

# The Perris Progress

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Friday, January 10, 2024

Since 1901



Bob Wick

## FIERCE WINDS FORCE BIDEN TO SCRUB EVENT PROCLAIMING NEW CA NATIONAL MONUMENTS

## Cal Fire Bolsters Resources Throughout Region During Windstorm



The Palisades Fire burns a residence in the Pacific Palisades neighborhood of Los Angeles, Tuesday, Jan. 7, 2025.

AP Photo/Ethan Swope

RIVERSIDE (CNS) - In the face of an intense Santa Ana windstorm, the most violent in decades, additional firefighting resources are still being deployed throughout Riverside County, while local agencies contribute assistance to battling the catastrophic Los Angeles County fires.

Cal Fire released a statement Monday indicating engine and hand crews are transferring from stations in Northern California to

the Inland Empire, as well as Orange, San Diego and neighboring counties.

The specific count was 45 additional engines for deployment in Southern California, along with six more hand crews.

Cal Fire stated Riverside County "will staff additional firefighting resources above normal levels, including fire engines, hand crews, bulldozers, water tenders and supervisory personnel 24/7."

See CalFire Page 5

THERMAL (CNS) - One of the worst windstorms to hit Southern California in years forced President Joe Biden Tuesday to cancel a planned trip from Los Angeles to Riverside County, where he was going to formalize the creation of two national monuments in the state, including one just south of Joshua Tree National Park.

Biden and first lady Jill Biden arrived at Los Angeles International Airport aboard Air Force One at 9:32 p.m. Monday from New Orleans, where they met with "families and community members impacted" by the New Year's terror attack on Bourbon Street that left 15 people dead and dozens more injured, according to the White House.

The president had been scheduled to travel to Thermal in Riverside

County early Tuesday afternoon to officially announce his action establishing the Chuckwalla National Monument near Joshua Tree, as well as the Sattitla National Monument in Northern California. White House officials said the two monuments will protect 848,000 acres of land that are of "scientific, cultural, ecological and historical importance."

With Santa Ana winds whipping across the region, however, the White House initially decided to cancel Biden's trip to Thermal and have him instead make the monument announcement from the Los Angeles area. But the White House later announced that the event was being rescheduled for next week "so that key stakeholders can attend." No details of the rescheduled event were immediately released.

See Chuckwalla Page 9

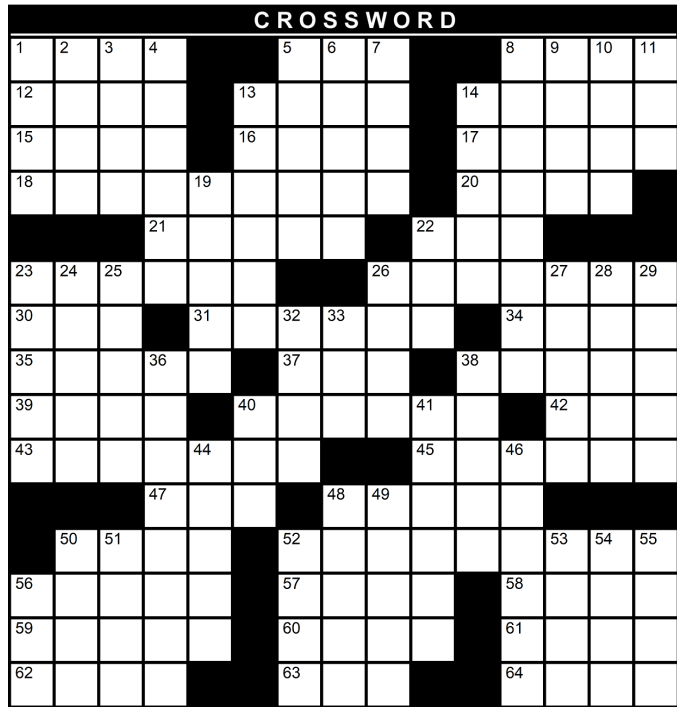
## E-Sports Arena Opened Doors in Downtown Riverside Wednesday



RIVERSIDE (CNS) - Riverside County officials on Wednesday celebrated the opening of The Arena, an Office of Education development that will provide space for E-Sports competitions involving video gaming enthusiasts, as well as doubling as a sometime-conference center for county business.

See E-Sports Page 5

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## STATEPOINT CROSSWORD THEME: SNOW DAY

### ACROSS

- Larger-than-life
- Capone's family
- Wild swine
- "You're not allowed," to a baby
- Deal with it
- Cunningly
- Shower with affection
- Allege
- City in Belgium
- \*Snow Day exercise?
- Poet Pound
- Ovine sign of the zodiac
- Tasseled hat
- All together (2 words)
- Military College of South Carolina, with The
- For every
- a.k.a. association foot- ball
- \*All-day Snow Day garb?
- Delete
- Crude fuel
- Read-only disc
- Good's counterpart
- Popular flowering shrub
- Female ancestor
- Two heads are better than one, e.g.
- Bering Strait state
- Rudolph's Clarice, e.g.
- Like thick smoke

### DOWN

- Fountain option
- \*No two are alike, sing.
- Surround (2 words)
- Tangerine plus grapefruit
- \*Like a river, with over
- #51 Down, pl.
- Heidi's "Magic Wooden Shoe"
- Olufsen's partner
- Sound of a bell
- Not him
- Surfer's stop
- Odds' partners
- Tubby little cubby
- "He's Just Not That \_\_\_\_ You"
- Of the same period
- \*Popular Snow Day pastime
- Some tournaments
- Zugspitze, e.g.
- \*Severe weather
- Deed hearing
- Algae, sing.
- Marble bread
- \_\_\_\_ Jack, English pirate
- \*As opposed to rain
- Irregular
- Type of conifer
- Musketeers' swords
- High-strung
- Cerebellum location

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## City to Start Construction on Agricultural Innovation Center

RIVERSIDE (CNS) - Officials from the city of Riverside will join residents of the Northside neighborhood and others next week to celebrate the start of construction on an agricultural facility intended to highlight the positives of using green technology to grow food.

The groundbreaking ceremony for the Northside Agriculture Innovation Center is slated for 9:30 a.m. next Thursday at 900 Clark St.

"Riverside has a deep agricultural history as the birthplace of the citrus industry," Mayor Patricia Lock Dawson said. "The NAIC is an opportunity to show the same level of leadership on



ag issues into the coming century."

The center will be constructed in space long impacted by blight and will serve as both an educational facility and community garden, according to officials.

"Northside residents have played a key role in developing the NAIC from

concept into reality," City Councilman Philip Falcone said. "We are grateful for their input as we take an important step forward with this project."

The city received about \$4 million in state and federal grants over the last four years to pay for the project.

See Ag Center Page 5

- Unit of life
- Students' dwellings
- \*Snow Day reading choice
- Helping theorem
- \*Like soft pj's
- Intelligence org.
- \*Slope fun
- Shorter than California
- Number of years
- No, it doesn't crawl in one's ear
- Horse of certain color,

- pl.
- Spontaneous additions
- Obtuse one
- Tom Cruise's "The \_\_\_\_ of Money"
- Highway hauler
- Bad sign
- Of a particular kind
- Smoothie berry
- Superman's last name
- Part of a seat
- \*Like chocolate on a Snow Day

### SOLUTION TO THIS WEEKS PUZZLE



## New Law Inspired by Ex-lawmaker's Dui Adds to Alcohol Education in California Schools

BY RYAN SABALOW,  
CalMatters

California public school students will get additional coursework on the harms of alcohol in 2025, thanks to a new law from a former lawmaker whose drunken driving arrest inspired her legislation.

In September, Gov. Gavin Newsom signed Assembly Bill 2865 by former Los Angeles Democratic Assemblymember Wendy Carrillo, whose DUI last year helped derail her political career.

California schools are already required to provide instruction about alcohol, narcotics and other dangerous drugs. This bill would require that schools also provide instruction about the short- and long-term harms of excessive drinking — including alcohol's link to chronic diseases, mental health problems and deaths.

As she pitched her bill to her colleagues in 2024, Carrillo told them that it was important for students to learn about alcohol's consequences in the hopes they don't go down the path she did.

"I wish I would have known in high school what I know now," she said at one hearing. "I would have made different choices."

On Nov. 3, 2023, Carrillo crashed into parked cars in Northeast Los Angeles. Police said her blood-alcohol level was twice the legal limit, according to the Los Angeles Times. She ended up pleading no contest to the DUI in the middle of her race for Los Angeles City Council, which she lost. Because she ran for city council, Carrillo left her Assembly seat this year.



Pablo Unzueta for CalMatters

"I want young people to learn early how something that is so legally and easily accessible can do so much harm if not consumed with more knowledge and more responsibility."

WENDY CARRILLO, FORMER  
ASSEMBLYMEMBER

Carrillo said her DUI was a wake up call for her. She said she started going to therapy and became sober. As she reflected on her life, she said her own struggles with booze began at an early age. And she was troubled by how prevalent alcohol is in society, despite its documented dangers.

Alcohol is a national and global health issue

According to federal health officials, alcohol-related diseases kill 178,000 people in the U.S. each year, and death rates are increasing. Noting that alcohol causes at least seven types of cancer, including bowel and breast cancers, the World Health Organization last year declared that "when it comes to alcohol consumption, there is no safe amount."

Carrillo testified that 54 Californians die each day from alcohol.

"I want young people to learn early how something that is so legally and easily accessible can do so much harm if not consumed with more knowledge and more responsibility," she told her colleagues.

Her bill passed without any lawmakers voting against it.

What law will do

Under the new law, school boards can decide which grades receive the new instruction. They can ask the state for reimbursements for the costs of instruction, training and updates to instructional materials, said Nicholas Filipas, a spokesperson for the California Department of Education.

At the San Juan Unified School District in the Sacramento region, educators shouldn't have trouble rolling the bill's requirements into their schools' curriculum, said Raj Rai, a spokesperson for the district, which educates about 39,000 students.

"Alcohol education has been embedded into our high school health class curriculum for quite some time," Rai said in an email. "Our curriculum team will review the currently adopted health materials to see if anything additional is needed to meet the new

See Alcohol Page 11

## New Law Could Help Tenants Facing Eviction Stay in Their Homes

By Felicia Mello,  
CalMatters

Tenant advocates suffered a big defeat this fall when California voters decided against expanding cities' ability to limit rent increases. But a state law set to take effect Jan. 1 will give renters facing eviction a little more breathing room.

The law doubles the time tenants have to respond after receiving an eviction notice from five business days to ten. Lawyers who work with renters say that what may seem like a minor procedural change could make a big difference in allowing people to stay in their homes.

Tenants who are served an eviction notice and don't respond in writing within the legal timeframe can lose their case by default, potentially incurring financial penalties and a black mark on their record that affects their future ability to obtain housing. That's true even if a tenant has a valid legal defense — for example, if their landlord increased the rent above state limits or refused to fix problems like lack of heat or broken door locks. About 40% of California tenants lose their cases this way,

VOTERS SAID NO TO EXPANDED RENT CONTROL, BUT TENANTS FACING EVICTIONS WILL HAVE MORE TIME TO FIGHT TO KEEP THEIR HOMES UNDER A NEW CALIFORNIA LAW.

researchers have estimated.

"Five days has never been enough for a tenant to find legal assistance and try to decipher the complaint filed against them, find out what kind of defenses they have, fill out the paperwork and make it to court," Lorraine López, a senior attorney with the Western Center on Law and Poverty, told CalMatters earlier this fall.

Access to legal services varies widely across California. San Francisco guarantees legal representation to any tenant facing eviction, and in other cities like Oakland and Los Angeles, robust networks of pro-bono lawyers help renters file responses. But Californians who live in so-called "legal deserts" — often in rural areas — must travel many miles to meet with an attorney.

Tenants with lawyers are less likely to get locked out of their homes, some

See Evictions Page 9



María Vela assembles a cardboard box as her family gets ready to move out of their home of nearly 30 years in East Los Angeles on Dec. 17, 2023.

Photo by Adriana Heldiz, CalMatters

## Navigating Your Finances During a Presidential Transition

It's common to wonder how a new presidential administration will impact your wallet. As policies and regulations change, many people are left questioning what it means for their money.

According to CERTIFIED FINANCIAL PLANNER® professionals, here's how to safely navigate your finances during a presidential transition:

Take market coverage with a grain of salt: Media headlines might feel overwhelming, but it's wise to avoid making big investment decisions based solely on the 24-hour news cycle. Unlike what you may hear, U.S. market growth and resilience have historically remained steady regardless of the political climate. For investment planning and advice, always rely on trusted resources, such as the insights of your financial advisor.

Focus on fundamentals: Market volatility around election cycles is historically short-lived, so now is not the time to try to game the system, fully revamp your portfolio or reverse course on your long-term investment strategy. As always, you should stay focused on sound investment principles, like diversification and

compound interest.

Examine your tax strategy: Consider whether your tax strategy will need tweaking in light of laws ushered in by the new administration. Whether it is your capital gains taxes or your small business taxes, new regulations can impact what you pay. Your financial advisor can help ensure you continue to maximize every dollar you earn.

Take a look at your savings: Policies coming out of Washington could affect healthcare costs, energy prices, Social Security income and other factors that impact your overall financial picture. Work with a CFP® professional to create a holistic financial plan that is both tailored to your needs and adaptable to change.

To find a CFP® professional that will work in your best interests throughout this presidential administration and beyond, visit [LetsMakeAPlan.org](http://LetsMakeAPlan.org).

Navigating your finances during a presidential transition can feel tricky but with a big-picture mentality and the partnership of a qualified financial advisor, you can meet your financial goals. (StatePoint)

## 3 Things to Know About Digital Mortgage Tools

With the increased use of digital tools, the mortgage process looks quite different today than it did for previous generations. These new technologies can make the home loan process more efficient for both those buying a home and those refinancing their mortgage. However, it's important to understand how your information is being used.

To help ensure you're a savvy loan applicant, Freddie Mac is providing answers to some commonly asked questions about digital mortgage tools:

**Why do lenders use digital mortgage tools?** Lenders have traditionally relied on printed documentation that requires them to manually review your application before deciding if you qualify for a loan, including for how much and on what terms. This can be a time-consuming process for both the homebuyer and the lender. Digital mortgage underwriting tools allow lenders to expedite the process by using electronic documents and automation to more efficiently evaluate your loan application. Freddie Mac research has found that these tools can decrease the loan origination timeline and may also save you money in closing costs.

In addition, the digital tools

mortgage lenders use may help you qualify for a loan if you have a limited credit profile by looking at factors such as your history of on-time rent payments or the amount of money coming into and out of your bank account each month. This helps demonstrate your ability to pay your mortgage each month.

**What information will my lender ask for?** Not only will the way you provide documentation change, but in some instances the information your lender evaluates will change as well. For instance, you may be asked to provide access to digital accounts, such as your bank account, instead of providing printed bank statements. By using digital tools, lenders can get a more detailed view of your finances, which helps them lend to you if you are a harder-to-underwrite buyer. Specific requirements may vary by lender — some may prefer a fully-digital process while others may use a combination of printed and electronic documents. Talk to your lender to get a better understanding of their loan application process.

**What if I'm not comfortable providing my information?** Though your lender will have a more detailed look at your finances through a fully-digital

process, keep in mind that digital documents often provide a higher level of security than printed documents. If you still prefer not to share digital access to your personal information, your lender should understand your concerns and be willing to work with you on an alternative solution. If not, you can find a different lender who is willing to accommodate a loan application process that is not digital. In either scenario, you should always take steps to ensure your personal information is protected and remain vigilant against potential fraud. You can help mitigate your risk of fraud and identity theft by researching lenders and working only with reputable companies that take steps to protect their customers' information.

Learn more about the mortgage application process with Freddie Mac's step-by-step guides to homebuying and refinancing, which are available at [myhome.freddie.com](http://myhome.freddie.com).

As the housing finance industry continues to modernize, you can expect a faster, easier home loan process. Staying knowledgeable about these new tools can ensure there are no surprises when it comes time to secure a loan. (StatePoint)

## Lemon Law

Continued from Page 16

"I kept making payments," she said in Spanish. "Then ... I finally decided to get an attorney and told the dealership, 'That truck, it just doesn't work.'"

A Fresno County judge

tossed her lawsuit a year later after the Fourth District Court of Appeal ruled in a separate case that warranties that would apply to new cars don't carry over if the vehicle is sold again. The Supreme Court affirmed that judgment.

Alvarado Rodriguez said she

still doesn't have reliable transportation for when she returns to work this spring in the fruit-packing sheds.

"The process has been so long," she said. "It's really, really affected me."

Democratic Sen. Tom Unger of Santa Ana is one of

the authors of the new lemon law reforms slated to take effect next year. He also co-wrote the new legislation in December to address Newsum's concerns. For now, it doesn't address the Supreme Court's ruling that impacted used vehicle warranty claims like Alvarado Rodriguez's.

He said lawmakers will likely take that issue up as well when they reconvene after the holidays.

"I would expect that there would be further conversation," he said. "At least it's my point of view that you don't want consumers to be hoodwinked."

FRIDAY, January 10, 2025

Today in History:

Today is the 10<sup>th</sup> day of 2024. There are 355 days left in the year.

By The Associated Press

Today is Friday, Jan. 10, the tenth day of 2025. There are 355 days left in the year.

Today in history:

On Jan. 10, 1982, San Francisco 49ers receiver Dwight Clark caught a touchdown pass from Joe Montana with 58 seconds left in the NFC Championship Game; one of the most famous plays in NFL history, “The Catch” led the 49ers to a 28-27 victory over the Dallas Cowboys and a berth in Super Bowl XVI, where they defeated the

Cincinnati Bengals for their first Super Bowl victory.

Also on this date:

In 1776, Thomas Paine anonymously published his influential pamphlet, “Common Sense,” which argued for American independence from British rule.

In 1860, the Pemberton Mill in Lawrence, Massachusetts, collapsed and caught fire, killing as many as 145 people.

In 1861, Florida became the third state to secede from the Union prior to the Civil War.

In 1863, the London Underground was born when the Metropolitan Railway, the world’s first underground passenger railway, opened to the public with service between Paddington and Farringdon Street.

In 1920, the League of Nations was established as the Treaty of Versailles (vehr-SY’) went into effect.



CalFire

Continued from Page 1

“As we experienced in Ventura County in November with the Mountain Fire, and again in December with the Franklin Fire in Malibu, wildfire is a year-round threat,” Cal Fire Director Joe Tyler said. “Please be vigilant and don’t be the

cause of the next wildfire in your community.”

Tyler offered the following precautionary measures for the duration of the wildfire threat:

- don’t park vehicles in dry grass, where hot leaks can ignite the vegetation;
- when towing a trailer,

“ensure chains are not dragging” on the roadway surface, causing sparks;

- make certain the household has an evacuation plan in the event of a blaze;
- have “go bags” ready and be prepared to move pets to safe shelters;
- remove “flammable

items” from the immediate space around a residence, providing a minimum five-foot buffer; and

-- report all suspicious activity to prevent acts of arson.

A red flag warning is in effect until 6 p.m. Thursday, and a high wind warning is active until 6 p.m. Wednesday.

The National Weather Service said Monday that northerly gusts could top out at 75 mph in wind-prone locations throughout the Inland Empire, with relative humidity down to 10% Tuesday to Thursday.

The region is tinder box dry, devoid of any appreciable winter rain so far this season.

E-Sports

Continued from Page 1

“We are honored to open the doors of The Arena to current and future students in Riverside County who are connecting with one another and their school communities in exciting new ways through scholastic E-Sports,” Superintendent of Schools Edwin Gomez said. “This new facility provides a cutting-edge space for competitions, while extending the sense of belonging and connection for students who are

interested in pursuing their gaming passions in high school, at the next level in college, or as a career pathway.”

The Arena, constructed on the site of a former conference center, boasts 4,000 square feet, featuring “retractable bleachers, customizable LED screens and lighting and simulcast capabilities for overflow spectators,” according to the Office of Education.

The agency said up to a dozen players engaged in E-Sports contests will have

space for simultaneous engagements, which about 400 spectators will be able to observe.

“With a simple set-up change, the space can be used for small conferences of 100-150 attendees,” the Office of Education stated.

There are team rooms, a podcast and video blog broadcast studio, a tech lounge and offices at the location.

The cost of the facility couldn’t immediately be confirmed.



Ag Center

Continued from Page 2

The Phase 1 plan calls for installation of 50,000 square feet of solar photovoltaic greenhouses, 14,000 square feet of agri-voltaics, 14,000 square feet dedicated for

a “solar PV pole barn,” a 30-plot community garden, outdoor farmer training grounds, trails, 450 trees and standard utility feeds to meet water infrastructure needs.

The goal is to create “a beacon of recreation, in-

novation and education, and bring people together through a variety of programmed spaces, including a community garden, learning center and new farmer incubation facilities,” according to a municipal statement.

Phase 2, for which no date has been set due to delayed funding, will entail building an enclosure for the PV pole barn, which will include “classrooms, offices, demonstration kitchen and a farm stand,” the city stated.

Additionally, there will be

street improvements and completion of the trails system in the final phase.

More information is available at [riversideca.gov/sustainability/northside-agriculture-innovation-center-naic](http://riversideca.gov/sustainability/northside-agriculture-innovation-center-naic).

## “Nosferatu”

By Bob Garver

Robert Eggers is one of those directors that always puts out exactly the movie he wants. I’m not saying that as a comment on his professionalism or his attitude, I’m saying that because he clearly has the ability to shut down naysayers. If he didn’t, we’d never get the archaic dialogue of 2015’s “The Witch” or the grainy imagery of 2019’s “The Lighthouse.” Here’s another idea that must have sounded ludicrous to his financial backers: a remake of a groundbreaking vampire film from over 100 years ago, a film whose legendary status makes it practically untouchable. The original came out five years before groundbreaking talkie “The Jazz Singer,” and there must have been a fear that Eggers’ take on the material would be about as well-received as the 1980 Neil Diamond version of that film (which is to say not well). But because Eggers puts out only what he wants, we have this sexually-tinged horror movie competing with Christmas blockbusters at the box office, and admirably holding its own.

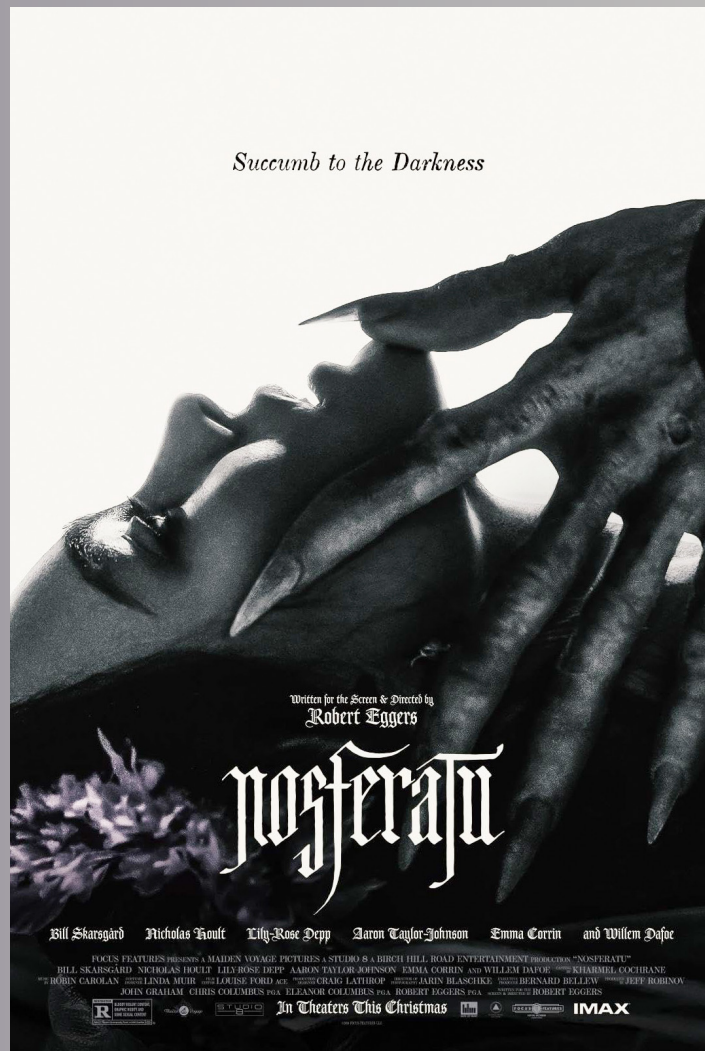
The film tells the tragic story of Thomas (Nicholas

Hoult) and Ellen (Lily-Rose Depp), a young couple living in Germany in 1838. Real estate agent Thomas is on the verge of a promotion by his boss, Herr Knock (Simon McBurney), who needs him to do just one thing before securing his future: travel to Transylvania and get a signature from a wealthy client, an eccentric count. Ellen (who dabbled in summoning supernatural spirits when she was a teenager) doesn’t want Thomas to go, as she’s having weird dreams and fearing that her past may not be done with her. But Thomas needs the promotion, so he leaves Ellen with friends Friedrich (Aaron Taylor-Johnson) and Anna (Emma Corrin) and sets out to meet the mysterious count by the name of... Orlok (Bill Skarsgård). Yeah, we know it’s really Dracula, but the 1922 film couldn’t get the rights to the book, so we’re stuck with Orlok.

Orlok is as imposing as he is bizarre. He lives in the creepiest castle imaginable, drinks questionable beverages (an Eggers staple), and sleeps in a coffin all day. Thomas takes care of business and later gets into a fight with Orlok, which both parties bare-

ly survive. He flees to what he thinks is safety at home, unaware that Orlok is already traveling there to seize control of Ellen, herself becoming more sickly as Orlok grows in power, much to the distress of her caretakers. The vampire (or “nosferatu”) wants her all to himself, and he’s willing to bring a deadly plague upon the entire country, not to mention harming her loved ones, in order to have her. Thomas’s only hope lies with controversial doctor Von Franz (Willem Dafoe), who is an expert on vampires in theory, but has no practical experience. Things get really icky as Orlok unleashes his powers further, including using hypnosis to get victims to violate some serious taboos.

“Nosferatu” is certainly a competent movie. Eggers is seeing his vision through to its full potential in areas like production design and performances. His drive and eye for detail are required of any filmmaker that wants to take on the challenge of such



a cinematic institution. I can’t think of a filmmaker that could have done a better job with this material, I just question how badly we needed this job done at all. I would have been fine with leaving the 1922 classic alone and not subjecting audiences to some of the more unsavory aspects of this movie. Indeed, Robert Eggers has once again put out exactly the movie he wants. I just can’t say that it’s the movie “I” want. If you’re not in the mood

for something so dark, serious, and occasionally stomach-churning, then this probably isn’t the movie “you” want.

Grade: C

“Nosferatu” is rated R for bloody violent content, graphic nudity and some sexual content. Its running time is 132 minutes.

Contact Bob Garver at [rrg251@nyu.edu](mailto:rrg251@nyu.edu).

## ‘Mufasa: The Lion King’ Rises to No. 1 at Box Office with \$23.8M Weekend

LOS ANGELES (CNS) - “Mufasa: The Lion King” climbed to the top of the box office chart in its third week in theaters, grossing \$23.8 million this weekend to lead all films in North America, according to industry estimates released Sunday.

Disney’s animated prequel had trailed “Sonic the Hedgehog 3” in its first two weekends,

but finally overtook Paramount’s animated adventure, which made \$21.2 million for second place.

The horror film “Nosferatu” held onto third place with \$13.2 million Friday through Sunday in its second weekend in theaters in the United States and Canada, Comscore reported.

“Moana 2” was fourth with \$12.3 million in its sixth week, followed by “Wicked,” with \$10.2 million in its seventh week.

Rounding out the top 10 domestic releases were “A Complete Unknown” (\$8 million), “Babygirl” (\$4.4 million), “Gladiator II” (\$2.6 million), “Homestead” (\$2.1 million) and “The Fire Inside” (\$1.2 million).

This weekend’s overall three-day box office haul was estimated at \$104 million. The year-to-date total is \$173 million to \$175 million -- up at least 52% from the figure at this time last year, according to Comscore.

# Flavorful Chorizo Brings Meaty Depth to a Paprika Pinto Bean Soup With Collard Greens

By CHRISTOPHER KIMBALL Christopher Kimball's Milk Street

Meat is the star of most stews, with vegetables and aromatics sometimes feeling like an afterthought. But meat can make an excellent accent ingredient in a pot of silky greens and creamy beans.

In this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we take loose inspiration from Portuguese feijoada, a stew of beans, cabbage, sausage and multiple cuts of pork. Stick-to-your-ribs filling, it's meant to be a midday meal, usually served on Saturday afternoons or for Sunday lunch.

Instead of using a tough cut that requires hours to become tender, we opt for chorizo, a flavor-packed sausage that boasts a robust, smoky taste. The meat flavors the vegetables and legumes, for a lighter take on the rustic stew. Be sure to use Spanish chorizo, a dry-cured sausage with a firm, sliceable texture, not fresh Mexican chorizo.

Tomato paste, already brimming with sweet, concentrated flavor, is browned early in the cooking process to bring depth to this hearty dish. Browning activates complex flavor compounds called glutamates, which equate to umami and enhance savory richness.

Canned beans, either pinto



or pink beans, streamline prep.

Bittersweet collard greens simmer low and slow for about half an hour, becoming meltingly tender. Fruity sweet paprika amplifies the flavor of the chorizo.

Off heat, taste and season with salt and pepper. Serve drizzled with additional oil.

Paprika-Pinto Bean Soup with Collard Greens Start to finish: 50 minutes

Servings: 6 to 8

Ingredients:

2 tablespoons extra-virgin olive oil, plus more to serve

2 medium yellow onions, finely chopped

Kosher salt and ground black pepper

4 ounces Spanish chorizo, quartered lengthwise and cut into ½-inch pieces

¼ cup tomato paste

2 tablespoons sweet paprika

Two 15½-ounce cans pinto beans OR pink beans, rinsed and drained

1 bunch collard greens OR lacinato kale, stemmed, leaves chopped

Directions:

In a large Dutch oven over medium, heat 2 tablespoons oil until shimmering. Add the onions and ½ teaspoon salt; cook, stirring occasionally, until lightly browned, about 10 minutes. Add the chorizo and tomato paste, then cook, stirring often, until the paste browns and slightly sticks to the pan, about 2 minutes.

Add the paprika, beans, collard greens and 8 cups water. Bring to a boil over medium-high, then cover, reduce to low and simmer, stirring occasionally, until the greens are very tender, about 30 minutes. Off heat, taste and season with salt and pepper. Serve drizzled with additional oil.



By Connor Forbes

I felt like eating pasta the other day, but I had an issue. I had no pasta. Disaster! I have been tinkering with the idea of making my own pasta for a while now. I have seen many videos of it being done, and have always thought, why don't I do that too? I think I thought I needed all the fancy pasta rolling and cutting gear that you will see used the pros use. But that was not actually the case. A good old rolling pin and knife did the trick for me.

This pasta turned out fantastic. I was blown away by the texture and how much fun I had in the process of making the pasta. I can't wait to make it again and can see myself doing this quite often.

Ingredients

- 220 grams of flour (just under 2 cups)
- 3 eggs
- ½ tsp salt
- ½ tsp olive oil

To Make

On a clean surface, pile your flour. Make a bowl shape

## Homemade Pasta

in the middle flour. I used the bottom of a measuring cup. Ensure there are walls all the way around. Crack your eggs and add the the middle of the bowl you just made in the flour. Use a fork to slowly mix the walls into the middle with eggs. Once eggs are mostly absorbed in the flour, use your hands to kneed the dough. The dough will start out very craggy but will get smooth the more you kneed. Knead until very smooth, about 10 minutes. If dough feels dry, wet your hands with water to introduce more moisture. If the dough is too wet, slowly add a little more flour. Ball and wrap in plastic wrap and let sit for at least 30 minutes. Cut the ball into 8 smaller segments and roll until balled. Roll out with a rolling pin until desired thickness. Cut with knife to desired width. Note that that paste will enlarge when cooked so going a little smaller than desired finish product is advised. Boil water with salt and oil. Cook pasta for 2-3 minutes. Strain! Eat plain or pair with your favorite sauce. EAT!

For More Recipes Visit [www.zapinin.com/food](http://www.zapinin.com/food)



## What Parents and Expectant Parents Need to Know About RSV

Each year, as many as 80,000 children younger than 5 are hospitalized due to respiratory syncytial virus (RSV) in the United States. RSV is the leading cause of hospitalization in all infants. New medical advancements however are safeguarding infants and some toddlers at increased risk, and providing hope.

As RSV season ramps up, the American Lung Association is partnering with Sanofi to help educate parents and expectant parents about the symptoms of RSV and the steps they can take to help prevent severe illness. Here is what they want you to know:

**Risk factors:** Virtually every child will contract RSV at some point, however those at highest risk for severe illness and complications are:

- Premature newborns
- Babies up to 12 months old, especially if they are 6 months old or younger
- Children younger than 2 who have a chronic lung disease or heart disease that was present at birth
- Children who have weakened immune systems
- Children who have neuromuscular disorders

**New protection:** In 2023, two preventive immunization options were recommended by the Centers for Disease Control and Prevention to help protect infants from serious RSV illness: a preventive RSV antibody for infants and some young children at increased risk, and an RSV vaccine



received during weeks 32-36 of pregnancy.

The RSV antibody is recommended from October through March and provides protection for at least five months after immunization. The RSV vaccine is recommended from September through January and provides protection for around six months after birth. Both immunization options are effective in reducing the risk of a baby being hospitalized from RSV, however most infants do not need both. Speak to your physician about the best course of action for your family.

**Symptoms:** Most people, including infants, develop only mild RSV symptoms similar to that of a common cold, such as congestion, runny nose and a cough. You should call your healthcare provider if your child is having difficulty breathing, not drinking enough or their symptoms are getting worse.

**Age-old wisdom:** To prevent RSV infection, families are also encouraged to follow everyday healthy habits like:

- Avoiding close contact with sick people
- Covering coughs and

## How Less Plastic Can Help Protect Your Family and Community

In a major policy shift, the United States is targeting plastic pollution at the production, processing, use and disposal phases, and is backing a global treaty to reduce plastic production. Advocates are celebrating the move as a watershed moment and a step in the right direction toward protecting human health, communities and the environment.

“As one of the biggest plastic producers and consumers, this helps put the United States on the right side of history. Not only does it show that we are willing to stand with countries that recognize that we cannot recycle our way out of this crisis, but it also aligns with the desires of most Americans,” says Lisa Ramsden, senior oceans campaigner, Greenpeace USA.

As Ramsden points out, Americans are becoming increasingly aware of how plastic litters oceans, pollutes the air near production facilities, exacerbates the impacts of climate change, harms animals, and threatens public health, and they are catching onto the fact that most plastic never gets recycled. In fact, almost two-thirds of Americans support a Global Plastics Treaty that would ban single-use plastic packaging, according to a Greenpeace International poll.

sneezes with a tissue

- Washing hands often with soap and water for 20 seconds
- Cleaning frequently-touched surfaces
- Staying home when sick and avoiding close contact with others



“While the announcement from the Biden-Harris administration is encouraging, there is still much work to be done,” says Ramsden.

According to Greenpeace, here is what you can do to protect your family from harmful chemicals in plastic, and to help advocate for a healthier planet.

- Encourage your favorite brands to reduce their plastic use and your retailers to stock their shelves with brands that use non-plastic packaging.
- Consider plastics policy at the ballot box this November and beyond. At every level of government—local, state and national—you can explore which candidates’ values align with your own.
- Remember that plastics can harm human health. Plastics have been found in human blood, breast milk, placentas, lungs and hearts. To protect your family, consider phasing out plastic food storage containers and using stainless steel or glass alternatives. Never heat

food in plastic containers or drink hot beverages out of plastic cups. You can also filter your drinking water with a filter designed to remove microplastics.

• Know that the recent White House announcement is just a first step and that plastic production lobbying groups are working to reverse course. You can encourage the government to back their promises with concrete action by signing Greenpeace’s “End the Age of Plastic” treaty at: [engage.us.greenpeace.org](https://engage.us.greenpeace.org). To learn more, visit [www.greenpeace.org](https://www.greenpeace.org).

“We have known for decades that plastic pollution is poisoning our bodies, communities and oceans, and millions of people worldwide have called for our leaders to end the age of plastic. Right now, we have a once-in-a-generation opportunity to put the world on a path towards a plastic-free future, but it will be up to all of us to make sure that happens,” says Ramsden. (StatePoint)

- Avoiding sharing cups, bottles or toys

To learn more about RSV and illness prevention, visit [lung.org/rsv](https://lung.org/rsv).

“Thanks to new preventive options, you now have

multiple opportunities to offer your child safe, effective protection from a dangerous RSV infection,” says Juanita Mora, M.D., national volunteer medical spokesperson for the American Lung Association. (StatePoint)

## Chuckwalla

Continued from Page 1

Biden, who had already gotten into a vehicle in a planned motorcade in the West Los Angeles/Santa Monica area for the planned trip to Thermal, later returned to his hotel. It was unclear when he would be leaving the L.A. area.

According to the White House, establishment of the Chuckwalla monument is Biden's "capstone action to create the largest corridor of protected lands in the continental United States, covering nearly 18 million acres stretching approximately 600 miles. This new Moab to Mojave Conservation Corridor protects wildlife habitat and a wide range of natural and cultural resources along the Colorado River, across the Colorado Plateau, and into the deserts of California. It is a vitally important cultural and spiritual landscape that has been inhabited and traveled by Tribal Nations and Indigenous peoples since time immemorial."

White House officials said the Moab to Mojave Conservation Corridor covers nearly 18 million acres stretching approximately 600 miles, protecting wildlife habitats and a wide range of natural and cultural resources along the Colorado River, across the Colorado Plateau, and into the deserts of California.

The Moab to Mojave Conservation Corridor

stretches from Bears Ears National Monument and Grand Staircase-Escalante National Monument in southwestern Utah through Baaj Nwaavjo I'tah Kukveni -- Ancestral Footprints of the Grand Canyon National Monument in Arizona and Avi Kwa Ame National Monument in Nevada, both established by Biden in 2023, according to the White House. It extends to the desert and mountain regions of southwest California in the Coachella Valley and the Chuckwalla National Monument.

Establishment of the Chuckwalla National Monument south of Joshua Tree National Park, makes drilling, mining and other energy- and industrial- related activity illegal in the area.

"The designation of Chuckwalla and Sattitla National Monuments is another powerful action to protect California's natural beauty, preserve critical habitats, and ensure future generations can enjoy these iconic landscapes," Sen. Adam Schiff, D-California, said in a statement. "This thoughtful step reflects a deep commitment to conservation, and recognizes the efforts of environmental and tribal advocates, conservationists, and local communities who have long fought to safeguard these lands. As one of the Biden Administration's final acts, it is a lasting gift to Californians and to the nation."

Gov. Gavin Newsom, who had been scheduled to join Biden at the Riverside County event Tuesday, issued a statement praising the creation of the monuments.

"California is now home to two new national monuments that honor the tribes that have stewarded these lands since time immemorial," Newsom said. "Thanks to President Biden and the leadership of California tribes and local communities, we're protecting 840,000 acres of some of our state's most culturally significant lands. This is a huge boost for our efforts to protect 30% of California's lands and coastal waters."

Having previously advocated in Washington, D.C., for Biden to issue such a designation, Southern California tribal leaders spoke in October about their desire to protect the homelands of the Iviatim, Nüwü, Pipa Aha Macav, Kwatsáan and Maara'yam peoples, also known as the Cahuilla, Chemehuevi, Mohave (CRIT Mohave), Quechan and Serrano nations.

"Since time immemorial, we have called the lands in the proposed Chuckwalla National Monument home," said Secretary Altrena Santillanes of the Torres Martinez Desert Cahuilla Indians. "These lands contain thousands of cultural places and objects of vital importance to the history and identity of the Torres Martinez Desert Cahuilla Indians."

Advocates said the monument would also "protect important heritage values tied to the land, such as multi-use trail systems established by Indigenous peoples and sacred sites," in addition to further recognizing tribal sovereignty and allow new ways for tribes to co-steward their homelands with federal agencies.

They said added protections for public lands would increase equitability in accessing the natural parts of the eastern Coachella Valley and surrounding areas, such as Mecca's Painted Canyon trail and the Bradshaw Trail in southeastern Riverside County.

As outlined, the potential monument holds spiritual significance and contains natural resources sustaining multiple Indigenous peoples.

The organization Protect Chuckwalla cited the proposal as complementary to the developmental Desert Renewable Energy Conservation Plan. Monument boundaries were drawn not to interfere with areas the DRECP focused on as "suitable for renewable energy development," with the DRECP in turn identifying parts of the lands in the eastern Coachella Valley as necessary for biological conservation.

"As the original stewards of these lands we have been tasked with preserving the cultural, natural, and spiritual values imparted by our ancestors,"

said David Harper of the Mojave Elders for the Colorado River Indian Tribes. "Therefore, caring for these lands is a sacred duty and honor."

Last year, at least two dozen members of the California congressional delegation, including Rep. Raul Ruiz, D-Indio, and U.S. Sens. Alex Padilla and Laphonza Butler, called for the issuance of a Presidential Proclamation under the 1906 Antiquities Act to formally approve the national monument.

The idea also has support from tribal leaders and representatives, at least eight city governments in the Coachella Valley and more than 225 local businesses and establishments.

"For the Quechan people, a national monument designation status for the land means preserving the lifeways, culture, stories and teachings that connect us to our past, present and future," said Donald Medart Jr. of the Fort Yuma Quechan Indian Tribe Council.

"We're calling on President Biden to help us continue to share the beauty of these places that our ancestors entrusted us to steward by indefinitely protecting them."

More information about the campaign to establish Chuckwalla National Monument can be found at [protectchuckwalla.org](https://protectchuckwalla.org).

## Evictions

Continued from Page 3

studies have shown — though fewer than 5% of renters in eviction cases nationwide have legal help, compared with more than 80% of

landlords, the National Coalition for a Civil Right to Counsel estimates.

Author ed by Assemblymember Ash Kalra, a San Jose Democrat, the new law also offers something for landlords,

who generally like eviction cases to move faster. It limits the amount of time tenant lawyers can take to file certain motions alleging errors in a landlord's complaint. Landlord representatives said lawyers

would use those motions to drag out cases unnecessarily.

The change convinced the state's largest landlord lobby, the California Apartment Association, to remain neutral on the law while legislators debated it.

Some local property owner groups still opposed the law.

"The longer these things take, the more expensive it is (for landlords) and the more rent is lost," said Daniel Bornstein, an attorney who represents property owners.

-----  
File No.: R-202414654  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. BEAUTIFUL EVENTS BY SSANDOVAL  
27718 PATTI LN, MENIFEE, CA 92585  
Riverside County  
Full Name of Registrant:  
1. SOCORRO SANDOVAL 27718 PATTI LN  
MENIFEE, CA 92585  
This Business is conducted by: INDIVIDUAL.  
The registrant commenced to transact  
business under the fictitious business name  
or names listed above on: 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/SOCORRO SANDOVAL  
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  
11/22/2024.  
PETER ALDANA

Schld:94465 Adld:31885 Custld:2054  
-----

TS No.: MACF.577-228 APN: 341-240-022  
Title Order No.: 2436269CAD NOTICE  
OF TRUSTEE'S SALE YOU ARE IN  
DEFAULT UNDER A DEED OF TRUST  
DATED 5/27/2021. UNLESS YOU TAKE  
ACTION TO PROTECT YOUR PROPERTY,  
IT MAY BE SOLD AT A PUBLIC SALE.  
IF YOU NEED AN EXPLANATION OF  
THE NATURE OF THE PROCEEDING  
AGAINST YOU, YOU SHOULD CONTACT  
A LAWYER. A public auction sale to the  
highest bidder for cash, cashier's check  
drawn on a state or national bank, check  
drawn by a state or federal credit union, or  
a check drawn by a state or federal savings  
and loan association, or savings association,  
or savings bank specified in Section 5102  
of the Financial Code and authorized to do  
business in this state will be held by the  
duly appointed trustee as shown below, of  
all right, title, and interest conveyed to and  
now held by the trustee in the hereinafter  
described property under and pursuant  
to a Deed of Trust described below. The  
sale will be made, but without covenant or  
warranty, expressed or implied, regarding  
title, possession, or encumbrances, to pay  
the remaining principal sum of the note(s)  
secured by the Deed of Trust, with interest  
and late charges thereon, as provided in  
the note(s), advances, under the terms of  
the Deed of Trust, interest thereon, fees,  
charges and expenses of the Trustee for  
the total amount (at the time of the initial  
publication of the Notice of Sale) reasonably  
estimated to be set forth below. The amount  
may be greater on the day of sale. Trustor:  
Dwight L. Ku, A Widower And Brittney D.  
Daniel, A Married Woman As Her Sole  
And Separate Property, As Joint Tenants  
Duly Appointed Trustee: PROBER AND  
RAPHAEL, ALC Recorded 6/2/2021 as  
Instrument No. 2021-0336648 in book N/A,  
page N/A of Official Records in the office of  
the Recorder of Riverside County, California,  
Date of Sale: 1/22/2025 at 9:00 AM Place of  
Sale: 2410 Wardlow Road #111, Corona, CA  
92880, Auction.com Room Amount of unpaid  
balance and other charges: \$154,212.11  
Street Address or other common designation  
of real property: 24961 SPRINGBROOK  
WAY MENIFEE, California 92584 A.P.N.:  
341-240-022 The undersigned Trustee  
disclaims any liability for any incorrectness  
of the street address or other common  
designation, if any, shown above. If no  
street address or other common designation  
is shown, directions to the location of the  
property may be obtained by sending a  
written request to the beneficiary within 10  
days of the date of first publication of this  
Notice of Sale. NOTICE TO POTENTIAL  
BIDDERS: If you are considering bidding  
on this property lien, you should understand  
that there are risks involved in bidding at a  
trustee auction. You will be bidding on a  
lien, not on the property itself. Placing the

highest bid at a trustee auction does not  
automatically entitle you to free and clear  
ownership of the property. You should also  
be aware that the lien being auctioned off  
may be a junior lien. If you are the highest  
bidder at the auction, you are or may be  
responsible for paying off all liens senior to  
the lien being auctioned off, before you can  
receive clear title to the property. You are  
encouraged to investigate the existence,  
priority, and size of outstanding liens that  
may exist on this property by contacting the  
county recorder's office or a title insurance  
company, either of which may charge you a  
fee for this information. If you consult either  
of these resources, you should be aware that  
the same lender may hold more than one  
mortgage or deed of trust on the property.  
NOTICE TO PROPERTY OWNER: The  
sale date shown on this notice of sale may  
be postponed one or more times by the  
mortgagee, beneficiary, trustee, or a court,  
pursuant to Section 2924g of the California  
Civil Code. The law requires that information  
about trustee sale postponements be made  
available to you and to the public, as a  
courtesy to those not present at the sale.  
If you wish to learn whether your sale date  
has been postponed, and, if applicable, the  
rescheduled time and date for the sale of this  
property, you may call (855) 976-3916 or visit  
this Internet Website https://www.auction.  
com/sb1079, using the file number assigned  
to this case MACF.577-228. 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. For sales conducted after  
January 1, 2021: NOTICE TO TENANT: You  
may have a right to purchase this property  
after the trustee auction pursuant to Section  
2924m of the California Civil Code. If you  
are an "eligible tenant buyer," you can  
purchase the property if you match the last  
and highest bid placed at the trustee auction.  
If you are an "eligible bidder," you may be  
able to purchase the property if you exceed  
the last and highest bid placed at the trustee  
auction. There are three steps to exercising  
this right of purchase. First, 48 hours after  
the date of the trustee sale, you can call  
(855) 976-3916, or visit this internet website  
https://www.auction.com/sb1079, using the  
file number assigned to this case MACF.577-  
228 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: 11/26/2024 PROBER AND RAPHAEL,  
ALC 20750 Ventura Blvd., Suite 108  
Woodland Hills, California 91364 Sale Line:  
(855) 976-3916 Phone Number: 818-227-  
0110 Rita Terzyan, Trustee Sale Officer  
NPP0468624 To: PERRIS PROGRESS  
12/27/2024, 01/03/2025, 01/10/2025

Schld:94510 Adld:31905 Custld:2221  
-----

T.S. No. 128000-CA APN: 320-401-  
007 NOTICE OF TRUSTEE'S SALE  
IMPORTANT NOTICE TO PROPERTY  
OWNER: YOU ARE IN DEFAULT UNDER  
A DEED OF TRUST, DATED 2/8/2010.  
UNLESS YOU TAKE ACTION TO  
PROTECT YOUR PROPERTY, IT MAY BE  
SOLD AT A PUBLIC SALE. IF YOU NEED  
AN EXPLANATION OF THE NATURE  
OF THE PROCEEDING AGAINST YOU,  
YOU SHOULD CONTACT A LAWYER  
On 3/5/2025 at 9:00 AM, CLEAR RECON  
CORP, as duly appointed trustee under  
and pursuant to Deed of Trust recorded  
2/18/2010 as Instrument No. 2010-0073718  
of Official Records in the office of the County  
Recorder of Riverside County, State of  
CALIFORNIA executed by: VONCIL L.  
SMITH, AN UNMARRIED WOMAN WILL  
SELL AT PUBLIC AUCTION TO HIGHEST  
BIDDER FOR CASH, CASHIER'S CHECK  
DRAWN ON A STATE OR NATIONAL  
BANK, A CHECK DRAWN BY A STATE OR  
FEDERAL CREDIT UNION, OR A CHECK  
DRAWN BY A STATE OR FEDERAL  
SAVINGS AND LOAN ASSOCIATION,  
SAVINGS ASSOCIATION, OR SAVINGS  
BANK SPECIFIED IN SECTION 5102 OF  
THE FINANCIAL CODE AND AUTHORIZED  
TO DO BUSINESS IN THIS STATE; Auction.  
com Room, 2410 Wardlow Road #111,  
Corona, CA 92880 all right, title and interest  
conveyed to and now held by it under said  
Deed of Trust in the property situated in  
said County and State described as: MORE  
ACCURATELY DESCRIBED IN SAID DEED  
OF TRUST. The street address and other

common designation, if any, of the real  
property described above is purported to  
be: 1803 BANKSTOWN WAY, PERRIS, CA  
92571 The undersigned Trustee disclaims  
any liability for any incorrectness of the street  
address and other common designation, if  
any, shown herein. Said sale will be held,  
but without covenant or warranty, express  
or implied, regarding title, possession,  
condition, or encumbrances, including fees,  
charges and expenses of the Trustee and of  
the trusts created by said Deed of Trust,  
to pay the remaining principal sums of the  
note(s) secured by said Deed of Trust.  
The total amount of the unpaid balance of  
the obligation secured by the property to  
be sold and reasonable estimated costs,  
expenses and advances at the time of the  
initial publication of the Notice of Sale is:  
\$147,409.75 If the Trustee is unable to  
convey title for any reason, the successful  
bidder's sole and exclusive remedy shall be  
the return of monies paid to the Trustee, and  
the successful bidder shall have no further  
recourse. The beneficiary under said Deed  
of Trust heretofore executed and delivered  
to the undersigned a written Declaration of  
Default and Demand for Sale, and a written  
Notice of Default and Election to Sell. The  
undersigned or its predecessor caused said  
Notice of Default and Election to Sell to  
be recorded in the county where the real  
property is located. NOTICE TO POTENTIAL  
BIDDERS: If you are considering bidding  
on this property lien, you should understand  
that there are risks involved in bidding at a  
trustee auction. You will be bidding on a  
lien, not on the property itself. Placing the  
highest bid at a trustee auction does not  
automatically entitle you to free and clear  
ownership of the property. You should also  
be aware that the lien being auctioned off  
may be a junior lien. If you are the highest  
bidder at the auction, you are or may be  
responsible for paying off all liens senior to  
the lien being auctioned off, before you can  
receive clear title to the property. You are  
encouraged to investigate the existence,  
priority, and size of outstanding liens that  
may exist on this property by contacting the  
county recorder's office or a title insurance  
company, either of which may charge you a  
fee for this information. If you consult either  
of these resources, you should be aware that  
the same lender may hold more than one  
mortgage or deed of trust on the property.  
NOTICE TO PROPERTY OWNER: The  
sale date shown on this notice of sale may  
be postponed one or more times by the  
mortgagee, beneficiary, trustee, or a court,  
pursuant to Section 2924g of the California  
Civil Code. The law requires that information  
about trustee sale postponements be  
made available to you and to the public, as  
a courtesy to those not present at the sale.  
If you wish to learn whether your sale date  
has been postponed, and, if applicable, the  
rescheduled time and date for the sale of this  
property, you may call (855) 313-3319 or visit  
this Internet website www.clearreconcorp.com,  
using the file number assigned to this case  
128000-CA. Information about postponements  
that are very short in duration or that occur  
close in time to the scheduled sale may not  
immediately be reflected in the telephone  
information or on the Internet Web site. The  
best way to verify postponement information  
is to attend the scheduled sale. NOTICE TO  
TENANT: Effective January 1, 2021, you  
may have a right to purchase this property  
after the trustee auction pursuant to Section  
2924m of the California Civil Code. If you  
are an "eligible tenant buyer," you can purchase  
the property if you match the last and highest  
bid placed at the trustee auction. If you are  
an "eligible bidder," you may be able to  
purchase the property if you exceed the last  
and highest bid placed at the trustee auction.  
There are three steps to exercising this  
right of purchase. First, 48 hours after the  
date of the trustee sale, you can call (855)  
313-3319, or visit this internet website www.  
clearreconcorp.com, using the file number  
assigned to this case 128000-CA to find the  
date on which the trustee's sale was held,  
the amount of the last and highest bid, and  
the address of the trustee. Second, you  
must send a written notice of intent to place  
a bid so that the trustee receives it no more  
than 15 days after the trustee's sale. Third,  
you must submit a bid so that the trustee  
receives it no more than 45 days after the  
trustee's sale. If you think you may qualify  
as an "eligible tenant buyer" or "eligible bidder,"  
you should consider contacting an attorney  
or appropriate real estate professional  
immediately for advice regarding this  
potential right to purchase. FOR SALES  
INFORMATION: (855) 313-3319 CLEAR  
RECON CORP 3333 Camino Del Rio South,  
Suite 225 San Diego, California 92108

Schld:94535 Adld:31915 Custld:670  
-----

NOTICE OF PUBLIC SALE: NOTICE IS  
HEREBY GIVEN that pursuant to California  
Civil Code Section 798.56a and California

Commercial Code Sections 7209 and  
7210, noticing having been given to all  
parties believed to claim an interest and  
the time specified for payment in the notice  
having expired, Sandpiper Mobile Village  
is entitled to a warehouse lien against that  
certain mobilehome described as a 1973  
CHAMPION MANATEE mobilehome with a  
Decal Number of AAY6138 consisting of  
56' in length and 12' in width, previously  
stored at Sandpiper Mobile Village, 3950  
Via Real, #150, Carpinteria, CA 93013,  
and now stored at 26551 Palomar Road,  
Sun City, CA 92585. The party believed to  
claim an interest in the mobilehome and  
personal property is MICHAEL S BANNER.  
The mobilehome and personal property will  
be sold by Sandpiper Mobile Village  
(Warehouseman) at public auction to the  
highest bidder with a minimum bid of  
\$8,854.69, subject to further adjustments.  
In order to prevent the mobilehome from  
being sold at the noticed sale, the minimum  
bid amount must be paid by a person  
claiming a right in the mobilehome prior to  
the sale date AND the mobilehome must  
then be immediately removed from 26551  
Palomar Road, Sun City, CA 92585 unless  
prior arrangements are made with the  
owner of the premises located at 26551  
Palomar Road, Sun City, CA 92585. This  
amount includes estimated storage charges,  
publication charges, attorney's fees,  
incidental and/or transportation charges and  
charges incurred by the park in connection  
with storing the unit, as provided in the  
Commercial Code, and is subject to further  
adjustment. The sale is conducted on a  
cash or certified fund basis (cash, cashier's  
check, or travelers checks) only. Payment  
is due and payable immediately following  
the sale. No exceptions. The mobilehome  
and its contents are sold as is, where is and  
with no guarantees and without covenant or  
warranty as to possession, financing, title,  
or encumbrances. The purchaser of the  
mobilehome will take it subject to any real or  
personal property taxes, fees, license or  
liens, incl. per H&S § 18116.1. The sale  
will be held as follows: Date: January 28,  
2025 Time: 12:20 PM at 26551 Palomar  
Road, Sun City, CA 92585. PLEASE TAKE  
FURTHER NOTICE that the mobilehome  
and contents must be removed from  
26551 Palomar Road, Sun City, CA 92585  
immediately unless prior arrangements are  
made with the owner of the premises located  
at 26551 Palomar Road, Sun City, CA 92585  
unless prior arrangements are made with the  
owner of the premises located at 26551  
Palomar Road, Sun City, CA 92585. This  
amount includes estimated storage charges,

Schld:94546 Adld:31919 Custld:61  
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NOTICE OF PUBLIC SALE: NOTICE IS  
HEREBY GIVEN that pursuant to California  
Civil Code Section 798.56a and California  
Commercial Code Sections 7209 and 7210,  
noticing having been given to all parties  
believed to claim an interest and the time  
specified for payment in the notice having  
expired, Rancho San Luis Rey Mobile Home  
Park is entitled to a warehouse lien against  
that certain mobilehome described as a  
1977 00 SILVERCREST KINGSWOOD  
mobilehome with a Decal Number of  
LAT6439 consisting of 48' in length and 24'  
in width, previously stored at Rancho San  
Luis Rey Mobile Home Park, 200 North  
El Camino Real, Space 226, Oceanside,  
CA 92058, and now stored at 26551  
Palomar Road, Sun City, CA 92585. The  
party believed to claim an interest in the  
mobilehome and personal property is THE  
ESTATE OF ANNA ZAMBITO and/or THE  
ESTATE OF LEONARD J ZAMBITO. The  
mobilehome and personal property will be  
sold by Rancho San Luis Rey Mobile Home  
Park (Warehouseman) at public auction to  
the highest bidder with a minimum bid of  
\$18,845.21, subject to further adjustments.  
In order to prevent the mobilehome from  
being sold at the noticed sale, the minimum  
bid amount must be paid by a person  
claiming a right in the mobilehome prior to  
the sale date AND the mobilehome must  
then be immediately removed from 26551  
Palomar Road, Sun City, CA 92585 unless  
prior arrangements are made with the  
owner of the premises located at 26551  
Palomar Road, Sun City, CA 92585. This  
amount includes estimated storage charges,

publication charges, attorney's fees,  
incidental and/or transportation charges and  
charges incurred by the park in connection  
with storing the unit, as provided in the  
Commercial Code, and is subject to further  
adjustment. The sale is conducted on a  
cash or certified fund basis (cash, cashier's  
check, or travelers checks) only. Payment  
is due and payable immediately following  
the sale. No exceptions. The mobilehome  
and its contents are sold as is, where is and  
with no guarantees and without covenant or  
warranty as to possession, financing, title,  
or encumbrances. The purchaser of the  
mobilehome will take it subject to any real  
or personal property taxes, fees, license  
or liens, incl. per H&S § 18116.1. The sale  
will be held as follows: Date: January 28,  
2025 Time: 12:10 PM at 26551 Palomar  
Road, Sun City, CA 92585. PLEASE TAKE  
FURTHER NOTICE that the mobilehome  
and contents must be removed from  
26551 Palomar Road, Sun City, CA 92585  
immediately unless prior arrangements are  
made with the owner of the premises located  
at 26551 Palomar Road, Sun City, CA 92585;  
no occupancy within the mobilehome will  
be allowed. The purchaser shall be  
responsible for cleanup of the space of all  
trash, personal property or other belongings  
on the space or utilized in the removal of the  
Property. The purchaser shall also be liable  
for any damages caused during the removal  
of the Property. The auction will be made  
for the purpose of satisfying the lien on the  
Property, together with the cost of the sale.  
Proper Notice has been sent to the others  
who have an interest in the Property or who  
owe money.  
DATED: December 20, 2024  
By: /s/ Maryann Tran, Authorized Agent for  
Rancho San Luis Rey Mobile Home Park  
1/10, 1/17/25  
CNS-3883047#  
PERRIS PROGRESS

Schld:94548 Adld:31920 Custld:61  
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NOTICE OF PUBLIC SALE: NOTICE IS  
HEREBY GIVEN that pursuant to California  
Civil Code Section 798.56a and California  
Commercial Code Sections 7209 and 7210,  
noticing having been given to all parties  
believed to claim an interest and the time  
specified for payment in the notice having  
expired, Rancho San Luis Rey Mobile Home  
Park is entitled to a warehouse lien against  
that certain mobilehome described as a  
1989 09248 GOLDEN WEST GOLDEN  
WEST mobilehome with a Decal Number  
of LAM6158 consisting of 56' in length and  
20' in width, previously stored at Rancho  
San Luis Rey Mobile Home Park, 200 North  
El Camino Real, Space 318, Oceanside,  
CA 92058, and now stored at 26551  
Palomar Road, Sun City, CA 92585. The  
party believed to claim an interest in the  
mobilehome and personal property is THE  
ESTATE OF JENNIE MAHONEY and/or  
THE ESTATE OF RONALD MASON, JR.  
The mobilehome and personal property will  
be sold by Rancho San Luis Rey  
Mobile Home Park (Warehouseman) at  
public auction to the highest bidder with a  
minimum bid of \$19,098.47, subject to  
further adjustments. In order to prevent the  
mobilehome from being sold at the noticed  
sale, the minimum bid amount must be  
paid by a person claiming a right in the  
mobilehome prior to the sale date AND  
the mobilehome must then be immediately  
removed from 26551 Palomar Road, Sun  
City, CA 92585 unless prior arrangement  
are made with the owner of the premises  
located at 26551 Palomar Road, Sun  
City, CA 92585. This amount includes  
estimated storage charges, publication  
charges, attorney's fees, incidental and/or  
transportation charges and charges incurred  
by the park in connection with storing the  
unit, as provided in the Commercial Code,  
and is subject to further adjustment. The  
sale is conducted on a cash or certified  
fund basis (cash, cashier's check, or  
travelers checks) only. Payment is due and  
payable immediately following the sale.  
No exceptions. The mobilehome and its  
contents are sold as is, where is and with  
no guarantees and without covenant or  
warranty as to possession, financing, title,  
or encumbrances. The purchaser of the  
mobilehome will take it subject to any real  
or personal property taxes, fees, license  
or liens, incl. per H&S § 18116.1. The sale  
will be held as follows: Date: January 28,  
2025 Time: 12:00 PM at 26551 Palomar  
Road, Sun City, CA 92585. PLEASE TAKE  
FURTHER NOTICE that the mobilehome  
and contents must be removed from  
26551 Palomar Road, Sun City, CA 92585  
immediately unless prior arrangements are  
made with the owner of the premises located  
at 26551 Palomar Road, Sun City, CA  
92585; no occupancy within the mobilehome  
will be allowed. The purchaser shall be  
responsible for cleanup of the space of all  
trash, personal property or other belongings  
on the space or utilized in the removal of the

Property. The purchaser shall also be liable for any damages caused during the removal of the Property. The auction will be made for the purpose of satisfying the lien on the Property, together with the cost of the sale. Proper Notice has been sent to the others who have an interest in the Property or who owe money.  
DATED: December 20, 2024  
By: /s/ Maryann Tran, Authorized Agent for Rancho San Luis Rey Mobile Home Park 1/10, 1/17/25  
CNS-388305#  
PERRIS PROGRESS

Schld:94550 Adld:31921 Custld:61  
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NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
NANCY CARLOS KENNY  
CASE NO. PRR12403210  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NANCY CARLOS KENNY. A PETITION FOR PROBATE has been filed by MARIAN MILLS in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that MARIAN MILLS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/05/25 at 8:30AM in Dept. 12 located at 4050 MAIN STREET, RIVERSIDE, CA 92501

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner TAYLOR D. HOLSTROM - SBN 341957 SANDOVAL LEGACY GROUP OF HOLSTROM, BLOCK & PARKE APLC 4300 LATHAM STREET RIVERSIDE CA 92501 Telephone (951) 787-7711 1/3, 1/10, 1/17/25 CNS-388347# PERRIS PROGRESS

Schld:94553 Adld:31922 Custld:61  
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Title Order No. : 1713259cad Trustee Sale No. : 85199 Loan No. : 399225813 APN : 315-070-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/7/2018 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 2/5/2025 at 9:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/12/2018 as Instrument No. 2018-0483089 in book N/A, page N/A of official records in the Office of the Recorder of Riverside County, California, executed by: LEO F. BLY, A WIDOWER , as Trusor PENSICO TRUST COMPANY, LLC CUSTODIAN FBO JOSEPH R. SCHUMACHER IRA , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: The south half of Parcel 13 of record of survey entitled "Amendment Survey of Walden Poultry Acres Tract No. 2", a record of survey of the east half of the southwest quarter of Section 4, Township 4 South, Range 4 West San Bernardino Base and Meridian, as shown by record of survey on file in Book 15, Page 84 of records of survey, Riverside County records. 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: 18781 ALEXANDER STREET 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to wit: \$71,945.77 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/31/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85199. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 85199 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.

Schld:94576 Adld:31933 Custld:670  
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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY  
Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at www.StorageTreasures.com. Bidding will begin at Friday January 17, 2025 at 10:00 am and auction will close at or after Friday January 24, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc.  
Name:  
00011 - Martin Mapps  
00314 - Donna Patterson  
00316 - Brian Hines  
00335 - Brian Hines  
00353 - A Touch Of Glass A Touch Of Glass  
00709 - Toi Spearman Jones  
00717 - Luis Cardenas  
00821 - Hilda Jimenez  
00827 - Luis Cardenas  
00853 - Luis Cardenas  
00935 - Cheston Kidd  
01023 - Donna Patterson  
01025 - A Touch Of Glass A Touch Of Glass  
01129 - Luis Cardenas  
06DT - Luis Cardenas  
You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A \$100 cash cleaning deposit is required at time of purchase. All goods are sold AS IS and must be removed within 48 hours of the time of purchase. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is subject to cancellation.  
Perris Progress  
Published: January 10, 2025

Schld:94579 Adld:31934 Custld:2344  
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Notice of Public Sale  
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday January 30, 2025 at 4:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com.  
Alicia Ramos  
Shelise D Cox  
Maria E Mendez  
Juan C Alvarez Mendez  
Sandra Esparza  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this January 10, 2025 by StorAmerica - Perris, 2926 N. Perris Blvd., Perris, CA, 92571 (951) 943-2331 1/10/25 CNS-3884515# PERRIS PROGRESS

Schld:94585 Adld:31937 Custld:61  
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TS No: CA08000771-24-1 APN: 360-074-024 FKA 360-074-024-2 TO No: 2498071CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d) (1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d) (2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 16, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 7, 2025 at 09:00 AM, [PLEASE NOTE: Original Sale Date has been Postponed to a Future Date.] 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 August 17, 2018 as Instrument No. 2018-0329578, of official records in the Office of the Recorder of Riverside County, California, executed by ALBERTO S LEDESMA, A SINGLE MAN, as Trustor(s), in favor of NAVY FEDERAL CREDIT UNION 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: 27136 SCHOOL PARK DR, MENIFEE, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$404,162.27 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon

Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000771-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000771-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: November 26, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000771-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SIGNATORY INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0468012 To: PERRIS PROGRESS 01/10/2025, 01/17/2025, 01/24/2025

Schld:94586 Adld:31938 Custld:2221

Alcohol  
Continued from Page 3  
requirements.”

The district already has

several programs that teach students grades six through 12 about the harms of alcohol and drugs with the goal of reducing or eliminating teen substance abuse.

The district’s high schools also regularly participate in California’s Highway Patrol’s “Every 15 Minutes,” Rai said.

The CHP describes the program as challenging teens to “think about drinking, driving, personal safety,

the responsibility of making mature decisions and the impact their decisions have on family, friends, their community, and many others.”

# CALIFORNIA'S LEMON LAW IS CHANGING AND CAR BUYERS HAVE FEWER PROTECTIONS IN THE NEW YEAR

By Ryan Sabalow, CalMatters

The year 2025 is shaping up to be a confusing one for Californians unlucky enough to buy a new or used car that turns out to be a clunker.

Starting Jan. 1, car buyers who purchase a faulty vehicle will have to navigate a new version of California's "lemon law" that for five decades has given consumers the right to demand car companies fix or replace defective vehicles they sell.

That is, unless lawmakers quickly pass a law that allows some of the car companies to opt out of the new requirements.

The confusion stems from a law Gov. Gavin Newsom reluctantly signed in late September, after the bill was hastily jammed through the Legislature in the waning days of the session following secret negotiations between lobbyists.

Newsom said it was important to address the problem of California's courts getting clogged with lemon law cases, even as critics said the bill significantly watered down consumer protections.

But Newsom said he signed it only after lawmakers said they'd introduce legislation next year to make the reforms voluntary for automakers.

Lawmakers have already introduced legislation that they say meets Newsom's demands. It's now anyone's guess how long it will take the bill to make it through the Senate and the Assembly and get Newsom's signature. Meanwhile, portions of the new lemon law take effect Jan. 1; others in April.

Adding to the confusion, a month after Newsom signed the new lemon bill, Assembly Bill 1755, the California Supreme Court ruled that the state's lemon law doesn't require manufacturers to honor a car's warranty when it's re-sold as a used vehicle. Before the Supreme Court's ruling, courts had interpreted the lemon law to require manufacturers



Traffic traveling down Highway 99 near Parkway Drive in Fresno on Feb. 25, 2023.

Photo by Larry Valenzuela, CalMatters/CatchLight Local

to replace or repair a defective used car or truck if the clunker was sold within the window of its original new-vehicle warranty.

The justices said that if Californians have a problem with how they've interpreted the statute, state lawmakers are welcome to write a new bill.

"Those arguments are best directed to the Legislature, which remains free to amend the definition of 'new motor vehicle' to include used vehicles with a balance remaining on the manufacturer's new car warranty," the court wrote in its Oct. 31 opinion. At least one lawmaker has suggested to CalMatters he and his colleagues could take the court up on that suggestion.

As the Legislature sorts this out, Rosemary Shahan of Consumers for Auto Reliability and Safety said car buyers next year are going to have a tough time figuring out what to do if they drive a lemon off the lot.

"It's going to be really confusing for consumers," she said.

## Lemon law cases clog California courts

California's lemon law defines a "lemon" vehicle as one that has serious warranty defects that the manufacturer can't fix, even after multiple attempts. The lemon law applies only to disputes involving the manufacturer's new vehicle warranty.

If the manufacturer or dealer is unable to repair a serious warranty

defect in a vehicle after what the law says is a "reasonable" number of attempts, the manufacturer must either replace it or refund its purchase price, whichever the customer prefers, according to the California Department of Consumer Affairs.

Disputes can be resolved through arbitration or in court if a consumer sues. The new lemon law was a compromise between U.S. automakers, consumer attorneys and judges who came together to address a growing backlog of lemon law cases in the state's courts.

The number of such cases in California courts climbed from nearly 15,000 in 2022 to more than 22,000 last year. In Los Angeles County, nearly 10% of all civil filings are now lemon law cases.

Proponents argue the bill Newsom signed will speed up the process of getting consumers a working vehicle, while setting new procedural rules for the litigation process that will ease the burden on courts.

But Shahan and other critics argue the changes will primarily benefit U.S. car companies, since they're the ones most commonly sued under the state's lemon law at the expense of consumers. Foreign car companies largely opposed the measure.

Shahan says the statistics on lemon law cases show why U.S. automakers wanted the rule changed. U.S. car companies have a significantly higher number of lemon law cases in California than their foreign coun-

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| Basha                         | 64 | Centennial      | 52 |
| Brophy College Prep           | 84 | Centennial      | 71 |
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| Coronado                      | 59 | Roosevelt       | 77 |
| O'Connor (AZ)                 | 51 | Roosevelt       | 77 |
| Layton Christian Academy (UT) | 36 | Roosevelt       | 56 |
| Francis Parker                | 65 | Roosevelt       | 86 |
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| <b>Southwestern</b>           |    |                 |    |
| North Canyon (AZ)             | 46 | Vista Murrieta  | 95 |
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| Sage Creek                    | 45 | Vista Murrieta  | 56 |
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| Temecula Prep                 | 60 | Elsinore        | 78 |

terparts.

It's also why, if lawmakers pass the bill Newsom wants, the foreign companies are likely to choose to abide by the original version of the lemon law.

In the meantime, until lawmakers pass the pending legislation, buyers who purchase any defective new vehicle will have less time to sue, and they'll get less money from rebates, according to Shahan and other critics.

The new rules also shrink the period they can use the lemon law to just six years instead of the entire life of a vehicle's warranty, which can last longer, Shahan said.

And because of the Supreme Court's ruling that said new vehicle warranties do not cover the car once it's re-sold used, plaintiffs such as Mariana Alvarado Rodriguez are now feeling the squeeze.

## Court ruling impacts used lemon vehicle disputes

In 2021, Alvarado Rodriguez, a seasonal farmworker who lives in Tulare County, purchased a 2018 GMC Sierra 1500 with 40,002 miles from a Fresno County car dealer for \$25,000, according to court records.

Almost immediately after she drove it off the lot, she said the truck started having mechanical problems that she claims should have been covered under the vehicle's warranties. But she said the car's maker, General Motors, refused to honor them.