

The Perris Progress

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Vol. 124-26

Friday, June 28, 2024

Since 1901



NBA Commissioner Adam Silver and Jared McCain share smiles after Silver announced McCain as the 16th pick in the draft.

Corona resident Karla Ruiz battles the heat Saturday at the Taste of Corona at Dos Lagos in South Corona where restaurants offered samples of their offerings Saturday. Others sought shade in restaurants, under canopies and trees

Photo by Jerry Soifer



FROM COUNTY BASKETBALL STAR to First-Round NBA Pick in a Year

JARED MCCAIN HEADING TO CITY OF BROTHERLY LOVE

"There's No Words to Describe it"

"With the number 16 pick in the 2014 NBA Draft, The Philadelphia 76'ers select..." NBA Commissioner Adam Silver began and then paused. "Jared McCain, Duke University.

Before there was Duke, there was

Corona Centennial, only a year ago. The year McCain captured his second California Gatorade Player of the Year award during another championship season.

See McCain Page 5

CALIFORNIA DEMOCRATS Agree to Delay Health Care Worker Minimum Wage Increase to Help Balance Budget

By ADAM BEAM Associated Press

SACRAMENTO, Calif. (AP) — Democrats in California have agreed to delay a minimum wage increase for about 426,000 health care workers to help balance the state's budget.

The agreement between Gov. Gavin Newsom and legislative leaders is part of a larger plan to close an estimated \$46.8 billion shortfall — the second year in a row the nation's most populous state has had a multibillion-dollar deficit.

See Minimum Wage Page 8

Moreno Valley Man Arrested in Perris Murder Case

PERRIS (CNS) - A Moreno Valley man was arrested Sunday on suspicion of killing a man in Perris and leading deputies on a pursuit.

Deputies responded to the 1600 block of north Perris Boulevard after a report of an assault with a deadly weapon at around 12:15 a.m. Sunday, according to the Riverside County Sheriff's Department.

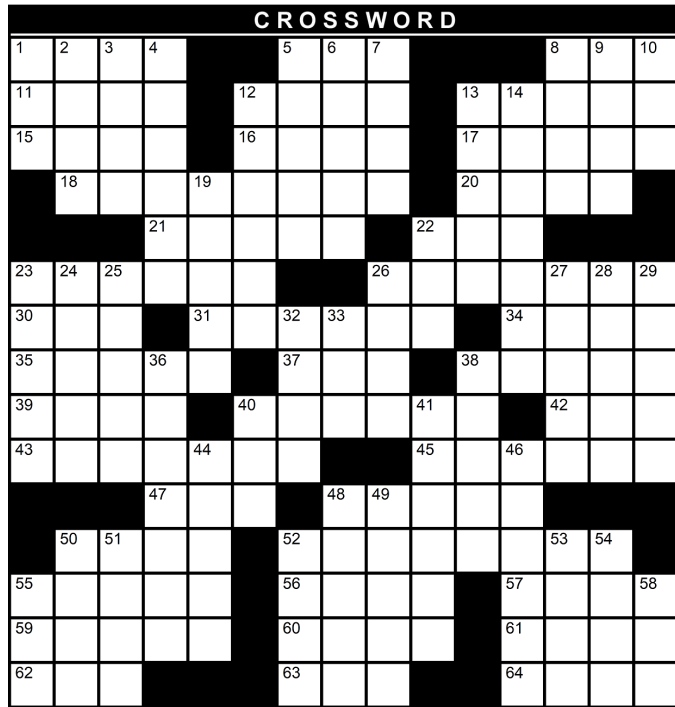
They located a man suffering from

gunshot injuries and began life-saving measures, but the man was pronounced dead at the scene, the department said.

At about 12:50 a.m., the suspect's vehicle was located in Beaumont by a sheriff's aviation unit. Deputies and Beaumont police officers attempted to stop the vehicle, but the suspect allegedly failed to comply and a pursuit was initiated.

See Murder Page 5

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THEME: THINGS WITH WHEELS

ACROSS

- Unfledged hawk
- The ____ Gala, haute couture fundraiser
- Ballet step
- Sasquatch's cousin
- Prefix in levorotary
- DVD player button
- What Tylenol and xylene have in common
- Seaport in Yemen
- With ample space
- *Rumpelstiltskin's ____ wheel
- Viking writing symbol
- Musical finales
- In favor of
- Source of tapioca
- Smith, e.g.
- "Stand and Deliver" singer
- Live-in helper (2 words)
- Et alii, abbr.
- Nephew's sister
- Tire depression
- Turkey's southern neighbor
- Same as ayah
- Engage in a pursuit (2 words)
- Bed-and-breakfast, e.g.
- Tibetan Buddhism
- Pinched
- Sing like Public Enemy

- Mother-of-pearl
- Cripple
- *Wheel in Vegas
- Chocolate substitute
- Egg on
- Capri or Catalina
- Olden days violin maker
- Croaks
- "Run Away to Mars" singer
- Jump key
- Corncob
- Gaelic

DOWN

- *London ____, tourist attraction
- Hankering
- At the summit of
- Glass ingredient
- TV and radio
- Not odds
- Chinatown gang
- Low-ranking worker
- Pinnacle
- Pig's digs
- *Royal procession carriage
- E in baseball box score
- *"Wheel in the Sky" band
- Star bursts
- "____ Elise"
- Suez or Panama

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The Perris Progress (USPS 428-100) is published each week on Friday.
Subscription rate: \$26 per year.
James Jude Forbes, publisher, Periodical postage paid by THE PERRIS PROGRESS newspaper; Postmaster send returns to Box 128, Perris, CA. 92572-0128.
The Perris Progress was first printed in 1901. It was adjudicated a 'newspaper of general circulation' by the Superior Court of Riverside California on June 27, 1952, case No. 54843. No part of this publication may be copied or reprinted without the written permission of the publisher.

Perris Man Who Engaged in Elsinore Street Robbery Sentenced

MURRIETA (CNS) - One of two men who robbed a Lake Elsinore resident on a street with a rifle was sentenced Monday to five years in state prison.

Alfredo Dominguez, 24, of Perris pleaded guilty in May to armed robbery under a plea agreement with the Riverside County District Attorney's Office. A related sentence enhancement was dropped in exchange for Dominguez's admission.

During a hearing at the Southwest Justice Center in Murrieta Monday, Superior Court Judge John Monterosso certified the

plea deal and imposed the sentence stipulated by the prosecution and defense.

In February, Dominguez's co-defendant, 19-year-old Carlos Fabian Ventura Calderon, also of Perris, pleaded guilty to robbery under a separate plea agreement with prosecutors. A firearm allegation was dropped in exchange for Calderon's admission.

Monterosso sentenced Calderon to two years in prison.

According to sheriff's Sgt. Robert Thomas, on the

See Robbery Page 4

- Carl Jung's inner self
- *Type of locomotive
- Surfer's stop
- Like anchor aweigh
- Easternmost state
- Serengeti grazer
- *Perambulator, for short
- Black and white sea bird
- *Ancient Greek ride
- Top of a steeple
- Kitchen meas.
- Reunion attendees

- Poets' feet
- Smaller size than small
- *a.k.a. water wheel
- Hole-borer
- Baby's first word?
- Speedy steed
- Boorish
- Russian autocrat
- 90-degree pipes, e.g.
- "Peace Train" singer-songwriter
- Increase

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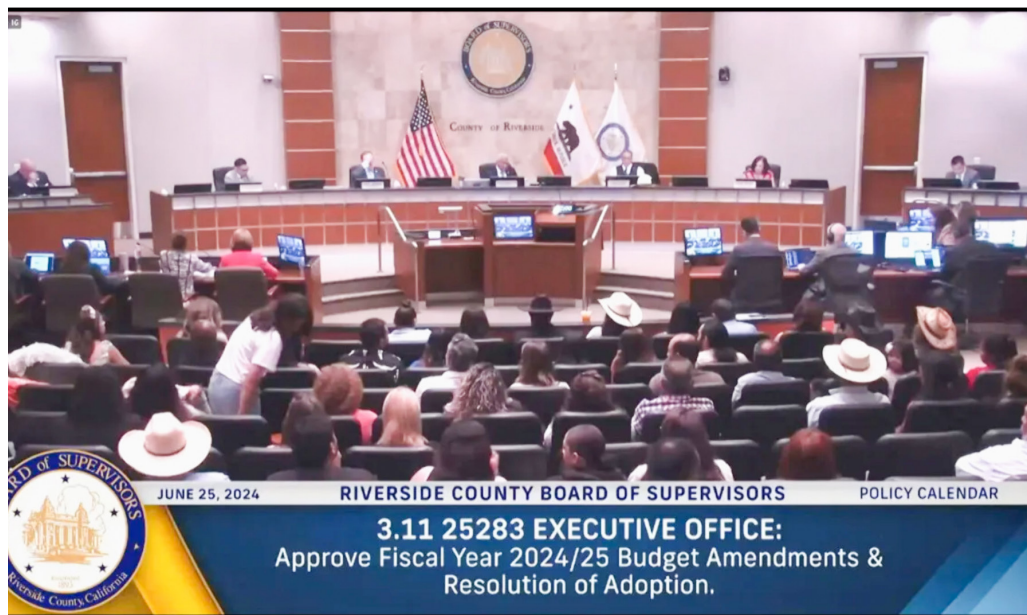
Distribution Center and Production Manager, Yakima Products, Inc., Perris, California.

Oversee Yakima's distribution center, including equipment maintenance and repair of thermoforming machine, inventory management, and application of Six Sigma Black Belt methodology to optimize manufacturing production process. Direct Lean and Kaizen initiatives; support production and engineering requirements for Yakima's cargo boxes, including quality related aspects from receiving inspection to end-of-line final inspection. Salary from: \$130,000.00 to \$135,000.00/ year **Apply at <https://explore.yakima.com/careers>**

SOLUTION TO THIS WEEKS PUZZLE

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S	A				T	E				S	V	A		

Board Formally Approves Structurally Balanced 2024-25 Budget



RIVERSIDE (CNS) - The Board of Supervisors Tuesday formally approved a \$9.2 billion budget for Riverside County government in the 2024-25 fiscal year that officials said is structurally balanced and will net reserves approaching \$700 million.

"The recommended budget demonstrates the values that drive the important work of the county, focusing on improving the quality of life for residents, transforming the delivery of services, seeking systemic equity and achieving fiscal stability," according to an Executive Office statement posted to the board's agenda.

County CEO Jeff Van Wagenen said at the end of budget hearings earlier this month that the board should take a cautious approach to spending going forward because "we know pressures will continue, costs will continue to mount and revenues will continue to flatten."

Under an appropriations plan the board revised on June 11, an additional \$19.96 million will be allocated to cover agencies' costs in 2024-25.

Among the larger outlays is \$7 million more for integrated services, under a reorganization of data banking, as well as \$6.1 million more for the Department of Public Social Services and an extra \$2 million for the Department of Animal Services, as the agency continues to streamline.

The new budget represents an 11% increase over the 2023-24 spending plan.

Van Wagenen said one of the chief concerns for departments going into 2024-25 will be the what-if's associated with the state's estimated \$68 billion shortfall.

Supervisor Kevin Jeffries feared cuts in state appropriations to local governments for mandated services could be "potentially harmful."

"The state budget is tanking by billions and billions of dollars, and history shows that local governments usually follow a year or two later," he said.

One of the bright spots going into the next fiscal year, which starts July 1, is the county's reserve pool is expected to hit \$698 million, compared to \$590 million at the end of 2022-23. Execu-

tive Office staff estimated county discretionary revenue -- which, unlike programmed funding, the board may use for any purpose -- will top out at \$1.22 billion, a \$100 million increase over 2023-24.

Van Wagenen said there are remaining 2021 American Rescue Plan Act funds in the county treasury, but they'll have to be spent by the end of the year. The county received \$480 million in ARPA allocations and another \$500 million in 2020 Coronavirus Aid, Relief & Economic Security Act money. The federal infusions have been applied to "budget stabilization," community development, infrastructure projects and related programs.

Under the new budget, \$2.6 billion will be appropriated to the Riverside University Health System, the largest set-aside in the spending plan, at 27% of total expenditures. The outgo translates to a 5.6% increase in health-care-oriented obligations.

Public safety agencies are next, with \$2.2 billion in expenditures, 8.5% more than the current year's outlays and 23% of the composite budget, while the social ser-

Bianco Highest Paid Government Official in Riverside County

RIVERSIDE (CNS) - The 10 highest paid officials in Riverside County government last year were working in public safety and public health, according to a report released Tuesday by the California State Controller's Office.

The agency published its 2023 "Government Compensation in California" analysis, showing how taxpayer funds were spent in the previous year, and who was receiving what for being on the public payroll.

The data is available at www.publicpay.ca.gov.

The individual who received the largest income in county government was Sheriff Chad Bianco, whose composite compensation last year totaled \$593,518, the report said.

That amount included base pay and a lump sum disbursement, totaling \$286,529, which wasn't specifically defined on the web portal but could have been banked vacation and sick leave time that wasn't used, but cashed out, as well as funds from a legal settlement, according to the controller's office.

In a 3-0 vote, with Supervisor Kevin Jeffries opposed and Supervisor Karen Spiegel abstaining, the Board of Supervisors earlier this month approved a raise for the sheriff, boosting his annual salary from \$273,463 to 347,771, beginning in

vices portfolio will receive \$2.1 billion in General Fund receipts, also representing an 8.5% increase compared to 2023-24 and comprising 21.4% of the overall budget.



the next fiscal year, which starts Monday.

The second-highest paid in 2023 was Director of Behavioral Health Dr. Matthew Chang -- who was the highest paid in 2022. His composite salary last year was \$539,695.

Next in line was Riverside University Health System-Medical Center CEO Jennifer Cruikshank, whose total comp last year was \$512,912, according to the report.

An unnamed sheriff's sergeant was No. 4 on the list, with a base salary of \$175,953, bulked up with \$129,361 in overtime and a lump sum payout of \$187,774.

A senior psychiatrist in the county Department of Mental Health followed at No. 5 with \$499,032 in total compensation, while another staff psychiatrist landed at No. 6 with \$498,418 in take-home pay.

At No. 7 was a supervising

See Bianco Page 8

The board will make final modifications to the spending blueprint in September, after the state Legislature wraps up its session.

Marijuana Shop near French Valley Airport Approved

RIVERSIDE (CNS) - The Riverside County Board of Supervisors Tuesday approved licenses for a cannabis retail outlet in a building slated for construction near the north end of French Valley Airport, with no public opposition to the operation.

Following a brief public hearing, the board voted 5-0 in favor of Fausto Atilano's future shop in a 2,658-square-foot space within the Boreal Airpark Center, near the intersection of Auld Road and Sky Canyon Drive.

"The project ... complies with minimum standard requirements, and there is no anticipation that the use will be detrimental to the public health, safety or general welfare," according to a Transportation & Land Management Agency statement posted to the board's agenda.

There was no listed opposition to the dispensary.

The outlet's hours of operation will be from 6 a.m. to 10 p.m., seven days a week, with a mobile delivery service available between 6 a.m. and 9 p.m. daily.

TLMA officials said that the business will employ 25 people, including full-time security personnel. Staff will fill two shifts, with generally five employees on hand during each shift.

The Planning Commission recommended that



the board approve the operation following hearings in December 2020. There were postponements in the proposal reaching the board due to unspecified negotiations between the cannabis operator and the owner of the lot, officials said.

Under the 10-year conditional use permit and development agreement approved by the board, Atilano will be required to make a first-year public benefits payment to the county totaling \$52,844. An ongoing annual payment of \$77,600 will also be owed, increased 5% every year.

The public benefit payments are intended to offset the costs to the county of providing additional law enforcement, street maintenance and other services in and around a site.

Since 2020, including the latest approval, the board has granted over two dozen

conditional use permits for cannabis businesses in unincorporated communities, seven of which have opened their doors. Operations have been authorized in Bermuda Dunes, Coronita, East Hemet, Green Acres, Highgrove, Lakeland Village, Mead Valley, Temescal Valley, Thousand Palms and Winchester.

Three proposed outlets have been rejected by the board in the last two years. All of the denials related to compatibility with surroundings.

Under Ordinance No. 348, which contains provisions of the county's Marijuana Comprehensive Regulatory Framework of 2018, a series of steps are laid out that prospective businesses must take to be eligible for permits. Safety and health safeguards are part of the regulatory stipulations.

Under an ordinance approved by the board in

Thomas said.

The victim immediately called 911.

Patrol deputies tracked down the getaway car hours later to a property on Club Drive in Perris, where a

Acrisure Arena Surpassed Economic Projections in 2023, Report Shows

PALM DESERT (CNS) - An economic impact report has revealed that Acrisure Arena near Palm Desert boosted the local economy by almost \$170 million in 2023, city officials announced Wednesday.

The venue injected \$168.5 million in total and supported almost 2,000 jobs, surpassing 2023 projections in areas such as annual direct spending and labor income, according to the report by Tourism Economics.

"We are thrilled to see the remarkable economic contributions that Acrisure Arena has brought to Greater Palm Springs in such a short time," said Scott White, President & CEO of Visit Greater Palm Springs. "The arena has not only become a beacon for world-class entertainment but also a catalyst for economic growth and job

creation in our region."

Acrisure Arena hosted 117 events in the previous calendar year, attracting about 850,000 attendees, more than 20% higher than projected per event. The 11,000-capacity arena was primarily a site for concerts and home games for the American Hockey League's Coachella Valley Firebirds, who recently finished the 2023-24 season as runners-up for the second time in a row.

The AHL Board of Governors also unanimously designated Acrisure Arena to host the 2025 AHL All-Star Classic.

"Acrisure Arena stands as more than just a venue," said John Page, Senior Vice President of Acrisure Arena and the Firebirds. "It's a vibrant hub of community spirit and economic vitality."



March 2023, operators must submit applications to the California Department of Cannabis Control within 60 days of obtaining a conditional use permit from the county. Otherwise,

their permits could be revoked. However, there is no deadline for when the state processes and approves or denies an application, which TLMA officials have acknowledged can take a year.

search warrant was served, the sergeant said, adding that "stolen items" and the rifle were seized from the vehicle.

Calderon and Dominguez were taken into custody without incident.

Court papers show Dominguez had a prior misdemeanor conviction for hit-and-run resulting in property damage. Calderon had no documented prior convictions in Riverside County.

Robbery

Continued from Page 2

afternoon of Oct. 13, 2022, the defendants confronted the victim, identified in court documents as Jose Morales Pleitez, in the

area of Central and Collier avenues, demanding his money and other personal property while holding a 9mm rifle on him.

Pleitez handed over his valuables, after which the defendants fled in a vehicle,

FRIDAY June 28, 2024

Today in History:

Today is the 180th day of 2024.
There are 186 days left in the year.
Summer began yesterday

By The Associated Press

Today's Highlight in History:

On June 28, 1914, Archduke Franz Ferdinand of Austria and his wife, Sophie, were shot to death in Sarajevo by Serb nationalist Gavrilo Princip, an act that sparked World War I.

On this date:

In 1838, Britain's Queen Victoria was crowned in Westminster Abbey.

In 1863, during the Civil War, President Abraham Lincoln appointed Maj. Gen. George G. Meade the new commander of the Army of the Potomac, following the resignation of Maj. Gen. Joseph Hooker.

In 1919, the Treaty of Versailles (veh-SY') was signed in France,

ending the First World War.

In 1939, Pan American Airways began regular trans-Atlantic air service with a flight that departed New York for Marseilles, France.

In 1940, President Franklin D. Roosevelt signed the Alien Registration Act, also known as the Smith Act, which required adult foreigners residing in the U.S. to be registered and fingerprinted.

In 1950, North Korean forces captured Seoul, the capital of South Korea.

In 1978, the Supreme Court ordered the University of California-Davis Medical School to admit Allan Bakke, a white man who argued he'd been a victim of reverse racial discrimination.

In 1994, President Bill Clinton became the first chief executive in U.S. history to set up a personal legal defense fund and ask Americans to contribute to it.

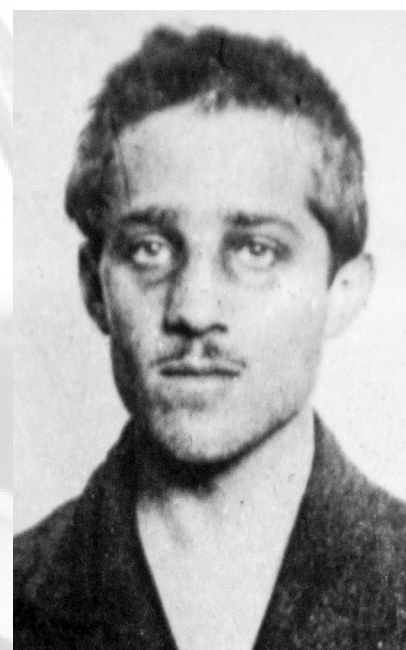
In 2000, seven months after he was cast adrift in the Florida Straits, Elian Gonzalez was returned to his native Cuba.

In 2010, the Supreme Court ruled, 5-4, that Americans had the right to own a gun for self-defense anywhere they lived.

In 2012, the Affordable Care Act, President Barack Obama's signature piece of legislation, narrowly survived, 5-4, an election-year battle at the U.S. Supreme Court with the improbable help of conservative Chief Justice John Roberts.

In 2017, a man armed with a shotgun attacked a newspaper in Annapolis, Md., killing four journalists and a staffer before police stormed the building and arrested him; authorities said Jarrod Ramos had a long-running grudge against the newspaper for its reporting of a harassment case against him. (Ramos was convicted and was given more than five life terms without the possibility of parole.)

In 2019, avowed white supremacist James Alex Fields, who deliberately drove his car into a crowd of counter protesters in Charlottesville, Virginia, killing a young woman and injuring dozens, apologized to his victims before being sentenced to life in prison on federal hate crime charges.



Bosnian Serb nationalist Gavrilo Princip assassinated Archduke Franz Ferdinand of Austria and his wife, Duchess Sophie Chotek. This triggered a series of events that led to the beginning of World War I, one month later in 1914.

In 2022, Ghislaine Maxwell was sentenced to 20 years in prison for helping the wealthy financier Jeffrey Epstein sexually abuse teenage girls.

McCain

Continued from Page 1

"There's no words to describe it. I'm so grateful for this opportunity," he told former Georgetown star Monica McNutt on ESPN's broadcast.

"He worked so damn hard for this," older brother Jayce added, standing by his little bro's side. "It's just a big part of my purpose as a person."

Jayce's high school and college career were both impacted by a medical condition, and he has since dedicated himself to pushing his brother.

The 2023 graduate known for his deft shooting touch, entered Duke as a 5-star recruit, helping lead the team to an Elite 8 appearance in this season's NCAA tournament, as the Blue Devils second-leading scorer. He was third on

the team in rebounds and assists.

"He can really knock down shots," college analyst Jay Bilas said. "He plays a physical game...there's a ton to like about Jared McCain. You just wish he was bigger."

The uber-personable McCain, who sports an infectious million-dollar smile that has attracted 2 million TikTok followers, is now taking his talents to the City of Brotherly Love. A city with a reputation for practicing tough love for its pro athletes, if they perform at anything less than full throttle.

But McCain has built a strong reputation for putting in the hours and on draft night he vowed to be, "a hard worker. I'm going to do everything I can to bring home a championship."

Home, is now Philadelphia.



Photo by Jerry Soifer

Two-time California Gatorade Player of the Year at Corona Centennial, Jared McCain

Murder

Continued from Page 1

Deputies pursued the suspect's vehicle into

Hemet, where the pursuit ended at the intersection of Florida and Acacia avenues.

The suspect was identified as Ernesto Lopez Jr., 46,

who was arrested and booked into the Robert Presley Detention Center on suspicion of murder and felony evading, according

to Sgt. Jarred Bishop.

The identity of the victim was withheld pending notification to the next of kin. No additional suspects

were outstanding.

Anyone with additional information was encouraged to contact investigator S. Denham at 951-210-1000.

"The Bikeriders"

By Bob Garver

Watching "The Bikeriders," the word "inauthentic" kept driving through my mind. For example, I wasn't buying pretty-boy Austin Butler as a tough biker. There is a planet where Butler can come off as intimidating and that planet is called Arrakis. Here on Earth, he looks like a clean-cut actor making a calculated decision to take on a grungy role to make people notice his range, but it's backfiring because it is so transparent. And it's even worse for the actors that I regarded as tough guys going into this movie. Based on other performances they've turned in, Michael Shannon, Damon Herriman, and Boyd Holbrook all seem like good choices for a rough-and-tumble biker pic. But here they're buried under so much bad makeup and unconvincing acting choices that it will actually be harder for me to take them seriously the next time they try to look dangerous in a good movie.

The movie follows a Chicago biker gang called The Vandals from the mid-60's to the early 70's. The main character is actually Kathy (Jodie Comer), the wife of longstanding member Benny (Butler), who is relaying stories about the gang to a reporter (the ever-frail-looking Mike Faist, fortunately not cast as a biker). Comer is a British actress doing a Midwestern accent that I think impressed friends in acting work-

shops with how different it was from her natural voice. I have no doubt that the accent took effort and caused strain and discomfort and I hate to say it was all in vain, but I'm sorry, it just comes off like she's seen "Fargo" too many times.

Speaking of laughable accents, Tom Hardy is in this movie as Johnny, the gang's leader. His Chicago accent wasn't too distracting at first, and it even looked for a while like he might get out of this movie with some dignity intact. But then I remembered that this was the same voice he used for Al Capone in that awful direct-to-VOD biopic back in 2020 that I only reviewed because it was gaining notoriety for being terrible. I think he leans more heavily into the accent as the character gets older, either that or I was unconsciously very forgiving in his early scenes because by the end the accent is grating.

There's not much of a through-line to the narrative, just stories about the gang being tough. When some bar patrons injure Benny, Johnny and the gang burn down the bar and treat getting revenge on the perpetrators as an afterthought. Benny and Kathy struggle with his decision to stay in the gang, with Benny heavily implying that he'll choose the gang over her if he she makes him choose. The movie goes out of its way to establish an aspiring



gang member (Toby Wallace) as a character without ever really tying him to The Vandals, a surefire sign that his role here is to kill somebody important.

I can't say that I went into "The Bikeriders" as a fan of biker culture. I can say that after seeing the movie, I'm even less of a fan. The unintentional message of the movie is that bikers are either every bit the stereotypical lowlifes they're made out to be, or they think they're above the lowlife stereotype, except they're

not. Real-life bikers that aren't lowlifes should be unhappy with this movie, both because it's a negative depiction of their lifestyle and because the ones doing the depicting are bad at their jobs.

Grade: D

"The Bikeriders" is rated R for language throughout, violence, some drug use and brief sexuality. Its running time is 116 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Inside Out 2' Has Huge Second Weekend with \$100M

LOS ANGELES (CNS) - "Inside Out 2" grossed an eye-popping \$100 million in its second weekend in North American theaters, setting the Pixar sequel on a course to become one of the biggest-grossing movies in history, according to

industry estimates released Sunday.

Only "Star Wars: The Force Awakens" (\$149 million), "Avengers: Endgame" (\$147 million), "Avengers: Infinity War" (\$114 million), "Black Panther" (\$111 million), "Jurassic

World" (\$106 million) and "The Avengers" (\$103 million) have made more money in their second weekends.

"Bad Boys: Ride or Die" remained in second place with \$18.7 million in its third weekend in theaters,

Comscore reported.

"The Bikeriders" opened in third place with \$10 million Friday through Sunday.

"Kingdom of the Planet of the Apes" tied for fourth with \$3.6 million in its seventh weekend, along with "The Garfield Movie," which also took in \$3.6 million in its fifth week.

Rounding out the top 10 domestic releases were

"IF" (\$2.7 million), "The Exorcism" (\$2.4 million), "Thelma" (\$2.2 million), "The Watchers" (\$1.9 million) and "Ghost: Rite Here Rite Now" (\$1.5 million).

This weekend's overall three-day box office haul was estimated at \$151 million. The year-to-date total is \$3.374 billion -- down 21% from the figure at this time last year, according to Comscore.



My garden is starting to kick into gear for the summer. I have gone a little crazy this year and added 4 new raised beds, bringing my total up to 7! I have all sorts of greens growing, squash, peppers, flowers and of course tomatoes. I am excited for my harvest and one. Of my first vegetables out of the garden were beets.

Beets are completely edible. The root is the most common thing we eat, but the stem and greens are edible as well and packed full of nutrients. You can find beets in the store with the stems and leaves attached, so you don't have to go grow them on your own. Let's make the whole beet!

The **Whole Beet** Sauté

Ingredients

- 1 bunch of beets
- 1 tbsp cooking oil
- Pinch salt
- Half a lemon, juiced

To Make

Wash the whole beet. Remove the greens from the stems. Cut the stems from the beet root. Cut beet root into 1-inch cubes. Some will have a rounded side and that's okay. Heat a pan on medium. Add oil - olive, vegetable, canola, soy are all fine options. Add the beet root cubes. Sauté on each side for 2-3 minutes. Use a fork to check tenderness. Add the stems and cook until they just start to turn soft. And then add the greens. Cook until wilted. Squeeze lemon juice over all of it and add the salt. Mix and serve!

For more recipes visit www.zapinin.com/food



Thinly Sliced Fried Scallions Add Bold Flavor to Savory Pork Noodles

By **CHRISTOPHER KIMBALL** Christopher Kimball's Milk Street

The Shanghainese dish called cong you ban mian combines wheat noodles with fried scallions, the flavorful oil they fry in and salty-savory soy sauce. A lot of deep, bold flavor is wrested from a handful of ingredients for a filling and satisfying weeknight-friendly meal.

In this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we cut the scallions into thin strips before cooking, allowing them to crisp evenly and quickly while flavoring the cooking oil. Once fried, they integrate nicely with the noodles rather than fall to the bottom of the bowl.

Ground pork is cooked in the scallion-infused oil until browned, then simmered with soy sauce and sugar to create a savory-sweet sauce. Be sure to scrape up any browned bits stuck to the pan so no flavor is left behind. Don't stir the scallions or pork too frequently; this slows down the browning and crisping process.

Dried Asian wheat noodles about the size of thin spaghetti work well in this recipe; non-instant dried ramen is a good choice, as are thin lo mein noodles (don't use wide, flat lo mein).

A sprinkle of thinly sliced fresh chilies, though not traditional, balances the richness of the dish and adds a welcome kick of heat.

SCALLION NOODLES WITH GROUND PORK Start to finish: 35 minutes

Servings: 4

Ingredients 2 bunches scallions

10 ounces dried Asian wheat noodles (see headnote)

1/3 cup grapeseed or other neutral oil

8 ounces ground pork

1/3 cup soy sauce

3 tablespoons white sugar

Kosher salt

1 or 2 Fresno or jalapeño chilies, stemmed and sliced into thin rounds (optional)

Directions In a large pot, bring 4 quarts water to a boil. While the water heats, cut the scallions into 2- to 3-inch lengths, then slice lengthwise into thin strips, reserving the whites and greens separately. To the boiling water, add the noodles, then cook until tender (refer to package instructions for cooking times). Drain in a colander and rinse under cold water until cool to the touch; set aside.

In a large skillet over medium, heat the oil until shimmering. Add the scallion whites and cook, stirring occasionally, until golden brown, 5 to 7 minutes. Add about half of the scallion greens and cook, stirring occasionally, until well-browned and beginning to crisp, another 5 to 8 minutes. Using tongs or a slotted spoon, transfer to a bowl and set aside.

Add the pork to the oil remaining in pan and cook over medium, stirring to break the meat into small pieces, until the meat is well-browned and crisp, 7 to 10 minutes. Stir in the soy sauce and sugar, then bring to a simmer, scraping up any bits stuck to the pan.

Reduce to low and add the noodles and fried scallions. Cook, tossing to combine, until the noodles are heated through, about 1 minute. Remove from the heat, then taste and season with salt. Toss in the remaining scallion greens. Divide among individual bowls and top with fresh chilies (if using).

Minimum Wage

Continued from Page 1

Health care workers were supposed to get a raise July 1, part of a plan to gradually increase their pay to \$25 per hour over the next decade. Now, if approved by the Legislature next week, they could get that raise Oct. 15 — but only if California’s revenues between July and September are at least 3% higher than what officials have estimated.

If that doesn’t happen, the raise won’t start until Jan. 1 at the latest.

The delay preserves a hard-fought victory for one of the state’s largest labor unions — and one of Democrats’ largest campaign donors. Dave Regan, president of Service Employees International Union-United Healthcare Workers West, said workers are disappointed they won’t get raises this summer.

“But we also recognize and appreciate that legislative leaders and the Governor listened to us as we mobilized and spoke out this year to insist that, despite a historic budget deficit, California’s patient care and healthcare workforce crisis must be addressed,” he said in a statement.

The minimum wage for most people in California

is \$16 per hour, which is already among the highest in the nation. The minimum wage for most fast food workers in the state is \$20 per hour, an increase that began in April and has had ripple effects statewide.

But increasing wages for health care workers is trickier because of the budget impact budget. California employs some health care workers, and it also pays for medical benefits through the state’s Medicaid program.

The Newsom administration had previously said the minimum wage increase would cost the state about \$2 billion. But if delayed until January, it will cost the general fund about \$600 million — a figure that would rise yearly to reflect scheduled increases until it reaches \$25 per hour for most health care workers.

California’s revenues, while declining for much of the past two years, have rebounded recently.

“We are confident that the initial raise for workers who have not yet received it will happen in the Fall,” Regan said.

In total, the budget agreement would approve \$297.9 billion in spending over the next fiscal year that begins on July 1. Newsom and legislative leaders agreed to \$16 billion in cuts, in-



Photo by National Cancer Institute on Unsplash

cluding \$110 million to a program that helps students from middle-class families pay for college and \$1.1 billion across various affordable housing programs.

But Newsom and lawmakers agreed to abandon some previously proposed cuts, including one that would have stopped paying for people to care for some low-income disabled immigrants who are on Medicaid.

Lawmakers agreed to lend \$400 million to the utility Pacific Gas & Electric to help extend the life of the state’s only remaining nuclear power plant — money that some lawmakers had opposed because they were worried it might not ever be paid back.

And Newsom agreed to

increase how much the state’s Medicaid program pays doctors to treat patients — although the amount is far less than he previously agreed to spend. Meanwhile, doctors have qualified a measure for the November ballot that would force the state to pay them more for treating Medicaid patients.

In addition to a nearly 8% cut across the board for state agencies, the agreement includes an additional \$350 million cut for state prisons. It also includes a temporary tax hike — starting this year and running through 2026 — on businesses with more than \$1 million in taxable income.

“This agreement sets the state on a path for long-term fiscal stability — address-

ing the current shortfall and strengthening budget resilience down the road,” Newsom said.

Lawmakers are likely to vote on the budget next week. Republicans, who don’t control enough seats to influence legislation, say they were left out of the negotiations.

Senate President Pro Tempore Mike McGuire said it has been a “tough budget year” but elected officials were able “to shrink the shortfall, protect our progress, and maintain responsible reserves.”

Democratic Assembly Speaker Robert Rivas said the Assembly “fought hard to protect the public services that matter most to Californians.”

Bianco

Continued from Page 3

District Attorney’s Office investigator, receiving \$490,317. Just behind that person was another psychiatrist, whose annual comp was \$489,701.

The balance of the top

10 was comprised of two additional Department of Mental Health staff psychiatrists, whose total compensation ranged from \$465,655 to \$472,446 in 2023.

County CEO Jeff Van Wagenen was at No. 32, with total compensation of \$383,080, according to the

report.

Board members were way down the list for annual comp packages, making less than many deputy district attorneys, sheriff’s investigators, even an “administrative services manager” for the Department of Public Social Services, according to figures.

The supervisors’ composite pay ranged from \$162,295 to \$210,496 in 2023, with Supervisor Kevin Jeffries at the bottom because he has consistently declined pay raises since first taking office in 2013. He’s the most senior member of the board and will be retiring from politics at the end of

the year.

The controller’s website indicated the average pay for a county employee last year was \$64,209. County government is the single largest employer in Riverside County, with nearly 28,000 positions. Roughly \$2.07 billion in total wages were paid in 2023.

Public Notices

SUMMONS
CASE NO. CVMV2302452

NOTICE TO DEFENDANT (AVISO AL

DEMANDADO); BENIGNO AVILA CHIHUAHUA, an individual; and DOES 1 to 5, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE):
LENDMARK FINANCIAL SERVICES, LLC, a

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

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal

form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library

or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.

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

!AVISO!: Lo han demandado. Si no respon- de dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le en- treguen esta citacion y papales legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su repuesta por escrito tiene que estar en formato legal cor- recto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

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

The name and address of the court is: (El nombre y direcci3n de la corte es): River- side Superior Court
Superior Court of California – County of Riverside
13800 HEACOCK ST. D201 (2ND FL)
MORENO VALLEY, CA 92553

The name, address and telephone number of plaintiff's attorney or plaintiff without an attor- ney, is (El nombre, la direcci3n y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Donald T. Dunning (144665) James Ma- cLeod (249145)
THE DUNNING LAW FIRM APC
California DFPI Debt Collector License # 10059-99
9619 Chesapeake Dr.,
Suite 210,
San Diego, CA 92123
(858) 974-7600
Date: 5/16/2023

W. SAMUEL HAMRICK, JR.

Schld: 12535 Adld: 4444 Custld: 239

File No.: R-202407022
FICTITIOUS BUSINESS NAME STATE- MENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. BENTLEY HOUSE
11350 BENTLEY ST, RIVERSIDE , CA 92505
RIVERSIDE COUNTY
Full Name of Registrant:
1. GREGORY HIRST P.O. Box 20045, RIVERSIDE, CA 92516
2. MARCEE HIRST P.O. Box 20045, RIVER- SIDE, CA 92516

This Business is conducted by: MARRIED COUPLE.
The registrant commenced to transact business under the fictitious business name or names listed above on: 5/1/1998.
I declare that all information in this statement is true and correct. (A registrant who de- clares information as true any material mat- ter 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/GREGORY HIRST
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 5/29/2024.
PETER ALDANA

Schld: 12539 Adld: 4445 Custld: 11

File No.: R-202407023
FICTITIOUS BUSINESS NAME STATE- MENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. GREENTREE HOUSE
11752 TILDEN PLACE, RIVERSIDE, CA 92505
RIVERSIDE COUNTY
Full Name of Registrant:
1. GREGORY HIRST P.O. BOX 20045, RIVERSIDE, CA 92516
2. MARCEE HIRST P.O. BOX 20045, RIV- ERSIDE, CA 92516
This Business is conducted by: MARRIED COUPLE.
The registrant commenced to transact business under the fictitious business name or names listed above on: 06/01/1999.
I declare that all information in this statement is true and correct. (A registrant who de- clares information as true any material mat- ter 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/GREGORY HIRST
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 5/29/2024.
PETER ALDANA

Schld: 12543 Adld: 4446 Custld: 11

File No.: R-202407024
FICTITIOUS BUSINESS NAME STATE- MENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. TILDEN HOUSE
11966 TILDEN PLACE, RIVERSIDE, CA 92505
RIVERSIDE COUNTY
Full Name of Registrant:
1. GREGORY HIRST P.O. BOX 20045, RIVERSIDE, CA 92516
2. MARCEE HIRST P.O. BOX 20045, RIV- ERSIDE, CA 92516
This Business is conducted by: MARRIED COUPLE.
The registrant commenced to transact business under the fictitious business name or names listed above on: 6/1/2000.
I declare that all information in this statement is true and correct. (A registrant who de- clares information as true any material mat- ter 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/GREGORY HIRST
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 5/29/2024.
PETER ALDANA

Schld: 12547 Adld: 4447 Custld: 11

File No.: R-202407025
FICTITIOUS BUSINESS NAME STATE- MENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. NORTHSTAR RESOURCES
3751 MERCED DR. SUITE F, RIVERSIDE, CA 92503
RIVERSIDE COUNTY
Full Name of Registrant:
1. GREGORY HIRST P.O. BOX 20045, RIVERSIDE , CA 92516
2. MARCEE HIRST P.O. BOX 20045, RIV- ERSIDE, CA 92516
This Business is conducted by: MARRIED COUPLE.
The registrant commenced to transact business under the fictitious business name or names listed above on: 05/01/1998.
I declare that all information in this statement is true and correct. (A registrant who de- clares information as true any material mat- ter 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/GREGORY HIRST
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 5/29/2024.
PETER ALDANA

Schld: 12551 Adld: 4448 Custld: 11

Order To Show Cause For Change of Name Case No. CVMV2403934
To All Interested Persons: Maria Guadalupe Mendoza
Mendoza filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Maria Guadalupe Mendoza
PROPOSED NAME: Maria M3lie Guadalupe Mendoza
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 7/17/2024 Time: 8:00 AM Dept. MV2.
The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside

JOB NO. P24-070
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a Public Hearing on Tuesday, July 30, 2024, at 6:30 pm, in the City Council Chambers, 101 North "D" Street, Perris, California, to consider the levying of assessments and the annexation of TR 38071-1 to Ben- efit Zone 150, City of Perris Flood Control Maintenance District Number 1 pursuant to the provi- sions of the Benefit Assessment Act of 1982, consisting of Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act").

The assessments are to be used for the maintenance of flood control facilities that benefit prop- erties within Benefit Zone 150. The total annual assessment levied on the benefiting property is \$52,576.20.

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

NOTICE IS HEREBY FURTHER

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

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

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

Nancy Salazar
City Clerk

Date: 05/30/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld: 12580 Adld: 4458 Custld: 17

Order To Show Cause For Change of Name Case No. CVSW2405905
To All Interested Persons: Cassandra L. Fontenette
Fontenette filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Kamryn Tyler Yocum
PROPOSED NAME: Kamryn Tyler Fontenette
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 10/24/2024 Time: 8:00 AM Dept. S101.
The address of the court is Superior Court of Riverside, 30755-D Auld Road, Murrieta, CA 92563. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 06/07/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld: 12630 Adld: 4476 Custld: 136

File No.: R-202407396
FICTITIOUS BUSINESS NAME STATE- MENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. FRANNEL TRUCKING
1815 BANKSTOWN WAY, PERRIS, CA 92571
RIVERSIDE COUNTY
Full Name of Registrant:
1. FRANK -- HERNANDEZ 1815 BANK- STOWN WAY PERRIS, CA 92571
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who de- clares information as true any material mat- ter 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/FRANK HERNANDEZ

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 6/6/2024.
PETER ALDANA

Schld: 12634 Adld: 4477 Custld: 11

Loan No.: EWL6774 - Montoya TS no. 2023-10901 APN: 335-471-024 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/31/2022, UN- LESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLA- NATION OF THE NATURE OF THE PRO- CEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HERE- BY GIVEN, that on 7/9/2024, at 9:00 AM of said day, At the bottom of the stairway to the building located at 849 W. Sixth Street, Cor- na, CA 92882, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Samuel A. Montoya, a widower recorded on 11/7/2022 in Book n/a of Official Records of RIVERSIDE County, at page n/a, Recorder's Instrument No. 2022- 0462676, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 12/14/2023 as Recorder's Instrument No. 2023-0371144, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 52, Tract 28504-2, per Map, Book 359, Pages 17 through 21, inclusive of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 25587 Mountain Glen Circle, Menifee, CA 92585. The undersigned disclaims all liability for any incorrectness in said street address or other common des-

ignation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$133,015.81. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four singlefamily residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwide-posting.com, using the file number assigned to this case 2023-10901. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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 2023-10901 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 or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: June 11, 2024 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0461767 To: PERRIS PROGRESS 06/14/2024, 06/21/2024, 06/28/2024

Schld: 12644 AdId: 4480 CustId: 1

T.S. No. 121811-CA APN: 333-690-031 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/20/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 7/17/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed

trustee under and pursuant to Deed of Trust recorded 8/22/2019 as Instrument No. 2019-0324380 the subject Deed of Trust was modified by Loan Modification recorded on 01/07/2022 as Instrument 2022-0011135 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: CHASE BORNINKHOF, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 28712 MAHOGANY TRAIL WAY, 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 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: \$385,883.30 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 121811-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 121811-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (800) 758-8052 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Schld: 12650 AdId: 4482 CustId: 4

T.S. No.: 2024-00086-CA

A.P.N.: 329340005
Property Address: 28080 ELLER WAY, ROMOLAND AREA, CA 92585

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/07/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Juana Malvadez, A Single Woman

Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 12/15/2005 as Instrument No. 2005-1036794 in book ---, page--- and further modified by that certain Modification Agreement recorded on 02/24/2010, as Instrument No. 2010-0082709 of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 07/24/2024 at 09:30 AM
Place of Sale: THE BOTTOM OF THE STAIRWAY TO THE BUILDING LOCATED AT 849 W. SIXTH STREET, CORONA, CA 92882

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 273,552.20

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 28080 ELLER WAY, ROMOLAND AREA, CA 92585
A.P.N.: 329340005

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 273,552.20.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-00086-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 OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2024-00086-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, 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.

Date: June 11, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003
Sale Information Line: (866) 960-8299
<https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Schld: 12673 AdId: 4489 CustId: 73

Order To Show Cause For Change of Name Case No. CVMV2404073
To All Interested Persons: VICTOR HERMANDEZ JR
filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: VICTOR HERNANDEZ, JR.
PROPOSED NAME: VICTOR CAMPOS-GUTIERREZ
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice Of Hearing
Date: 7/17/2024 Time: 8:00 AM Dept. MV2.
The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 06/04/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld: 12692 AdId: 4500 CustId: 17

Job No. P24-073
NOTICE INVITING SEALED - PROPOSALS (BIDS)
PUBLIC NOTICE
SECTION 1 – NOTICE OF BIDS

The CITY OF PERRIS will receive electronic bid proposals (bids) via the City's Active Bidder website <http://www.cityofperris.org/cityhall/bids.html> at Perris City Hall, 101 North "D" Street, Perris, CA 92570, until 1:00 P.M. (PST) July 8, 2024 for the "FLOOD CONTROL DISTRICT: ALLWHEEL DRIVE COMPACT TRACTOR (SPEC. #CD 1-2024-25-01)." Bid Closing date and time shall be simultaneous with the Bid Opening. The purpose of this Request for Proposal is to procure a Compact Tractor and additional AddOns, in strict accordance with the Specifications and Information For Bidders, Specification No. # FCD 1-2024-25-01. The Public Works Department staff have determined through field demonstration and due diligence that the Venrac Tractor 4520P and various addons as detailed on (Appendix A and Special Provisions Section 2) meet the department's needs while greatly reducing engine failure from operator use on 30-degree slopes by allowing for continuous operation without the need for intermittent returns to level planes every ten (10) minutes. Equivalent or better equipment may be acceptable as substitutions upon review and approval by the City due 5 days prior to bid closing.

Contract Documents and additional information for bidders are available beginning at 4:00PM (PST) June 17, 2024, on the City Of Perris website at <http://www.cityofperris.org/cityhall/bids.html>. Vendors must be registered with ACTIVE BIDDER to bid on this request for proposal.

The Contract Term shall end upon acceptance of delivery, and the successful bidder will have a delivery due date of January 24, 2025 to fully complete all Contract Terms. Award of Contract is expected on July 30, 2024. All Bidders will be required to hold their original bid prices, without change, for a period of fortyfive (45) days from the date bids are opened, except to the extent relief is available pursuant to Public Contract Code, Section 5100 et. seq.

A NONMANDATORY PREBID MEETING WILL BE SCHEDULED ON JUNE 26, 2024 AT 2:00 PM (PST) to enable prospective bidders to clarify additional details considered pertinent for their evaluation prior to the bid submittal date, and to review City, and State bidding requirements. The meeting will be held at Public Works, 1015 S "G" Street, Perris, CA 92570.

It shall be at the City's sole discretion to determine the lowest and responsible bidder. The City reserves the right to reject any and all bids and waive any formality in the bidding. All vendors will be required to comply with all applicable Equal Opportunity laws and regulations.

The City hereby notifies all bidders that it will affirmatively ensure that, in regard to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. Moreover, the City will not discriminate against any person or firm interested in providing goods or services to the City on the basis of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, age, veterans' status, ancestry or other protected class.

Schld: 12705 AdId: 4504 CustId: 18

NOTICE OF LIEN SALE OF ABANDONED PERSONAL PROPERTY NOTICE IS HEREBY GIVEN that the Mini Storage Facility, will sell at public auction pursuant to and Section 21701-21712 of the Business and Profession Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code. State of California at McCALL STORAGE AND CARWASH 27370 McCALL BLVD. SUN CITY, CA 92585. WILL SELL BY COMPETITIVE BIDDING ON July 8, 2024, AT 10:00 A.M. The sale will be competitive bidding on the premises where said property is stored. The following miscellaneous Personal Properties to wit identified by tenant's names and storage unit numbers as follows. The Property Left By: Name, Unit# Linda Raymond. 231 UNIT W/Personal / Household & Misc. items. The Property Left By: Name, Unit# Barbara Olds. 239 UNIT W/Personal /. Tools, Household & Misc. items. The PUBLIC is invited to Attend. Terms are CASH ONLY. Owner reserves the Right to Bid. AUCTIONEER: AMERICAN AUCTIONEERS, DAN DOTSON & ASSOCIATES, BOND: #FS863-20-14; PH: (951) 926-8767 /S/ SP. Date 6 /13/ 2024 PH: (951) 679-1313 / FX: 679-8117 EMAIL: mccallstorage@outlook.com PP McC5 #015PP120_08 – The Perris Progress. June 28- July 5, 2024

Schld: 12706 AdId: 4505 CustId: 82

Order To Show Cause For Change of Name Case No. CVMV2404037 To All Interested Persons: Guillermina Lourdes Flores Baltazar filed a petition with this court for a decree changing names as follows: 1 PRESENT NAME: Guillermina Lourdes Flores Baltazar PROPOSED NAME: Lourdes Flores Robles The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice Of Hearing Date: 7/19/2024 Time: 8:00 AM Dept. MV2. The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress County of Riverside Date: 06/04/2024 W. SAMUEL HAMRICK, JR. Riverside Superior Court

Schld: 12709 AdId: 4506 CustId: 17

NOTICE OF TRUSTEE'S SALE Under a Notice of Delinquent Assessment Lien Alterra File No.: 501864 APN: 320-530-006 T.S. No.: 2024-501864 YOU ARE IN

DEFAULT UNDER A NOTICE OF ASSESSMENT LIEN (CIVIL CODE SECTION 5740) RECORDED 02/20/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN that ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 02/20/2020 as Instrument No. 2020-0078826 in the Official Records of the County Recorder of RIVERSIDE County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on 12/07/2021, as Instrument No. 2021-0719771 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on 9/11/2014 as Instrument No. 2014-0345492. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 08/01/2024, at 9:00 AM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, AT: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882. All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" EXHIBIT "A" PARCEL 1: Lot 78 of Tract 30850-2. In the City of Perris, County of Riverside, State of California, as shown on Map filed in Book 420 of Maps, Pages 68 through 74, Official Records of said County("Map"); EXCEPTING THEREFROM, any and all (i) oil rights, (ii) mineral rights, (iii) natural gas rights, (iv) rights to all other hydrocarbons by whatsoever name known, (v) geothermal heat rights or geothermal substances that may be produced from the property, (vi) water rights and claims or rights to water and (vii) all products derived from any of the foregoing located In or under the property and lying and being at a vertical depth of 500 or more feet below the present natural surface of the ground, but without right of entry on the surface or within a vertical depth of 500 feet below the present surface of the ground. RESERVING THEREFROM, all easements described in the Declaration (described below), the Map and all other easements of record as of the date hereof. FURTHER RESERVING THEREFROM, for the benefit of the Association (defined below), a nonexclusive easement in, to, over, under and across that portion of the above referenced Lot designated in the Declaration as an Association Maintenance Area, If any, for the purpose of maintenance and repair, together such rights of access necessary to perform such maintenance and repair, as more fully provided in the Declaration. PARCEL 2: A nonexclusive easement, In common with other owners, for access, ingress and egress, in, to, over, under and across certain portions of the Association Property described In the Declaration, which easement is appurtenant to the Lot described In Parcel 1 above, which is subject to (i) each easement and all other reservations set forth In the Declaration and (ii) B. The easement and other reserved In the Declaration In favor of Grantor for marketing and development, Including, without limitation, Grantor's right to maintain marketing units In the condominiums owned by Grantor, as well as the right of access, ingress, and egress for visitors to the sales office and marketing units and the right to maintain signs or other marketing materials within the Association Property of the Project (defined In the Declaration); C. Grantor's easement for Ingress and egress, in, on, over, through and across the Association Property to permit Grantor to install improvements thereon; and D. Grantor's right to prevent access over portions of Association Property by placing a construction fence or other barrier thereon prior to completion of construction of all Improvements within the project; provided that Grantee has at least one route of access between the Lot described in Parcel 1 above and a public street. The real property conveyed In this grant deed ("Property") is conveyed together with a membership In the Avelina Homeowners Association, a California nonprofit mutual benefit corporation ("Association") and accepted subject to the following documents all of which are Incorporated herein by reference to this grant deed with the same effect as though fully set forth herein: 1. Declaration of Covenants, Conditions and Restrictions of Avelina recorded In the Official Records of

the County Recorder of Riverside County, California on September 11, 2014 as Document No. 2014-0345492, and any amendments and supplements thereto (collectively, the "Declaration"), and 2. Notice of NonAdversarial Procedures under California Civil Code Section 912(f) recorded in the Official Records of the County Recorder of Riverside County, California on May 29 2015 as Document No. 2015-0224766, and any amendments and supplements there (collectively, the "Notice"). As more particularly described in the Declaration, the Property is conveyed subject to such easements in favor of title Association as are necessary to perform the duties and obligations of the Association and certain easements reserved by Grantor. Grantee, in accepting this grant deed and the conveyance hereunder, does hereby agree, jointly and severally, for the benefit of the Association and each and every one of the other members of the Association, that Grantee will promptly, fully and faithfully comply with and conform to the Declaration, Articles of Incorporation, Bylaws, the Association Rules, and Architectural Guidelines referenced in the Declaration. In particular, Grantee does hereby agree, jointly and severally, promptly to pay In full any dues, fees or assessments levied by the Association, on each of the memberships conveyed hereby. The obligations of Grantee herein set forth shall be covenants running with the Property it being understood that said membership In the Association and the obligations thereof, will automatically pass to Grantee's successor In title to the Property, whether such successors acquire title to the Property by foreclosure or otherwise, and shall be binding upon Grantee and their heirs, devisees, executors, administrators, successors and assigns. The record owner(s) of which is/are OMAR ANDRADE, AN UNMARRIED MAN ("OWNER"). Street address or other common designation of Property to be sold: 1165 ANZA CT, PERRIS, CA 92571, APN: 320-530-006. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. Name and Address of Creditor Association at whose request the sale is being conducted: ALTERRA ASSESSMENT RECOVERY, LLC 27101 Puerta Real, Suite 250, Mission Viejo, CA 92691 (916) 939-0772 | www.nationwideposting.com The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "ASIS" CONDITION. 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 initial publication of the Notice of Sale is \$16,329.91. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A nonjudicial foreclosure by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the 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 (916) 939-0772 or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case [2024-501864]. 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 http://www.nationwideposting.com. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case [2024-501864] 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. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 06/13/2024 Avelina Homeowners Association a California corporation By: COREY L. TODD, ESQ., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for AVELINA HOMEOWNERS ASSOCIATION NPP0462082 To: PERRIS PROGRESS 06/28/2024, 07/05/2024, 07/12/2024

Schld: 12723 AdId: 4511 CustId: 1

TSG No.: 8790442 TS No.: CA2400290138 APN: 321-451-012 Property Address: 19202 PAINTED ROCK STREET PERRIS, CA 92570 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/06/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/18/2024 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 09/14/2022, as Instrument No. 2022-0393461, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: KEVIN D. HACKBARTH AND SARAH E. HACKBARTH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 321-451-012 The street address and other common designation, if any, of the real property described above is purported to be: 19202 PAINTED ROCK 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 46,044.85. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearch-Terms.aspx, using the file number assigned to this case CA2400290138 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearch-Terms.aspx, using the file number assigned to this case CA2400290138 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0461680 To: PERRIS PROGRESS 06/28/2024, 07/05/2024, 07/12/2024

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Unlocking Homeownership With Down Payment Assistance and a Savings Plan

If you dream of owning a home but aren't sure whether you have enough money for a down payment, take another look. You might already have enough or be closer than you think.

Down payment and closing cost assistance

Depending on your situation, you may qualify for a grant to help with your housing purchase. Grants can offer down payment and closing cost assistance. Some financing programs also allow qualified homebuyers to put down as little as 3%.

"Aspiring homeowners may want to talk with a mortgage professional to explore their options. They can help aspiring homeowners understand how much they need for a down payment and other upfront costs as well as for ongoing expenses such as insurance, homeowners' association fees, and unexpected repairs," says Ewunike N. Brady, head of African American Segment, Wells Fargo Home Lending.

If saving up to buy a home is your goal, how can you put more money away each month to get there sooner? Here are some savings tips to consider:

1. Pay down credit card and loan debt to save money on interest. This may also lower your debt-to-income ratio and increase your credit score, which helps when applying for a mortgage. Start with accounts with the highest interest rates, pay more than the minimum, make payments every two weeks instead of monthly, and consider setting up automatic payments.

2. Track your spending habits and evaluate what you can cut. Many helpful budgeting apps are available. Small changes can add up to big savings. For example, make your own coffee, pack a lunch, carpool, get your hair cut less frequently, or cook and watch movies at home instead of going out.

3. Reconsider subscription services and monthly memberships. How much do you spend per month, and do you use them enough to get your money's worth? If you have gym membership, can you work out at home or enjoy public recreation areas? How many apps or streaming video or music services do you need?

4. Minimize account fees. Pay attention to when a bank account incurs fees so you can avoid them when possible – for instance, maintain the daily minimum account balance, use your debit card a specified number of times during the month, or stay below a maximum number of withdrawals from a savings account. And of course, avoid overdrafts.

5. Consider using automatic bill pay options through your financial institution or the billing entity, like your utility company. Then you'll avoid accidental late payments and the fees that come with them.

While saving for a down payment seems daunting, it does not have to be. Understanding the facts about what's required to buy a home and having a savings plan can put you well on your way to achieving your homeownership goal. (StatePoint)

California Lawmakers Abandon Attempt to Repeal Law Requiring Voter Approval for Some Public Housing

SACRAMENTO (AP) — California lawmakers on Monday abandoned their attempt to repeal the nation's only law requiring voter approval for publicly funded affordable housing projects, a provision added to the state Constitution more than half a century ago that aimed to keep people of color out of white neighborhoods.

Most everyone in the state Capitol agrees the law needs to go, and no organized opposition has emerged to repealing it. But the measure is one of more than a dozen that have qualified for the November election, and supporters worry about raising the millions of dollars it will take to campaign for its passage.

That's one reason why lawmakers voted to withdraw the measure on Monday just three days before the secretary of state must certify the ballot for the November election.

"While (the repeal) was one of many efforts to help address the housing crisis, the November ballot will be very crowded and reaching voters will be difficult and expensive," said Democratic state Sen. Ben Allen, who authored the bill to remove the measure from the ballot.

Going to the ballot is more than just expensive — it's risky. Once a

campaign fails, it can take years for supporters to try again. Voters have rejected attempts to either repeal or change California's housing law three times before, in 1974, 1980 and 1993.

The housing law dates to 1949, when the federal Housing Act banned racial discrimination in public housing projects. A year later, voters passed a constitutional amendment requiring the government to get voter approval before using public money to build affordable housing.

Decades later, California is the only state that has a law like this, and it only applies to public funding for affordable housing, which is disproportionately used by people of color.

Over the years, lawmakers have found ways around the law. They changed the definition of "low-rent housing project" to mean any development where more than 49% of the units are set aside for people with low incomes. Anything less than that doesn't require an election.

And last year, lawmakers passed and Gov. Gavin Newsom signed a law that exempted housing developments that received funding from various state programs.

