? Well, that's what I do when I need to plan a classy dinner party.

Don't worry about the alcohol, it burns off in the cooking.

So, where'd I get this crazy idea? From a book called "French Women Don't Get Fat." I picked it up because I was curious about how French women stay so thin. Especially in a country that has the best croissants and bread.

According to the author it's because of their lifestyle, eating seasonally and for pleasure. So, if you're interested in that I'd recommend picking it up.

Here's my take on one of my favorite recipes from the book:

Chicken Au Champagne, Roasted Potatoes and Green Beans, Dijon Dressing

Serves: 4

Ingredients:

- 4 chicken breasts (with skin and bone)
- Salt and freshly ground pepper
- 1 shallot, quartered
- 1 cup Champagne* (or white wine)
- ½ lb fingerling potatoes, quartered
- 3 garlic cloves
- 3 tbsp. Chopped parsley

- 2-3 tbsp. Olive oil
- ½ lb. green beans

Dressing:

- 1 tbsp. Dijon mustard
- 1 ½ tbsp. Olive oil
- 1 tbsp. White wine vinegar or apple cider vinegar
- 2 tsp. Honey
- Salt and pepper

*You don't have to splurge. Many places sell small bottles, too.

Directions:

1. Preheat oven to BROIL setting.
2. Place chicken in a roasting pan and season with salt and pepper. Pour ½ cup of champagne over the breasts. Make a few slits in each breast and place a thinly sliced shallot in the slits.
3. Place the pan under the broiler for 3 minutes, skin side up, or until nicely browned. Then, turn the chicken over, and broil for 5 minutes.
4. Then, turn oven to 475 F (246 C) and bake chicken for 30 minutes or until the temperature reads 165 F (73.8 C) internally. Add the other cup of Champagne and baste chicken with a spoon.
5. In a bowl or roasting pan, toss potatoes, green beans with garlic, herbs and half of the olive oil. Roast for 25 minutes in the lower part of the oven, turn every 10 minutes or so.
6. Meanwhile, in a bowl or jar, mix dressing ingredients. When potatoes are tender, take them out and toss



By Connor Forbes

Parmesan

Crisp Vegetables

Savory crispy parmesan. Sweet roasted vegetables. A match made in kitchen heaven.

I am always on the lookout for new ideas on ways to make vegetables fun for my family. I was scrolling on food Instagram, as I am known to do, and saw this idea to parmesan coat your veggies. And I was sold. I knew I was going to try it out a version of it and I am glad I did.

These veggies are so addicting. The parmesan is crispy, and the veggies are soft. The contrast is delectable.

You can use any vegetables that you would roast. Here I used Brussels sprouts, potatoes, and onion. You could also do squash, carrots, asparagus, or any of your other favorites. Have fun experimenting!

Let's make some Parmesan Crisp Vegetables.

Ingredients

- 8 Brussels sprouts
- 2 red skinned potatoes
- ½ onion
- 2 tbsp olive oil
- ½ cup grated parmesan
- Salt to taste



with dressing.

7. Serve chicken beside roasted vegetables. Top with extra chopped parsley. And serve with remaining champagne in the bottle.

I hope you try this new recipe! Snap a picture and tag me @chefjoannas on instagram so I see how yours came out.

To Make

Preheat the oven to 375 degrees. Cut the vegetables into evenly sized bits. I cut the Brussels in half, potatoes in sixths and onion in fourths. The more even the sizes the more consistent the textures. On a baking pan, spread half the olive oil evenly and place the veggies down. Over the top of the veggies apply the other half of olive oil. Salt to taste. Cover with foil and bake until veggies are soft. About 20 minutes. While those are cooking grate your parmesan (freshly grated cheese melts better because it isn't coated in potato starch or something similar to prevent clumping). On a second pan, spread the parmesan cheese into an even layer. Remove veggies from oven and transfer onto the vegetables onto parmesan coated pan, spacing evenly. Roast uncovered for another 10 minutes or until parmesan is crispy and browned. Remove from the oven. It may be necessary to cut around the vegetables to separate them from one another. EAT!

For more Connor Cooks recipes visit www.zapinin.com/food

Chef Joanna is a graduate of Le Cordon Bleu in Paris and is a private chef for the stars. She also hosts pop up dinners and cooking classes inspired by her travels around the world. You can find more of her work at www.chefjoannas.com