

The Perris Progress

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Friday, December 1, 2023

Since 1901

American Consumers More Confident

in November as Holiday Shopping Season Kicks into High Gear



Photo by Mel Poole on Unsplash

By MATT OTT
AP Business Writer

After declining for three straight months, American consumer confidence ticked up in November as the all-important holiday shopping season kicks into high gear.

The Conference Board, a business research group, said Tuesday that its consumer confidence index rose to 102 this month from 99.1 in October. Analysts were expecting a reading of 101. The October reading was revised down from an original reading of 102.6.

The index measures both Americans' assessment of current economic conditions and their outlook for the next six months.

The main index was boosted by respondents whose outlook for the next six months improved.

The index measuring Americans short-term expectations for in-

come, business and job market rose to 77.8 in November from 72.7 in October. However, it was the third straight reading below 80 for future expectations, which historically signals a recession within a year.

The survey also showed that Americans' expectations of a recession in the next 12 months declined to the lowest level so far this year. Still, about two-thirds of those surveyed still expect a downturn before the end of 2024.

Consumer spending accounts for around 70% of U.S. economic activity, so economists pay close attention to consumer behavior as they take measure of the broader economy.

In September, spending by consumers rose by a brisk 0.4%, even as Americans face ever-higher borrowing costs. After a strong summer, economists forecast that consumer spending will slow in the final three months of the year,

Skydive Perris



In what is described as a firm demonstration against antisemitism, islamophobia and all forms of hatred, 50 skydivers from across the western United States gathered recently at Skydive Perris, joining hands in an aerial Star of David. "The international skydiving community is a very inclusive one," Skydive Perris General Mgr. Dan Brodsky-Chenfeld, wrote in a statement. "Hate has a loud voice. Love needs to be louder."

as credit card debt and delinquencies rise and average savings fall.

Americans did cut back on retail spending in October, ending six straight months of gains, though the decline was partly driven by falling prices for both gasoline and cars.

Though they continue to spend, inflation, geopolitical conflicts and higher interest rates remain at the forefront of American consumers' minds.

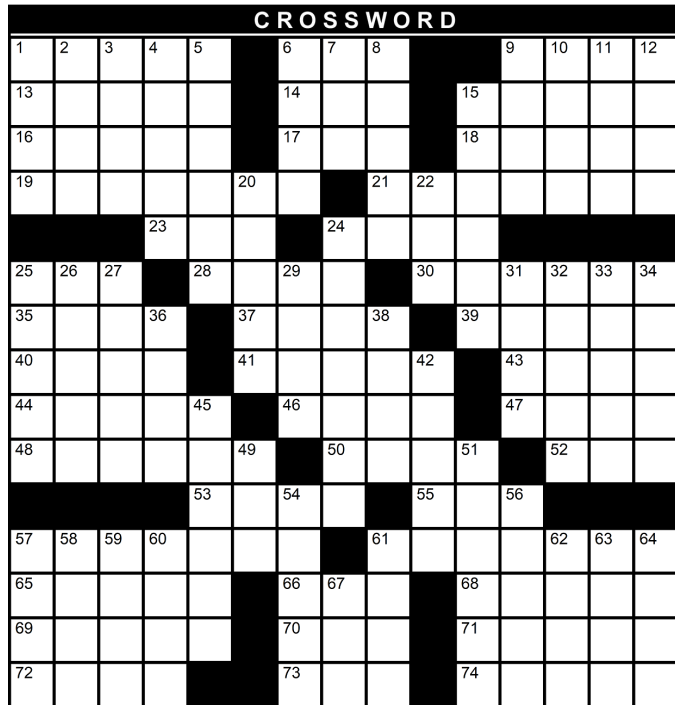
Consumers' view of current conditions inched down modestly this month, to 138.2 from 138.6 in October.



City of Perris

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Local holiday
cheer begins with
full festive fun this
weekend. Holiday
Happenings on
Page 6



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THEME: MATH 101

ACROSS

- Loaded up
- Tube in old TV
- Pouches
- Tequila source
- Stick in water
- Jig's French cousin
- TV's "____ Secretary"
- Money in Myanmar
- Photoshop maker
- *Result of multiplication
- *Whole number
- *Say 2+2 is 5, e.g.
- Arctic floater
- Dashboard acronym
- Fountain serving
- Spanky or Alfalfa
- Short for "hurry up"
- Live bait
- Turn upside down
- Cassette contents
- Retire from military, for short
- Jason's vessel
- Sicker
- "Sight for ____ eyes"
- Puppy cry
- Denver option, at a diner
- Apartment
- Green turtle's domain
- Final
- Personal trainer's place of employment
- *Venn ____

- *Point in 2.5

- Barrel racing meet
- Gobbled up
- On the rocks (2 words)
- *Fields Medal to a mathematician, e.g.
- Sports official, for short
- 8 of something
- Like Gulf Stream
- Big bang maker
- Required things

DOWN

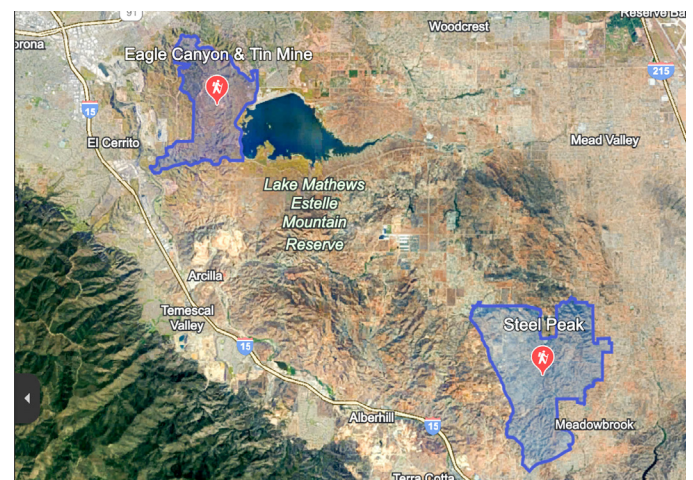
- "I lift my ____ beside the golden door"
- Petri dish gel
- Carpenter's groove
- Dodge, as in tax bill
- Takes exception to
- Native Egyptian, in Roman times
- *Line with one endpoint
- Path in the woods
- Left or right, e.g.
- Awestruck
- *Three-dimensional figure with 6 square faces
- Palm reader, e.g.
- Cake with filling
- Three people?
- Neither here ____ there
- Subcontract (2 words)
- *1:2, e.g.
- Sacred song

RIVERSIDE (CNS) - Six hiking areas across Riverside County that had been closed due to heightened fire danger were reopened Monday.

According to the Riverside County Fire Department, fire Chief Bill Weiser received approval from the Riverside County Board of Supervisors to immediately re-open Eagle Canyon/Tin Mine east of Corona, Steel Peak north of Lake Elsinore, Bautista Canyon southeast of Hemet, North Mountain south of Banning, Whitewater Canyon east of Cabazon and Ramona Bowl south of Hemet.

The hiking areas had been

- Canada's favorite tree?
- "Nobody ____ It Better"
- Fix a cat
- First discovered asteroid
- *Measured in degrees
- Parkinson's disease drug
- Banana remnant
- Between dawn and noon
- Brown shade
- Retread, past tense
- Non-alcoholic brew
- Rockefeller or Bezos



Google Earth

closed due to wildfire threats, but the recent rain and milder temperatures allowed for their re-opening, officials said.

"It's gratifying to announce the reopening of Riverside County's scenic locations for unrestricted access. However, I urge

visitors to stay alert and conscientious about the risk of wildland fires," Weiser said in a statement.

Future closures may be implemented based on weather conditions, fuel moisture and increased fire threat, according to the fire department.

SOLUTION TO THIS WEEKS PUZZLE

S	O	L	E	N	I	N	L	W	R	V	M
I	E	L	O	F	E	R	G	R	V	M	V
E	O	I	N	O	E	L	V	O	E	D	O
L	V	W	I	O	E	D	W	V	R	O	V
W	A	S	I	S	E	I					
V	E	S	I	N	I	N	I	E	L	E	W
D	I	E	A	E	R	O	S	R	E	L	I
O	G	R	V	B	O	W	E	D	E	D	V
D	N	E	D	N	W	R	O	M	D	V	S
L	V	C	S	V	R	V	D	O	S	W	D
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R	E	O	E	I	N	I	L	O	N	D	O
E	B	O	D	V	V	A	D	W	V	D	V
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S	O	V	S			L	R	O	D	E	V

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6 Hiking Areas Re-Opened in Riverside County

Inside California's Billion-Dollar Bet to Overhaul Unemployment

(Editor's Note: In Part 3 of the 4-part CalMatters investigation of problems plaguing California's Employment Development Department, the EDD is getting a rebuild from the likes of Salesforce and Amazon as pandemic payment disputes drag on and fraud hits other state benefit systems. Workers, advocates, and tech experts are hopeful, but wary. An extended excerpt follows, with the full version available at www.zapinin.com/california-news/edd-fraud-part-3)

By LAUREN HEPLER,
CalMatters

Five years, \$1.2 billion. And a new model for government contracting in the tech-challenged home state of Silicon Valley.

That is what California officials say it will take to overhaul an employment safety net pushed to the brink by record pandemic job losses, widespread fraud and the political panic that followed.

The biggest-ever attempt to reform California's Employment Development Department, known as "EDD-Next," officially started late last year. A roughly 100-person team is leading the rebuild and is already signing multi-million-dollar contracts for Salesforce and Amazon technology, according to interviews and records requested by CalMatters.

At the same time, the EDD is quietly making plans to move on from its turbulent relationship with longtime unemployment payment contractor Bank of America. Between now and 2025, the EDD will begin rolling out new benefit debit cards, and

eventually, a direct deposit payment option from a different, yet-to-be-named contractor, the agency said in a statement.

Ron Hughes, a former state technology official and consultant who came out of retirement to run EDDNext, said his team is prioritizing "the biggest pain points for the public" — online accounts, call centers, identity verification, benefit applications — as the agency tries to turn the page on an era of mass payment delays and widespread fraud.

Workers still experiencing payment delays, fraud confusion and jammed phone lines are skeptical — especially since the EDD promised many similar changes after the Great Recession around 2009. Business groups, meanwhile, are sounding alarms about the state's \$19 billion in outstanding unemployment debt to the federal government. They are clashing with labor groups who want to expand jobless benefits and increase payments to keep pace with costs of living, instead of relying on fraud-prone emergency programs like those created during the pandemic — a newer version of an old fight about the scope of the safety net.

"There's a longstanding narrative... like, 'Look, see, this is a program that people just abuse,'" said Jenna Gerry, a senior staff attorney with the National Employment Law Project. "If people are concerned with actual fraud, then I want to look at what solves it: fundamental reform of the system."

For Jennifer Pahlka, who co-led Gov. Gavin New-

som's task force to triage COVID-era problems at the EDD, the challenge ahead is emblematic of difficulties that many government agencies face in adapting to the digital age. As inequality widens and risks like fraud evolve, Pahlka wrote in her book "Recoding America" that the EDD still operates with patchwork computer systems, its staff bound by an 800-page training manual and political dynamics that can leave leadership more beholden to shifting regulatory regimes than real people — fundamental issues that could still undercut EDDNext and its 10-figure budget.

"Do I know how to wave a magic wand and fix California's unemployment insurance system? No, I don't," Pahlka said in an interview. "But I do know that what we're currently doing doesn't work, and that other states have some approaches that we should be trying out."

"Start with not burning \$1 billion in a parking lot."

EDD Director Nancy Farias has read Pahlka's book, and the many state audits that have dissected the agency's recurring failures. She's well aware of the "light switch" trap, where a government agency bets it all on one, years-long tech project, then prays it all works when a switch is flipped. To try to avoid that, she and Hughes decided to break EDDNext into dozens of smaller projects through 2028.

"It leaves less room for a big failure," Farias said. It will only come together, the former labor union executive added, with parallel efforts to simplify the pro-



Photo by Miguel Gutierrez Jr., CalMatters



Photo by Andrew Harnik/Pool via Reuters

TOP: The offices of the California Employment Development Department in Sacramento on Jan. 10, 2022.

MIDDLE: U.S. Rep. Katie Porter speaks during a House Committee on Oversight and Reform hearing on Capitol Hill in Washington on June 8, 2022.



Photo by Miguel Gutierrez Jr., CalMatters

BOTTOM: Nancy Farias, director of the California Employment Development Department, in front of the agency's offices in Sacramento on Oct. 26, 2023.

cess and alleviate strain on staff: "You can have the best IT in the world, but if you don't change your policies and procedures, it does not matter."

Before he was hired to fix the state's pandemic problem-child, EDDNext director Hughes was enjoying retirement on his Sierra foothills ranch dotted with cattle, horses and sheep. He put that on hold and went back to work at the EDD when his former colleague Farias asked him to.

Hughes is quick to note that he wasn't there for the worst of the pandemic issues. He spends a lot of time talking with other state tech exec-

utives who can empathize, such as peers at the DMV.

Even from the outside, it wasn't hard to see what went wrong at the EDD during the pandemic.

"When you roll out a solution, it needs to work. If it doesn't work and they call the help desk, you need to answer the phone," Hughes said. "We didn't do either of those things very well."

In June, his team launched a new online portal called "MyEDD," which uses Salesforce technology for workers to file and track the status of their benefits. Some users reported crashes during

How Small Businesses Can Retain Customer Loyalty This Holiday Season

Small business loyalty is on the rocks, according to a new study that finds that consumers are feeling more love for big retail brands this holiday season.

The study, from cloud-based accounting platform Xero, found that while 27% of consumers feel loyal to big retail brands, only 14% feel loyal to small businesses.

“For a small business owner who launched their business because of a passion, identifying ways to gain customer loyalty can be overwhelming. Fortunately, our data provides insights into tactics that small businesses can take to nurture ongoing relationships with customers,” says Ben Richmond, chartered accountant and U.S. country manager at Xero.

As the holiday season approaches, Xero is sharing these tips and survey insights to holiday-proof operations and keep customers satisfied:

- **Keep delivery affordable:** According to the Xero survey, 25% of survey respondents believe that delivery should always be free, regardless of original purchase price.

“Free delivery is an effective way to build customer loyalty, so offer it if you can. Just be sure to utilize cash flow forecasting or work with your accountant to gauge how much it will cost you long-term,” says Richmond.

If free shipping isn’t viable for your business, keep this fee low -- 30% said spending \$21-\$50 for delivery was agreeable. To

bring down shipping costs, consider using shipping brokerages or building shipping into your pricing.

- **Make delivery fast:** At a point in the year when timing truly matters, it’s a good idea to offer express shipping. Thirty percent of consumers want their items faster, plus this allows you to charge for expedited shipping. On this front, customers appreciate communication. Encourage them to start seasonal shopping early and set their expectations with cut-off dates for when the last orders can be delivered in time for the holidays. You may also want to consider diversifying your supply and distribution channels by looking to both local manufacturers and service providers, and also large delivery partners, so you have options to fall back on if links in the chain are disrupted.

- **Make shopping convenient:** Match big retailer convenience by accepting multiple payment options, including e-wallets and by offering your products online. According to the survey, 50% of consumers are buying more online now post-pandemic, so it’s a good idea to meet them where they are.

- **Build your reputation:** Show your passion and small biz credentials in your branding and packaging. Don’t be shy about asking for reviews and referrals, as they’re key to building trust. And when you’re criticized online, always respond respectfully.

- **Return-proof your products:** Include detailed descriptions and pictures of



Photo by Nathan Dumlao on Unsplash

your products to minimize returns. At the same time, consider offering more lenient policies for holiday-related returns. This both increases customer loyalty as well as extends the amount of time a return may impact your bottom line, as an extended period can allow for a slower trickle of negative growth.

- **Use tech:** Have a pulse-check on your cash flow by leaning into technology, like Xero’s cloud-based accounting platform, to automate tasks, manage inventory and track transactions in real-time. Technology investments can help ensure you’re constantly aware of how much return loss is acceptable per month as you plan inventory needs.

Check out the full study in Xero’s report into online shopping trends by visiting xero.com.

“With a game plan that combines strategic actions, responsive communication and adaptability, small businesses can compete with the big box stores, and win customer hearts and minds over the holidays,” says Richmond. (StatePoint)

How to Host the Holidays Affordably

From getting your home ready for guests and finding the perfect gifts to preparing a delicious meal, the holidays can seem overwhelming and expensive – but they don’t have to be. Take the following steps to save time and money on seasonal essentials.

Prepping Your Home

To get your home ready for holiday hosting, begin by decluttering surface areas such as tables and kitchen counters. Next, take an inventory and purchase any additional cleaning supplies you’ll need for a deep clean. Remember, air care products like festive candles or sprays can freshen cleaned spaces. Next, decorate by sprinkling different holiday décor pieces in the rooms’ focal points. For example, add themed table settings in the dining room and wrap holiday garland around fixtures such as the fireplace mantle or staircase.

Making the Menu

Food is a unifying component of any holiday celebration. To get started, set a menu that consists of a variety of appetizers, light snacks, side dishes, entrees and desserts to accommodate guests’ cravings and preferences. Consider using healthier variations of the

season’s comforting and tasty dishes with DG Better For You recipes, which include Potato Crusted Chicken and Green Bean Casserole. Before heading to the store, write your grocery list in advance and make a plan to purchase private brand products to stretch your budget further.

Gift Guide

Shopping for the perfect gift for everyone on your list can be easy when using DG’s holiday gift guide found at dollargeneral.com. Consider placing three self-care products such as soap, a face mask and a bath bomb into a decorative basket with tissue paper to shine on presentation. To have children of all ages jumping for joy, save on national toy brands at your local Dollar General such as Melissa & Doug, LEGO, Fisher-Price, Play Doh, Barbie, Pokémon, L.O.L. Surprise!, ZURU 5 Surprise and more.

For additional savings, use DG’s app for digital coupons and weekly ads with new sales and promotions.

By planning ahead, you can celebrate this season in style and within budget, giving you more time to create lasting memories with friends and family! (StatePoint)



(c) monkeybusinessimages / iStock via Getty Images Plus

FRIDAY December 1, 2023

Today in History:

Today is the 335th day of 2023.
There are 30 days left in the year.

By The Associated Press

Today's Highlight in History:

On Dec. 1, 1955, Rosa Parks, a Black seamstress, was arrested after refusing to give up her seat to a white man on a Montgomery, Alabama, city bus; the incident sparked a year-long boycott of the buses.

On this date:

In 1824, the presidential election was turned over to the U.S. House of Representatives when a deadlock developed among John Quincy Adams, Andrew Jackson, William H. Crawford and Henry Clay. (Adams ended up the winner.)

In 1862, President Abraham Lincoln sent his Second Annual Message to Congress, in which he called for the abolition of slavery, and went on to say, "Fellow-citizens, we can not escape history. We of this Congress and this Administration will be remembered in spite of ourselves."

In 1941, Japan's Emperor Hirohito approved waging war against the United States, Britain and the

Netherlands after his government rejected U.S. demands contained in the Hull Note.

In 1942, during World War II, nationwide gasoline rationing went into effect in the United States; the goal was not so much to save on gas, but to conserve rubber that was desperately needed for the war effort by reducing the use of tires.

In 1952, the New York Daily News ran a front-page story on Christine Jorgensen's sex-reassignment surgery with the headline, "Ex-GI Becomes Blonde Beauty".

In 1965, an airlift of refugees from Cuba to the United States began in which thousands of Cubans were allowed to leave their homeland.

In 1969, the U.S. government held its first draft lottery since World War II.

In 1974, TWA Flight 514, a Washington-bound Boeing 727, crashed in Virginia after being diverted from National Airport to Dulles International Airport; all 92 people on board were killed. On the same day, Northwest Orient Airlines Flight 6231, a Boeing 727, crashed near Stony Point, New York, with the loss of its three crew members (the plane had been chartered to pick up the Baltimore Colts football team in Buffalo, New York).

In 1991, Ukrainians voted overwhelmingly for independence from the Soviet Union.

In 2005, a roadside bomb killed 10 U.S. Marines near Fallujah, Iraq.

In 2009, President Barack Obama ordered 30,000 more U.S. troops into the war in Afghanistan but promised during a speech to cadets at the U.S. Military Academy at West Point to begin withdrawals in 18 months.

In 2012, Kansas City Chiefs linebacker Jovan Belcher fatally shot his girlfriend, Kasandra Perkins, then drove to Arrowhead Stadium and took his own life in front of the team's coach and general manager.

In 2013, a New York City commuter train rounding a riverside curve derailed, killing four people and injuring more than 70.

In 2017, retired general Michael Flynn, who served as President Donald Trump's first national security adviser, pleaded guilty to lying to the FBI about reaching out to the Russians on Trump's behalf. (Trump would later pardon Flynn.)

In 2020, disputing President Donald Trump's persistent, baseless claims, Attorney General William Barr told The Associated Press that the U.S. Justice Department had uncovered



Public Domain

Rosa Parks' Montgomery, AL booking photo in 1955, after refusing to surrender her seat to a white passenger on a public bus.

no evidence of widespread voter fraud that could change the outcome of the 2020 election.

In 2021, the U.S. recorded its first confirmed case of the omicron variant of the coronavirus, in a vaccinated traveler who returned to California after a trip to South Africa.

In 2022, legislation to avert what could have been an economically ruinous freight rail strike won final approval in Congress as lawmakers responded to President Joe Biden's call for federal intervention in the long-running labor dispute.

EDD

Continued from Page 3

the first days of the rollout, but the system stabilized. It will be built out over time, Hughes said, as the agency works through contracts for identity verification and a "claims navigator" to show workers all benefits they are eligible for.

A new call center system using Amazon technology is slated to debut within the year — first for the state's older disability system at the end of 2023, Hughes said, then for unemployment next summer. The idea is to ultimately go from the five or six systems that EDD agents currently juggle to one system for processing claims.

"Under the new system, there is a single pane of glass," Hughes said. "As soon as they call in, all the information on their claim will come up."

It's not the first time the EDD has tried to streamline its claims system, parts of which date back to the 1980s. Pahlka in her book compares making sense of the patchwork programs to going on an archaeological dig.

After the Great Recession, the state paid Deloitte to upgrade several facets of its operation, including part of its claim management systems, in a series of contracts that ballooned to more than \$152 million from 2010 to 2018, copies provided

to CalMatters show. That system was one of several that state reports later found buckled during COVID, but Deloitte was awarded another \$118 million as the state doled out emergency pandemic funds, according to contracts provided to CalMatters.

The irony, as Pahlka observed in her book, is that the money went to the very vendor "which built the ineffectual systems in the first place."

U.S. Rep. Katie Porter, a Democrat from Orange County who sits on a U.S. House Oversight Committee that has investigated pandemic unemployment fraud, sighed heavily when asked about the past Deloitte "un-

employment modernization" project — a response, she said, to both the contractor in question and a broader lack of oversight on big-budget projects.

"Deloitte has an unfortunate track record of not getting it done here," Porter said. "If we're going to contract this and spend our dollars with a private company to do this, we have to hold them accountable for delivering."

Deloitte defended its work for the EDD in a statement, noting that "many technology constraints highlighted by California elected officials during the pandemic related to functions in EDD systems that Deloitte was not contracted to maintain."

The company declined to comment on whether it intends to bid on the new EDDNext project.

Hughes said that no vendor is off the table for EDDNext, but that past contract performance will be taken into consideration for all bidders. This time around, Hughes said the plan is structured to include more oversight.

"It's just way too much work for one vendor to do, and so we've split that up," he said. "We've got different vendors doing different solutions. We can manage them much more effectively that way."

For the complete story, visit www.zapinin.com/california-news/edd-fraud-part-3



Perris to Light Holiday Tree at City Hall Tonight as Part of Weekend Celebration

Santa Claus is coming to town, tonight! In the 35th Annual Christmas celebration, the City of Perris will be lighting its Christmas tree this evening at 6 pm on the city hall campus.

The visitor from the North Pole will then be available for photos, as community groups perform holiday traditions.

A petting zoo that will be present for the young ones' delight and complimentary deserts will be

served through the event until 8:30 pm.

City Hall will then be abuzz again on Saturday morning beginning a 11 am with the Winter Wonderland.

The event will feature arts & crafts, face painting, horse drawn carriage and trackless train rides, snow slides, interactive inflatables and there will be a vendor village to get an early start on shopping. Saturday's event continues through the day until 7 pm.

Indio Tamale Festival to Be Held This Weekend With 20+ Music Acts

INDIO (CNS) - The 31st Annual Indio International Tamale Festival will be held this weekend with more than 20 live performances, carnival rides, dancing and thousands of tamales.

The festival will be held Saturday and Sunday between 10 a.m. to 7 p.m. at Miles Avenue Park, 82524 Miles Ave.

Attendees can expect to experience live music, the Tamale Plaza, a Chavella Throwdown, carnival rides, ballet folkloriko, a

car show, mariachi and a mercado, among thousands of tamales.

Grammy-nominated Mexican banda K-Paz de la Sierra will headline the festival and Son Rompe Pera will co-headline with ska-infused cumbia punk, festival officials said. More than 20 other musical acts are scheduled to perform throughout both nights including Tropa Magica, Estevie, Doggyland, Burgundy Blues, Canyon Cody, Sol Del Desierto, and Yungatita among oth-

Menifee Christmas Celebrations to Begin This Weekend

MENIFEE - Menifee will begin its holiday celebrations this weekend with the Menifee Christmas tree lighting ceremony scheduled for Saturday.

The ceremony is scheduled from 4 to 8 p.m. at Mt. San Jacinto College, 28237 La Piedra Road.

The celebration will include a community parade, food and craft vendors, community performances and a snow zone. Admission to the snow zone will be free with a donation to the Menifee Community Cupboard booth or with an unwrapped gift for Santa's Workshop.

Next Saturday Dec. 9, a breakfast with Santa will be held at the Kay Cenicerros Senior Center at 29995 Evan Road. The event will feature three sessions, at 8 a.m., 9:15 a.m. and 10:30 a.m.

Participants must register in advance, and the price per attendee is \$12. Children under 2 will be admitted free. Registration for the event is available at cityofmenifee.us/special

ers.

Additionally, festival officials said the Artesano Tameria program will make a comeback to showcase tamales from local households, offering participants an opportunity to take their home recipes into a commercial kitchen and into the mouths of festivalgoers.

Admission to the festival is free, but passes for attractions such as carnival rides will require the purchase of a VIP pass. More information can be found at indiotamalefestival.com.



levents. All guests will be able to take a photo with Santa and participate in different activities and crafts.

Menifee residents have until Dec. 4 to enter their festively decorated home for the city's annual Xtreme Light Fight. Categories are:

- Best theme;
- North Pole neighbor;
- Inflatable fun;
- Clark Griswold; and

-- Community favorite

Contestants can register online at cityofmenifee.us/special. Residents will be able to vote for their favorites through an interactive map on the city's website between Dec. 7 and Dec. 11.

Winners will be announced on social media and the city's special events website on Dec. 15.



International Tamale Festival



King	61	Oak Hills	76
Murrieta Mesa	79	Jurupa Hills	61
Murrieta Mesa	76	Santa Paula	59
Great Oak	70	Summit	62
Great Oak	55	Upland	63
Corona	60	Santiago (Garden Grove)	52
Corona	61	Savanna	53
Corona	57	Esperanza	49
Miller	42	Corona	81
Santiago	55	Grand Terrace	60
Santiago	62	JW North	77
Moreno Valley	36	Santiago	70
Tahquitz	78	Heritage	73
Elsinore	77	Linfield Christian	60
Elsinore	55	Chino Hills	69
Elsinore	77	Golden Valley	55
JW North	50	La Jolla Country Day	59
Temescal Canyon	65	La Quinta	27
Rancho Verde	63	Whittier	38
Rancho Verde	74	Rialto	45
Jurupa Hills	53	Poly	78
Lakeside	85	United Christian Academy	55
Los Osos	67	West Valley	40
West Valley	36	Adelanto	60
West Valley	61	Bloomington	38
Pacific	38	West Valley	76
Perris	56	Rialto	60
Perris	49	Jurupa Hills	70
San Jacinto	41	Beaumont	69

SUMMONS
CASE NO. CVSW2301166

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Hilda C Madrigal, DOES 1 to 15
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): Miriam Goldy Ustariz, 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 Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.

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

!AVISO!: Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 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 más 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 más 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 quitar su sueldo, dinero y bienes sin más 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 remisión 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 poniéndose 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 extintos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión 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 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 número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Miriam Goldy Ustariz
20060 Plessner Way
Wildomar, CA 92595
951-252-4985
Date: 2/14/2023
W. SAMUEL HAMRICK, JR.

Schld:10840 Addl:3809 Custld:136

Order To Show Cause For Change of Name
Case No. CVSW2309465
To All Interested Persons: Karel Ashley Conklin
filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME:
Karel Ashley Conklin
PROPOSED NAME:
Ashley Alexandria Lusero
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 12/28/2023 Time: 8:00 AM Dept. S101. The address of the court is Superior Court of Riverside, 30755-D Auld Road, Murrieta, CA 92563. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 11/07/2023
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:10844 Addl:3810 Custld:136

T.S. No. 23004654-1 CA APN: 372-533-019NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/10/2020. 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.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be

greater on the day of sale. Trustor: JEVIN RAINEY, AN UNMARRIED Man duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 01/19/2021, as Instrument No. 2021-0032649 of Official Records of Riverside County, California; Date of Sale: 12/12/2023 at 09:30 AM Place of Sale: The Bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$476,460.68Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 29660 SHIRE HORSE WAYMENIFEE, CA 92584 Described as follows: As more fully described on said Deed of Trust.A.P.N #: 372-533-019The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23004654-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23004654-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately

for advice regarding this potential right to purchase. Dated: 11/09/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 , Irvine, CA 92606For NonAutomated Sale Information, call: (714) 848-7920For Sale Information: 866-266-7512 or www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 38630 Pub Dates 11/17, 11/24, 12/01/2023

Schld:10849 Addl:3811 Custld:77

T.S. No.: 2023-06551-CA
APN: 327-462-021Property Address: 27713 BLUE TOPAZ DRIVE, ROMOLAND, CALIFORNIA 92585NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/7/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Federico Galvez Haro, a single man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 11/1/2017 as Instrument No. 2017-0454189 in Book -- Page -- and modified by Loan Modification Agreement recorded on 06/29/2022 as Instrument 2022-0292577 of Official Records in the office of the Recorder of Riverside County, California Date of Sale: 12/19/2023 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance and other charges: \$392,703.83 Street Address or other common designation of real property: 27713 BLUE TOPAZ DRIVEROMOLAND, CALIFORNIA 92585A.P.N.: 327-462-021The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by

contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2023-06551-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2023-06551-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/10/2023 Nestor Solutions, LLC214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Trustee Sale Officer EPP 38651 Pub Dates 11/24, 12/01, 12/08/2023

Schld:10851 Addl:3812 Custld:77

NOTICE OF TRUSTEE'S SALE TS No. CA-23-963526-AB Order No.: EOR20230731-7028631 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/5/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): CASSIUS

L BANKS, A SINGLE MAN Recorded: 4/13/2021 as Instrument No. 2021-0228171 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 12/26/2023 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: \$367,946.29 The purported property address is: 29713 TIERRA SHORES LN, MENIFEE, CA 92584 Assessor's Parcel No.: 340-470-005 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 855 238-5118 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-23-963526-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 855 238-5118, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-963526-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNEROCCUPANT: Any prospective owneroccupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or

other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 855 238-5118 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-963526-AB IDSPub # 0189429 12/1/2023 12/8/2023 12/15/2023

Schld:10856 AddId:3816 CustId:5

NOTICE OF TRUSTEE'S SALE TS No. CA-15-661770-CL Order No.: DEF-468557 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/20/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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): Charlie A Baca, an unmarried man Recorded: 5/27/2005 as Instrument No. 2005-0425679 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 12/19/2023 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: \$497,861.71 The purported property address is: 498 SERRANA ROAD, PERRIS, CA 92570 Assessor's Parcel No.: 311-301-001-4 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-15-661770-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-15-661770-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 OWNEROCCUPANT: Any prospective owneroccupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-15-661770-CL IDSPub # 0189431 11/24/2023 12/1/2023 12/8/2023

Schld:10860 AddId:3817 CustId:5

File No.: R-202316493
FICTITIOUS BUSINESS NAME

STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. KONG GRAPHICS
3799 PANSY LN., PERRIS, CA 92571 RIVERSIDE COUNTY
Full Name of Registrant:
1. JUAN FRANCISCO SIERRA 3799 PANSY LN. PERRIS, CA 92571
2. ALMA ROCIO SIERRA 3799 PANSY LANE PERRIS, CA 92571
This Business is conducted by: MARRIED COUPLE.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/JUAN FRANCISCO SIERRA
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 11/13/2023.
PETER ALDANA

Schld:10868 AddId:3820 CustId:11

TS No: CA07000907-23-1 APN: 337-383-002 To No: 8785648 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 November 18, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 11, 2024 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 29, 2005 as Instrument No. 2005-0984812, of official records in the Office of the Recorder of Riverside County, California, executed by KATHLEEN YVONNE ROBINSON, TRUSTEE OF THE FAMILY TRUST OF KATHLEEN YVONNE ROBINSON DATED SEPT.8, 2005, as Trustor(s), in favor of WELLS FARGO BANK, N.A. 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: 28861 CROSBY DRIVE, SUN CITY, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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 \$298,598.82 (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, CA07000907-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000907-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15

days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: November 9, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07000907-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0443264 To: PERRIS PROGRESS 11/24/2023, 12/01/2023, 12/08/2023

Schld:10877 AddId:3824 Custld:1

TSG No.: 8785064 TS No.: 23-006800 APN: 286-220-025 Property Address: 14230 OAKDALE DR PERRIS, CA 92570 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/14/2023 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/26/2019, as Instrument No. 2019-0536032, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: ROGER CHARLES PATROW, UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 286-220-025 The street address and other common designation, if any, of the real property described above is purported to be: 14230 OAKDALE DR, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 538,211.47. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off

all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-758-8052 or visit this internet website xome.com, using the file number assigned to this case 23-006800 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1-800-758-8052, or visit this internet website xome.com, using the file number assigned to this case 23-006800 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 1-800-758-8052NPP0443326 To: PERRIS PROGRESS 11/24/2023, 12/01/2023, 12/08/2023

Schld:10880 AddId:3825 Custld:1

File No.: R-202316488 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. CONFECTION PERFECTION 1495 PRESTON DRIVE, PERRIS, CA 92571 RIVERSIDE COUNTY MAILING ADDRESS: PO BOX 2032, PERRIS, CA 92572 Full Name of Registrant: 1. HEATHER ANN GARCIA 1495 PRESTON DRIVE PERRIS, CA 92571 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business

name or names listed above on: 10/06/2023. 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/HEATHER GARCIA 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 11/9/2023. PETER ALDANA

Schld:10891 AddId:3828 Custld:11

NOTICE OF PETITION TO ADMINISTER ESTATE OF ADELA C. BARRERA aka MARIA ADELA BARRERA Case No. PRRI2302455 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ADELA C. BARRERA aka MARIA ADELA BARRERA A PETITION FOR PROBATE has been filed by Silvia Alejandra Barrera in the Superior Court of California, County of RIVERSIDE.

THE PETITION FOR PROBATE requests that Silvia Alejandra Barrera be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on January 2, 2024 at 8:30 AM in Dept. No. 11 located at 4050 Main St., Riverside, CA 92501.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

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

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

JOB NO. P23-159
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a Public Hearing on Tuesday, January 9, 2024, at 6:30 pm, in the City Council Chambers, 101 North "D" Street, Perris, California, to consider the levying of assessments and the annexation of DPR 22-00010 to Benefit Zone 142, City of Perris Flood Control Maintenance District Number 1 pursuant to the provisions of the Benefit Assessment Act of 1982, consisting of Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act").

The assessments are to be used for the maintenance of flood control facilities that benefit properties within Benefit Zone 142. The total annual assessment levied on the benefiting property is \$4,586.77.

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

NOTICE IS HEREBY FURTHER GIVEN that pursuant to the Act,

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

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

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

Nancy Salazar
City Clerk

SBN 243227
PAUL HORN LAW GROUP PC
11404 SOUTH STREET
CERRITOS CA 90703
CN101800 BARRERA Nov 24, Dec 1,8, 2023

Schld:10901 AddId:3833 Custld:22

Order To Show Cause For Change of Name
Case No. CVCO2305359
To All Interested Persons: Nancy Linares filed a petition with this court for a decree changing names as follows:
PRESENT NAME: Nancy Linares
PROPOSED NAME: Nancy Olivia Linares
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 1/3/2024 Time: 8:00 AM Dept. C2.
The address of the court is Superior Court of Riverside, 505 S. Buena Vista Corona, CA 92882. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 11/16/2023
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:10910 AddId:3838 Custld:16

Order To Show Cause For Change of Name
Case No. CVMV2305467
To All Interested Persons: Catalena Christine Armijo filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Erin Michelle Armijo
PROPOSED NAME: Erin Michelle Vera
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not

be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 12/27/2023 Time: 8:00 AM Dept. MV2. The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 10/13/2023
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:10918 AddId:3840 Custld:17

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000009862285 Title Order No.: 230346804 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/23/2006 as Instrument No. 2006-0778627 of official records in the office of the County Recorder of RIVERSIDE County, State of CALIFORNIA. EXECUTED BY: RICKIE DUPREE JOHNSON, AN UNMARRIED MAN AND KIMBERLY DION MURRAY, AN UNMARRIED WOMAN AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/27/2023 TIME OF SALE: 9:00 AM PLACE OF SALE: IN FRONT OF THE CORONA CIVIC CENTER, 849 W. SIXTH STREET, CORONA, CA 92882. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 25864 TURFWOOD ST, SUN CITY, CALIFORNIA 92585 APN#: 335-500-016 The undersigned Trustee disclaims

any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$500,037.50. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000009862285. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder", you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009862285 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right

to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 11/16/2023 A-4802369 12/01/2023, 12/08/2023, 12/15/2023

Schld:10921 Adld:3841 Custld:3

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 168657 Title No. 95527882-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/24/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/27/2023 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/08/2022, as Instrument No. 2022-0065467, in book xx, page xx, of Official Records in the office of the County Recorder of Riverside County, State of California, executed by Rita Traynor as Trustee of the Rita Traynor Living Trust Dated 1/12/2021, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), at 2410 Wardlow Road #111, Corona, CA 92880 - Auction.com Room. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 333-670-019 The street address and other common designation, if any, of the real property described above is purported to be: 28719 Cebelia Cir, Menifee, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$380,342.03 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 11/16/2023 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. 27368 Via Industria, Suite 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before

you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.Auction.com - for information regarding the sale of this property, using the file number assigned to this case: Ts#168657. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or https://tracker.auction.com/sb1079/ for information regarding the sale of this property, using the file number assigned to this case Ts# 168657 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. AFN4802418 12/01/2023, 12/08/2023, 12/15/2023

Schld:10924 Adld:3842 Custld:3

File No.: R-202316769 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. JKS TRUCKING 1341 PALISADES ST, PERRIS , CA 92570 RIVERSIDE COUNTY MAILING ADDRESS: 3429 SEQUOIA CT, PERRIS, CA 92570 Full Name of Registrant: 1. JULIO ADALBERTO RODRIGUEZ MOLINA 3429 SEQUOIA CT PERRIS, CA 92570 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/JULIO ADALBERTO RODRIGUEZ MOLINA 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 11/17/2023. PETER ALDANA

Schld:10928 Adld:3843 Custld:11

File No.: R-202315060 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. FLIP CHAT 28118 MILLSTREAM COURT, MENIFEE, CA 92585 RIVERSIDE COUNTY Full Name of Registrant: 1. FLIP CHAT PARTNERS LLC 28118 MILLSTREAM COURT MENIFEE, CA 92585 This Business is conducted by: LIMITED LIABILITY COMPANY. 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/LINDA CYNKAR 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 10/13/2023. PETER ALDANA

Schld:10944 Adld:3851 Custld:11

File No.: R-202316748 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. SUBWAY 39905 2748 HAMNER AVE, STE 101, NORCO, CA 92860 RIVERSIDE COUNTY MAILING ADDRESS: 2551 W WOODLAND DR, ANAHEIM, CA 92801 Full Name of Registrant: 1. RIVERSIDE SUBS LLC 2551 W WOODLAND DR ANAHEIM, CA 92801 This Business is conducted by: LIMITED LIABILITY COMPANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 10/04/2023. 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/RAGHU MARWAHA 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 11/16/2023. PETER ALDANA

Schld:10962 Adld:3857 Custld:11

NOTICE OF PETITION TO ADMINISTER ESTATE OF Steven Michael Fineran, aka Steven Fineran Case No. PRR12302623 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Steven Michael Fineran, aka Steven Fineran. A PETITION FOR PROBATE has been filed by Patrick Fineran in the Superior Court of California, County of Riverside. THE PETITION FOR PROBATE requests that Patrick Fineran be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 1/29/2024 at 8:30 AM in Department 8 located at 4050 Main St, Riverside, CA 92501. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Christopher Nelson . (SBN 220566) Chandler Law Firm 3800 Orange St., Suite 270 Riverside CA 92501 Phone: (951)-276-3022 Fax: (951)-782-0230 CLNelsonAttorney@gmail.com Schld:10972 Adld:3862 Custld:191



I wrote an oven baked ribs recipe about 3 years ago but since I have really dialed in my methods and am overall a much better cook, I thought it would be an appropriate time to update it. And I'm assuming most of you reading this won't remember that recipe 3 years ago.

Making ribs is a mostly set it and forget it affair. Which is good because these take about 5 hours to make correctly. So don't fret about how long they take. Put them in the oven, go about your day, and check on them 2 hours in and 4 hours in. Before you know it, you'll be enjoying fall off the bone ribs.

Ingredients

- 1 rack spare ribs
- 3 tbsp Dijon mustard
- 2 tbsp honey
- 2 tbsp Worcestershire sauce
- 1 tsp salt
- 3 tbsp bbq sauce, split
- 1 tbsp vinegar
- 2 tbsp butter, sliced

Prep your ribs by drying them off

Oven Baked Ribs

with paper towels and remove the membrane under the bones (or ask your butcher to do that for you). Preheat the oven to 250 degrees. Spread the mustard, honey, and Worcestershire sauce all around the ribs, top and bottom. Salt. Place the ribs in a baking pan (on a rack in a pan is preferable but not necessary) and place in the oven for 2 hours.

At the 2-hour mark, prep a large piece of aluminum foil with the sliced butter. Pull your ribs out of the oven, slather with half the BBQ, and place meat side down on the butter in the foil. Wrap the foil around the ribs tightly so there are no ribs showing or air pockets around the spare ribs. Cook for another 2 hours.

At the 4-hour mark pull the ribs out, unwrap from foil, and place uncovered on the baking pan. Brush on the vinegar and then the remaining bbq. Cook for 1 more hour.

After 5 hours you are done. EAT your fall off the bone ribs!

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



By Joanna Barajas

If I told you this soup will make you live to 100, would you try it?

This recipe comes from an island in Greece, called Ikaria. And it's nicknamed "the island where people forget to die," because people live so long there.

It's one of the Blue Zones, or places in the world where people live 90 to 100 years young and are free of disease. Sure, they probably live more stress-free lives than us. Which we can't always do. But they also eat simply, which is something we can do.

A lot of their good health comes from following a Mediterranean diet. That's a diet full of fresh fruits and vegetables, olive oil, herbs, beans, whole grains, and occasionally some red wine.

Here's an easy recipe to get a taste of that island life and help you live a long, healthy life!

Greek Chickpea Soup with Lemon

Servings: 1-2

Cuisine: Gluten-free, vegan, dairy-free

Ingredients:

- ½ lb. dried chickpeas* or 2 cans, rinsed
- ½ medium onion, coarsely chopped
- 1 garlic clove, minced
- 1 small bay leaf
- ¼ cup extra Virgin olive oil +

more to serve

- Salt and pepper
- Juice of 1-2 lemons
- 1-2 Tbsp. Chopped fresh dill

Equipment:

Medium pot

Directions:

*Skip this step if using canned chickpeas. How to cook chickpeas from scratch:

Measure out 1/2 cup dried chickpeas. Soak overnight if you can. If not, just increase cooking time. Drain, rinse, and add to a pot. Cover by a few inches with water, and add 1/2 teaspoon salt. Bring to a boil, reduce heat, cover, and cook at a simmer until tender, about 90 minutes to 2 hours.

1. In a small pot add all ingredients except lemon juice and dill. Add just enough water to cover beans and vegetables. Bring to a boil, then lower and simmer with lid for 20-30 minutes.

2. Add salt and pepper to taste. To serve, spoon into bowls and finish with lemon juice, olive oil and fresh dill.

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

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