

The Perris Progress

Serving Perris, Menifee, Homeland, Nuevo, Mead Valley, Romoland, Sun City ★ Find us online www.zapinin.com

Vol. 124-34

Friday, August 23, 2024

Since 1901



Over-Burdened Senior Center to Get Much-Needed Makeover

Californians: Your Rent May Go Up Because of Rising Insurance Rates

BY LEVI SUMAGAYSAY,
CalMatters

Like single-family homeowners in California, landlords are facing higher insurance premiums, too. And they're passing along some of those costs to their tenants.

Many insurance companies have stopped writing policies in the state because of increased wildfire risks, but that's not the only reason. They say in the case of any catastrophe, the potential costs of replacing any residential or commercial property, from labor to material costs, is just plain more expensive now. So even owners of properties in areas that are not at high risk for wildfires have had their policies canceled because their buildings may need repairs

**Tenants are
going to have
the least
recourse."**

- SHANTI SINGH,
LEGISLATIVE DIRECTOR
FOR TENANTS
TOGETHER

or improvements. Landlords are having to find other insurers, or having to turn to the ever-growing and more expensive FAIR Plan, the insurance industry-run plan that is mandated under California law to be the insurer of last resort.

See Rent Page 10

Since the Perris Senior Center opened in 1989, the city's then-population of 20 thousand, has quadrupled, while its residents have aged. About one-quarter of the estimated 80-thousand current inhabitants are 50 or older. And with 21% of those 65 and older living in poverty, the senior center is a critical resource.

The center has been designated as a nutrition site by the County of Riverside Office on Aging, as well as a Cool and Warm Center by the Riverside Community Action Partnership, in addition to providing social, edu-

ABOVE: Congressman Mark Takano presenting a ceremonial check to Mayor Michael Vargas and the City of Perris.

cational, and recreational opportunities,

Serving an average of 65 seniors daily, the center's multi-purpose room can only accommodate 68 people, the kitchen is taxed, and the need for expansion has been urgent.

That need is about to be addressed.

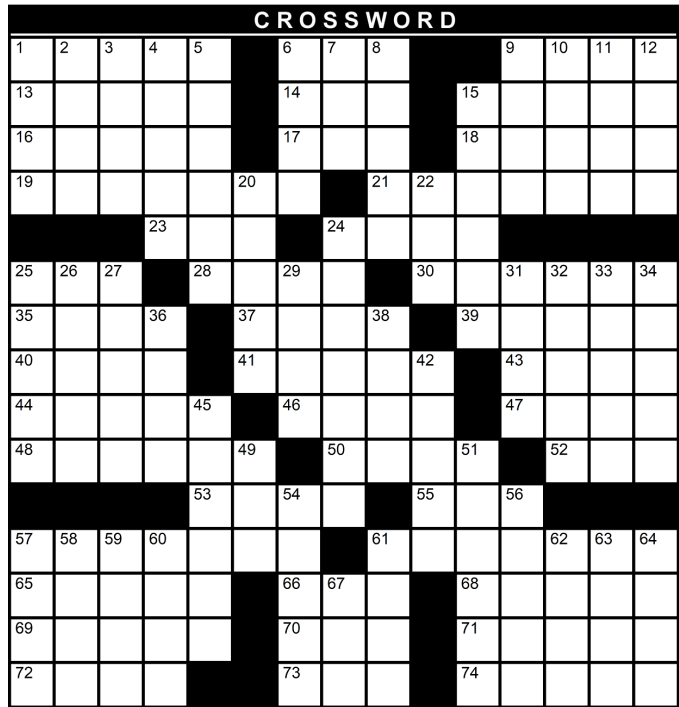
See Senior Center Page 3



Animal rights activists file suit against the county over euthanasia policy.

See Animal Rights Page 3

Subscribe: subs@perrisprogressnews.com
Print Copy mailed \$26 p/yr or
Full Color Digital emailed \$13 p/yr



SWITCH & GET

\$25

CALL CONSUMER CELLULAR **888-804-0913**

© 2023 Consumer Cellular Inc. For promo details please call 888-804-0913

Off First Month of New Service!

USE PROMO CODE: **GZ590**

Consumer Cellular

© StatePoint Media

STATEPOINT CROSSWORD

THEME: MUSIC 101

ACROSS

- Meat chunks
- Calendar square
- *____ signature, or notation that describes #34 Down
- Hiya or howdy
- Down Under runner
- West Point student
- At full speed
- Big Apple
- Flounder's domain
- *Complementary notes sung simultaneously
- *Not sonata
- Debate position
- Painter Chagall
- Munchhausen's story
- Casino chip
- *R in R&B
- Spanish earthen pot
- Lobed organs
- Nest for an eagle
- Bona fide
- *Adagio or moderato, e.g.
- What a willow did?
- *Type of piano technician
- Flock member description

DOWN

- Fill beyond full
- Masters of ceremonies, colloquially speaking
- Jon Krakauer's book "____ the Wild"
- High craggy hill
- Church congregation
- Hole punching tool
- *A ____, or without accompaniment
- *Fast
- Not asleep
- 2000 lbs.
- Acquisition through marriage
- Rubber tree product
- Director's cry
- *Five lines
- Potassium hydroxide solution, pl.
- 168 in 1 week
- Housed

DOWN

- Mohammad Reza Pahlavi's title
- Dharma teacher
- Resembling wings
- Good Year balloon, e.g.
- Mexico City state
- Say it isn't so
- Winehouse or Schumer
- New Mexico's state flower
- Diplomat's asset
- It comes to mind
- Not in Impossible Burger
- European erupter
- Shell-like anatomical structure
- *Nine instruments, e.g.
- Bobby of hockey
- Halle Bailey's 2023 role
- *Loud or strong
- Part of small intestine
- Sometimes follows sauvignon
- 1.3 ounces, in Asia
- Coniferous trees
- October 31 option



CLASSIFIED ADVERTISING

To place a classified ad, please contact
advertising@perrisprogressnews.com

The Perris Progress

For Legal Notices including Fictitious Business Names (FBN's) email:
legals@perrisprogressnews.com

For News Coverage email: news@perrisprogressnews.com

(T) 951-737-9784 (F) 951-737-9785

Mail: P.O. Box 128, Perris, CA 92572

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.

Palm Springs Aerial Tramway to Close for Monthlong Annual Repairs on Sept. 9

PALM SPRINGS (CNS) - The Palm Springs Aerial Tramway will close next month to undergo annual maintenance, operators announced Tuesday.

The tram will be closed between Sept. 9 and Oct. 6.

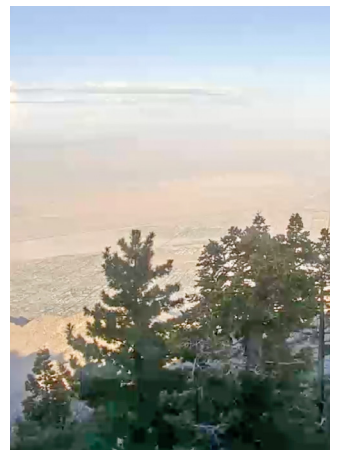
Operating on its usual schedule until Sept. 8, the world's largest rotating tram car carries visitors 2 1/2 miles from Palm Springs into the San Jacinto Mountains, a trip that takes about 10 minutes. At an elevation of more than 8,500 feet, Mountain Station is an entry

point to more than 50 miles of hiking trails.

Repairs scheduled during the shutdown include a track rope repositioning, annual service and general upgrades, in addition to state-permit testing, tram officials said.

The tramway was also closed in February due to storm-caused road damage.

The annual closure "allows our maintenance team to perform complex projects that cannot be completed during normal business hours," tramway general



manager Nancy Nichols said in a statement. "We appreciate the understanding of the community and look forward to welcoming them back in October."

Shovels hit the dirt earlier this month, in what will be the largest park in the City of Perris. The new park, about 30 acres in size, will be located in the Green Valley Ranch community, north of Ethanac Road and between Murrieta Road and Goetz Road.



Animal Rights Advocates Announce Lawsuit Against County for Euthanasia Policy

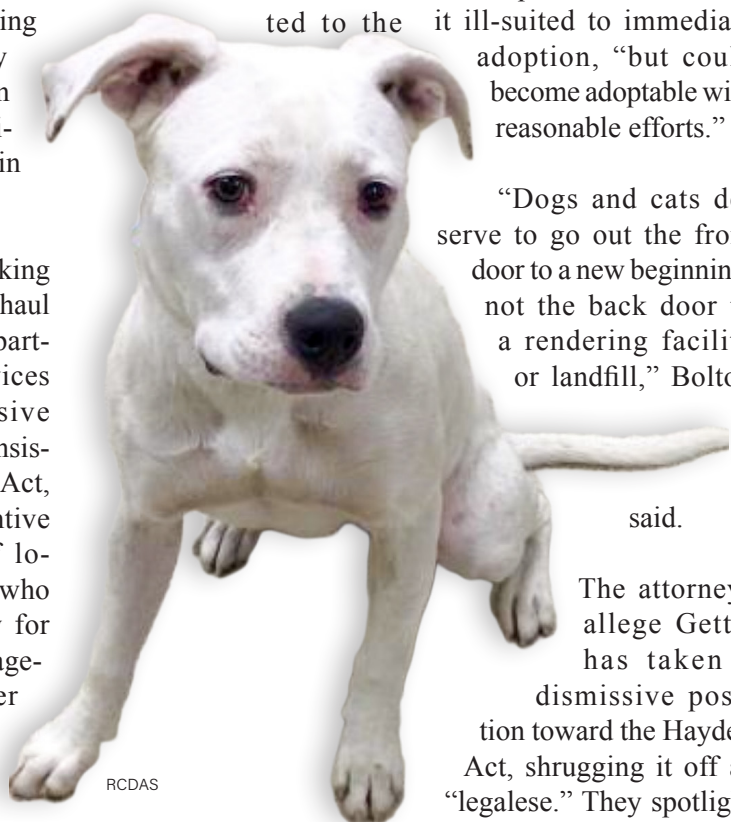
RIVERSIDE (CNS) - Coachella Valley animal welfare activists Wednesday announced a lawsuit against the Riverside County Department of Animal Services for what they allege are ongoing violations of a California law that prohibits euthanasia of impounded dogs and cats that have adoption potential, saying the county is possibly the worst nationally in carrying out pet terminations to make space in shelters.

"This is a ground-breaking case that seeks to overhaul Riverside County Department of Animal Services through comprehensive court-ordered relief consistent with the Hayden Act, as well as the substantive recommendations of local animal advocates who have fought tirelessly for change," Rancho Mirage-based attorney Walter Clark said in a statement.

Clark's firm is representing four area residents who are long-time animal welfare and safety advocates. The parties were not identified but are expected to appear at his office Thursday morning for a briefing to detail the foundation for the civil action. The suit specifically names Department of Animal Services Director Erin Gettis, seeking a permanent injunction against policies she has overseen since her appointment to head the agency four years ago.

"We have not yet received this lawsuit. Once received, we will review it thoroughly for next steps," according to a department statement released to City News Service.

"As there is pending litigation, we are very limited on the information that can be shared at this time. The Department of Animals Services' mission is 'working together to improve Riverside County for people and animals.' Our employees and volunteers are committed to the



RCDAS

care, treatment and life-saving measures we provide to all animals in our care each day."

The nonprofit Best Friends of the Animal Society declared last year that, in 2022, Department of Animal Services shelters "killed more animals than any other reporting shelter in the United States." Altogether, in 2022 and 2023, an estimated 24,000 canines and felines were euthanized in county shelters, according to the organization.

Clark and his law partner, Dan Bolton, allege Gettis and the county have implemented practices that directly contravene the

1998 Hayden Act, legislation authored by then-state Sen. Tom Hayden, D-Santa Monica, which states, in part, "no adoptable animal should be euthanized if it can be adopted into a suitable home."

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

"Dogs and cats deserve to go out the front door to a new beginning, not the back door to a rendering facility or landfill," Bolton

said.

The attorneys allege Gettis has taken a dismissive position toward the Hayden Act, shrugging it off as "legalese." They spotlight the fact the administrator was hired to fill the top spot at the Department of Animal Services despite "no previous experience in animal safety, shelter management or overseeing a \$39 million budget."

"The disturbing results of this approach are disdain for the health and safety of animals in the custody of Department of Animal Services, disinterest in working with the community and rescue organizations to place animals in homes, inertia in moving to adopt no-kill policies and a haphazard focus on killing, rather than saving, dogs and cats. This must stop," the lawyers wrote.

Senior Center

Continued from Page 1

This past week, Congressman Mark Takano presented the city with a check for \$1.86 million, all but \$200 thousand is designated for the expansion of the center.

"Perris is the little city that can," Takano remarked while announcing the funds to city elected officials.

"But not for much longer, because you keep growing. We want to make sure that you have the resources to make the quality of life here more and more inviting so you can serve all of your citizens, and that includes your seniors as well."

The expansion will increase the center's size by 2,250 square feet, including kitchen renovations and an expanded multipurpose

room. This will allow more meals to be served, while the additional space will be utilized for health and wellness services, and provide an ability to host interactive events and educational sessions.

The project will protect seniors from extreme weather, ensure food security, promote mental and physical health, and support the well-being of disadvantaged elderly residents.

In accepting the ceremonial check, Perris mayor Michael Vargas noted, "Congressman Takano has always been a big friend and supporter of Perris, and our entire community is appreciative of his contributions."

The city hopes to have final design completed in September, to then put the construction out to bid.

The plaintiffs said they want Gettis and the agency to follow provisions established under the Hayden Act going forward.

The department has come under fire publicly during Board of Supervisors' meetings over the last two-plus years, during which animal welfare advocates have appeared during open comment sessions and to speak on agenda items, pointing to what they allege are faulty or deficient practices resulting in "high kill" outcomes at the four county-operated shelters.

The board has generally praised Gettis, recognizing her for implementing changes that have led to stability within the department. Under her watch, the San Jacinto Valley Animal Campus reopened, providing greater sheltering opportunities. The agency, however, has consistently

contended with red ink, requiring higher allotments each fiscal year to maintain consistent service levels.

More recently, the department joined in the "5,000 Cat Challenge," intended to save the lives of 5,000 more felines in 2024 than the number adopted out or referred to rescue organizations in 2023. The board also approved Gettis' "trap-neuter-return" policy, which permits stray cats to be caught, spayed or neutered, vaccinated, then released from impound and put back on the streets to roam, especially in locations where they are known to congregate.

"We will join our neighbors in the city and county of Los Angeles, who recognized that healthy stray and lost cats deserve to remain where they are without admission to a shelter," Gettis said in March.

As California Closes Prisons, the Cost of Locking Someone Up Hits New Record at \$132,860

BY KRISTEN HWANG
AND NIGEL DUARA,
CalMatters

The cost of imprisoning one person in California has increased by more than 90% in the past decade, reaching a record-breaking \$132,860 annually, according to state finance documents.

That's nearly twice as expensive as the annual undergraduate tuition — \$66,640 — at the University of Southern California, the most costly private university in the state.

California's spending per inmate jumped steeply during the COVID-19 pandemic and it continued to increase despite recent cost-cutting moves, including Gov. Gavin Newsom's recent move to close three state prisons.

It's propelled by lucrative employee compensation deals and costly mandates to improve health care behind bars, according to fiscal analyses by the nonpartisan Legislative Analyst's Office. Newsom's most recent budget proposal includes \$18.1 billion for the Department of Corrections and Rehabilitation, up from \$15.7 billion when he took office in 2019.

Some lawmakers and advocates have argued California should focus on rehabilitation and shut down additional prisons to save money in the face of what the governor's office projects to be a \$38 billion deficit.

Last year, the Legislative Analyst's Office suggested the state could close as many as five more state prisons because of California's declining inmate population.

That would stand to save upwards of \$1 billion in op-

erating costs, and even more money on unfunded capital improvement projects, the report said.

Newsom's three closures and the cancellation of a contract for a fourth privately run prison save the state an estimated \$667 million over the next year, according to the Department of Finance, but the savings are not enough to offset increased operational and employee costs.

The California Correctional Peace Officers Association, which represents 26,000 prison guards, last summer negotiated a contract with successive 3% raises and other perks that will cost the state roughly \$1 billion over the next three years. The prison doctors' union, which represents 1,700 employees, also negotiated a two-year contract with a combined 5.5% general salary increase and a range of other incentives. The Newsom administration estimates it will cost \$234 million over three years.

But Newsom, at least for now, is not recommending any additional prison closures. Instead, his state budget proposal recommends keeping prisons open with fewer inmates in them to provide more space for rehabilitative programs.

"The administration is not currently proposing any additional prison closures," H.D. Palmer, spokesperson for the Department of Finance, said in a statement. "We remain committed to meeting the needs of staff and the incarcerated population while right-sizing California's prison system as the prison population declines over time, and to addressing space needs

as the state transforms the carceral system to one more focused on rehabilitation."

Opponents of mass incarceration say the administration's argument for keeping empty prison beds open doesn't align with how the money is spent.

"This is a cash grab by (the corrections department)," said Brian Kaneda, deputy director of the prison abolitionist group Californians United for a Responsible Budget. Newsom has touted transforming San Quentin State Prison into a rehabilitation center, but advocates like Kaneda and state advisory groups say the plan is vague.

Rehabilitation costs, which currently include prisoner education and activities, only make up a fraction of total correctional spending — roughly 3% — over the past decade, according to state budget documents.

In a written statement, the corrections department said its spending plan "judiciously uses taxpayer dollars in a manner that balances the



Per inmate spending in California prisons surged during the COVID-19 pandemic and has remained high despite Gov. Gavin Newsom's cost-cutting efforts. Here, guard towers stand outside of Kern Valley State Prison on Nov. 15, 2022.

need for cost-efficiency while maximizing public safety, the wellbeing of incarcerated people and successful rehabilitation."

Costs in California prisons

The actual cost to house a prisoner is much closer to \$15,000, said Caitlin O'Neil, a criminal justice analyst for the nonpartisan Legislative Analyst's Office. Direct costs include things such as food and clothing while the remaining 91% of spending per prisoner comes from fixed costs like salaries and facility upkeep.

She found that compensation for employees at the corrections department increased by 43% between 2010 and 2019 — from \$110,000 to \$158,000 — nearly triple the

rate of inflation.

Last summer, the state prison guard contract included \$10,000 bonuses for officers at certain prisons and a new guaranteed 401k contribution in addition to regular pension benefits.

The state's current savings from prison closures, about \$200 million per facility, is not nearly enough to offset those pay and benefits boosts.

"We would have to close one or more prisons per year just to offset employee compensation increases that happen regularly," O'Neil said.

The peace officers' union did not respond to requests for comment. Prison labor advocates often argue that jobs are dangerous and difficult to staff, warranting high compensation benefits.

The union can be a force in the Capitol. It has contributed \$2.2 million to the campaigns of current state legislators and it gave \$1.75 million to help Newsom defeat a 2021 recall campaign. It also recently contributed \$1 million to support Proposition 1, the measure Newsom placed on the March ballot to build housing and treatment facilities for people with serious mental health conditions.

Despite a precipitous decline in prison populations, correc-

An inmate at San Quentin State Prison on March 17, 2023.



Photo by Martin do Nascimento, CalMatters

FRIDAY, August 23, 2024

Today in History:

Today is the 236th day of 2024.
There are 130 days left in the year.

By The Associated Press

Today's Highlight in History:

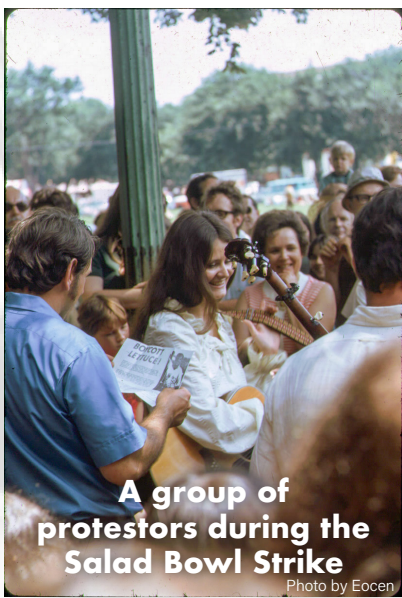
On Aug 23, 1970, the Salad Bowl strike began, organized by farm labor leader Cesar Chavez; between 5,000-10,000 laborers walked off the job, leading to the largest farm worker strike in U.S. history.

On this date:

- In 1305, Scottish rebel leader Sir William Wallace was executed by the English for treason.
- In 1775, Britain's King George III proclaimed the American colonies

- to be in a state of "open and avowed rebellion."
- In 1914, Japan declared war against Germany in World War I.
- In 1927, amid worldwide protests, Italian-born anarchists Nicola Sacco and Bartolomeo Vanzetti were executed in Boston for the murders of two men during a 1920 robbery. (On the 50th anniversary of their executions, then-Massachusetts Gov. Michael Dukakis issued a proclamation that Sacco and Vanzetti had been unfairly tried and convicted.)
- In 1939, Nazi Germany and the Soviet Union agreed to a non-aggression treaty, the Molotov-Ribbentrop Pact, in Moscow.
- In 2000, A Gulf Air Airbus crashed into the Persian Gulf near Bahrain, killing all 143 people aboard.
- In 2003, former priest John Geoghan (GAY'-gun), the convicted child

- molester whose prosecution sparked the sex abuse scandal that shook the Roman Catholic Church nationwide, died after another inmate attacked him in a Massachusetts prison.
- In 2011, a magnitude-5.8 earthquake centered near Mineral, Virginia, the strongest on the East Coast since 1944, caused cracks in the Washington Monument and damaged Washington National Cathedral.
- In 2013, a military jury convicted Maj. Nidal Hasan in the deadly 2009 shooting rampage at Fort Hood, Texas, that claimed 13 lives; the Army psychiatrist was later sentenced to death.
- In 2020, a white police officer in Kenosha, Wisconsin, shot a Black man, Jacob Blake, seven times as officers tried to arrest Blake on an outstanding warrant; the shooting left Blake partially paralyzed and triggered several nights of violent protests.



A group of protestors during the Salad Bowl Strike
Photo by Eocen

In 2022, a jury convicted two men of conspiring to kidnap Michigan Gov. Gretchen Whitmer in 2020, a victory for prosecutors in a plot that was broken up by the FBI and described as a rallying cry for a U.S. civil war by anti-government extremists.

Cost

Continued from Page 4

tions spending has remained relatively stable. In 2018, the average daily prison population topped 120,000 compared to a projected 90,240 people in 2024. That's a 25% decrease. In contrast, correctional spending as a share of the total state budget has barely dropped in the same time period from 7% to 6%.

What should be good news to opponents of mass incarceration — decreasing populations — has not resulted in a leaner criminal justice system.

"If you have \$700 million in annual savings from prison closure, but you're spending hundreds of millions of dollars on new prison infrastructure and giving prison guards a billion dollar raise (over three years), that starts to show why the math isn't mathing," Kaneda said.

But wholesale cuts to correctional spending don't necessarily always equate to better prison conditions, said John Pfaff, a law professor at Fordham University.

"If you don't cut (budgets) carefully, that makes prisons worse places to be. It makes them more dangerous, more traumatic," Pfaff said. "I say that as someone who is not a fan at all of prisons as a general institution."

Prison medical costs soar

Medical care is one area of increased spending where the state, under court order, is trying to improve prison conditions.

The average cost per person for medical care has more than doubled in the past 10 years, and total health care spending by the corrections department has increased by about 67%. Although the recent prison closures have cut about 2,700 correctional positions, medical spending has eaten up those savings.

Prison officials struggle to hire highly trained medical professionals when they can easily find work elsewhere. The vacancy rate for psychiatrists exceeds 50% at some state hospitals and prisons, according to court documents filed in an ongoing lawsuit about prison conditions and

safety, and 20% of positions for primary care doctors are empty.

To fill the gap, California has spent more than \$1.1 billion on temporary medical staff over the past five years, according to documents obtained by CalMatters through the California Public Records Act.

The state tried to combat chronic staff shortages in the latest contract signed with the prison doctor's union, offering \$42,000 bonuses on top of raises.

Should California close more prisons?

Former Assembly Budget Chair Phil Ting, a Demo-

crat from San Francisco, said corrections is the only state program where having fewer people translates into more spending. In 2022 Ting proposed closing three more prisons to bring down fixed costs and account for the shrinking number of prisoners.

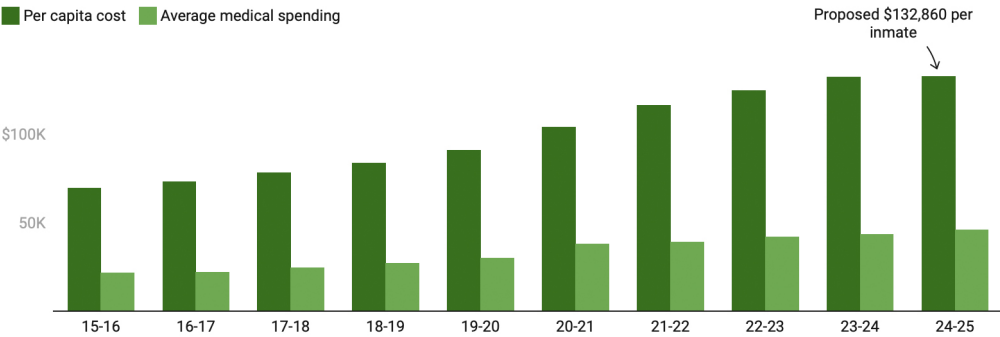
"If we were educating 50% less kids, you'd see the funding go down. If we had 50% less people in health care or 50% fewer families using CalFresh, the programs would go down," Ting said. "So how is it at a time when the prison population has not just gone down a little bit, has gone down significantly, that spending increased?"

There were roughly 15,000 empty beds last year in prisons across the state, according to the Legislative Analyst's Office. That number, driven largely by decades of sentencing changes and court-ordered mandates to decrease prison crowding, is expected to reach 20,000 over the next three years.

"We're not not talking about some very small number where they want to keep a little bit of a buffer," Ting said. "They want to keep three to five empty prisons up and running."

Ting, who is no longer the budget chair, said he may still push this year to shut down more prisons.

The cost per inmate is up 91%, with average medical spending more than doubled



Years are fiscal years. 2024-25 figures are projections. Average medical spending per inmate is calculated by dividing total departmental medical spending by the average daily population.
Chart: Erica Yee, CalMatters • Source: Enacted state budgets and governor's proposed 2024-25 budget. • Get the data • Created with Datawrapper

How to get Relief from Unexpectedly High Medical Bills

By CORA LEWIS
Associated Press

NEW YORK (AP)—Unexpectedly high medical bills are common in the United States, but there are ways to get relief. According to the Consumer Financial Protection Bureau, one in five Americans are affected by outstanding medical debt, for a total cost of \$88 billion.

In a 2022 study, the bureau found that roughly 20% of U.S. households report that they have medical debt, with collections appearing on 43 million credit reports. As of the second quarter of 2021, 58% of all bills in collections on credit records were medical bills.

Medical debt affects households unevenly, too, according to the agency. Past-due bills are more prevalent among Black and Hispanic people than white and Asian people, and medical debt is more common in the Southern U.S., in part because states in that region did not expand Medicaid coverage.

While the process of fighting high medical bills can be time-consuming and frustrating, advocates stress that patients shouldn't be intimidated by the system. If you've received a surprise medical bill, here's what you should know:

Always see if you qualify for charity care

When Luisa, 33, received a medical bill for over \$1,000 after an emergency hospital visit for a viral infection, she was able to have the whole amount covered by the hospital after appealing to their financial assistance policy.

"At first I thought it was just a cold, but it turned out to be

something I needed specific medication for," said Luisa, who asked to be identified only by her first name due to privacy concerns. "It was really bad by the time I went to the ER."

Luisa had heard about the patient advocacy organization Dollar For thanks to a viral video, and she filled out the nonprofit's online form after receiving her surprise bill. The organization contacted the hospital, which was based in central Florida. Eventually, the hospital contacted Luisa directly to let her know she did in fact qualify for financial assistance. Even though she had already paid a portion of the costs with a credit card, Dollar For was able to get those payments refunded.

Laws governing hospital charity care require that nonprofit hospitals lower or write off bills for individuals, depending on household income. To determine if you qualify, you can simply Google the hospital along with the phrase "charity care" or "financial assistance policy." Dollar For also provides a simplified online tool for patients to see if they qualify.

"Federal law requires hospitals to have these programs to keep their tax-exempt status," said Jared Walker, CEO of Dollar For. "If you're within their income range, they will write off, waive, forgive, or reduce your bills."

Even if you've already been paying off medical debt, the hospital will be required to refund the payments you've made, he said.

"It was my first time going through something like

that," Luisa said. "I tried to be an informed consumer and ask questions when I was in the hospital about the costs, but obviously it's hard when you're sick in the emergency room."

Appeal to the No Surprises Act

While protections against surprise bills have long existed for those who have Medicare, Medicaid, and Tricare, laws are now also in place for those with private or marketplace insurance.

The federal No Surprises Act covers people who have insurance through their employers, the marketplace, or individual plans. It says that insurance companies must reasonably cover any out-of-network services related to emergency and some non-emergency medical care. That means that if you're being charged more than you're used to or expect when you receive in-network services, that bill may be illegal.

To challenge any bill covered under this law, you can use the free help desk and hotline of the Centers for Medicare and Medicaid Services. Many states also have free consumer assistance programs to help with disputes and insurance questions. You can always contact the medical billing department of any hospital in writing to say that you believe a bill is in violation of the No Surprises Act and ask the hospital to deal directly with your insurance company.

"The complexity of the system itself is as big a problem as affordability," said Kaye Pastaina, who heads research on patient protections for KFF, a non-



Photo by camilo jimenez on Unsplash

profit health policy organization. "A lot of it is from the fragmented system and complex rules, but also lack of awareness about existing protections that are a part of federal law that might help."

Ask for an itemized bill

Even if you don't qualify for charity care or you're not sure your bills are covered by the No Surprises Act, you may be able to reduce the charges.

Medical billing is notoriously byzantine and rife with errors. Anytime you receive a bill, ask the hospital or healthcare provider for an itemized bill that includes the billing codes of all the care you received. The Health Insurance Portability and Accountability Act (HIPAA) mandates that providers share this information.

Next, check whether the billing codes are accurate. Again, simply Googling the codes with the phrase "medical billing code" can help. If something is off, contesting your bill with your medical provider or physician's office can yield changes.

Another approach: comparing the bill with insurance companies' estimates of fair charges for services. If the price you were charged is

more than average, you can have your costs lowered. You could even take the provider to small claims court over the discrepancy (or let them know you have a case).

Finally, compare your insurance company's "explanation of benefits" to the bill. This explanation of costs covered and not covered must match the hospital's bill. If they don't, you have another reason not to pay, and to ask the provider to work with your insurance company further first.

Remember the process requires persistence

Despite the hassle, these steps can save you considerable sums of money. Even after taking these steps, you can always appeal health claims with your insurance company, if you think there is any reason the bills should be covered entirely or more than the company initially decided. You can also contact your state insurance commissioner for support.

"What we've seen in our research and the data is that those folks who appeal — and there are few who appeal — but for those who appeal, there's a high level of overturning," Pastaina said.

Make Eye Exams Part of the Back-to-School Checklist. Your Kids and their Teachers will Thank You

By ALBERT STUMM
Associated Press

When a little boy burst into tears in her third-grade classroom last fall, Audrey Jost pulled him aside while the other kids were at recess. He said he was getting headaches and falling behind the other students, so Jost spoke with his parents about getting his eyes tested.

A few days later the boy returned with contact lenses, seeming like a different kid, said Jost, who teaches in a public school in Gilbert, Arizona.

"It was amazing, just the change that that had in him, academically, socially," she said. "He just lit up that day."

In her 18 years of teaching, Jost said she's seen this problem — and its relatively simple solution — many times before, including with one of her own daughters.

That's why experts say late summer is a great moment to add an eye test to the back-to-school checklist.

Vision problems often go undiagnosed

The American Optometric Association says 1 in 4 children start school with some sort of vision problem, impairing their ability to learn, participate in sports and observe the world around them.

But many kids won't tell you something is wrong because they don't know they have a problem, said Annette Webb, an optometrist in Hot Springs, Arkansas.

"They don't have anything to compare it to,"



said Webb, who recounted a story about a boy who loved to draw trees but had never seen individual leaves until he got glasses. "They think everybody sees like they do."

Many children with undiagnosed vision issues can develop behavior problems because they are predisposed to be disengaged. They might seek to entertain themselves, thereby disrupting the class. Or they could be perceived as copying a neighboring student's work, but really they can't see a math problem on the board, Webb said.

"Don't initially just assume they're cheating all the time," Webb said. "If somebody's habitually looking at a neighbor's paper, then I would definitely say that's a red flag."

How to spot a vision issue

Other indicators parents and teachers should look out for are squinting, requests to move around the classroom and headaches, particularly ones during the afternoon that are likely caused by eye strain.

"Any complaints of any sort, saying they can't see, rubbing their eyes a lot, if they have red eyes, if they're bumping into things, they should get checked,"

said Megan Collins, an ophthalmologist at Johns Hopkins University.

Collins emphasized that vision screenings, which are mandated in most states, are an important first step to identifying kids with potential eye problems. As a public health researcher, she advocates for strengthening in-school vision programs to help address disparities in access to screenings and eye exams in underserved areas.

But she said the end of summer is still a good time to remind families about the importance of vision for learning. A good place to start is at yearly check-ups with a pediatrician, who should do a routine vision screening that will detect kids at risk for the most common ailments.

She said the exceptions are children with a family history of eye problems or diseases that can affect the eye, such as diabetes, or kids who take medications with potential side effects. They should have a proper eye exam every year.

How to access eye care

If you don't have a vision plan or can't afford glasses, check with the school nurse. Some schools, particularly in large cities and under-

See Eyes Page 12

Got Cold Symptoms? Here's When Kids Should Take a Sick Day From School

By CHEYANNE
MUMPHREY AP
Education Writer

PHOENIX (AP) — As schools reopen for another year, they are focused on improving student attendance. But back-to-school is hitting just as COVID-19 cases are increasing, raising the question: When is a child too sick for school?

School absences surged during the pandemic and have yet to recover. Nearly 1 in 4 students remains chronically absent, defined as missing 10% or more of the academic year, according to the latest data analyzed by The Associated Press.

One reason for continued high absences: After years of COVID-19 quarantines, parents are more cautious about sending children to school when they might be contagious with an illness.

When a child misses school, even for an excused absence like a sick day, it's harder for them to stay on track academically. So schools and health experts are trying to change the culture around sick days.

Here's what they want parents to know.

COVID guidelines have changed

During the pandemic, the Centers for Disease Control and Prevention urged people who tested positive for COVID-19 to isolate at home for a set number of days and to quarantine after exposure to the coronavirus. In some settings, people with any mild illness were urged to remain home until

symptoms were clear.

Those standards, and the caution behind them, remained for years after schools reopened to in-person instruction. That meant children often missed large portions of school after contracting or being exposed to COVID-19 or other illnesses.

This spring, COVID-19 guidance officially changed. Now, the CDC suggests people treat COVID-19 like other respiratory illnesses, such as the flu and RSV.

Fever-free for 24 hours

If a child has a fever, they should stay home, no matter the illness.

A child can return to school when their fever has been gone for 24 hours without fever-reducing medication. Other symptoms should be improving.

What about other symptoms?

If a child doesn't have a fever, it's OK to send them to class with some signs of illness, including a runny nose, headache or cough, according to schools and the American Academy of Pediatrics. If those symptoms aren't improving or are severe, such as a hacking cough, call your child's doctor.

The guidance around vomiting and diarrhea varies across school districts. Generally, students should remain home until symptoms stop, according to American Academy of Pediatrics guidelines. Older children may be able to manage mild diarrhea at school.

See Cold Page 11

“Alien: Romulus”

By Bob Garver

“Alien: Romulus” started out at a disadvantage with me because I haven’t liked any of the “Alien” films that came before it. I’m not just talking about the heavily-maligned third and fourth installments from the 90’s, the “Predator” crossovers from the 2000’s, or the uneven Michael Fassbender arc of the 2010’s. I mean that even the “classic” original from 1979 and beloved first sequel from 1986 have never done it for me. I find them to be little more than glorified haunted house movies with one cool creature design and some extra squishy special effects. That isn’t to say that I think they’re terrible, exactly, just not worthy of their pedestals in popular culture. Now “Alien: Romulus” is a movie that I do think is terrible, exactly.

The movie follows new heroine Rain (Cailee Spaeny) and her glitchy android “brother” Andy (David Jonsson) as they try to escape a miserable mining planet owned by the Weyland-Yutani Corporation. They get an invite from her friend Tyler (Archie Renaux) to join him on an unsanctioned mission to a floating research station that contains stasis chambers and is set to arrive at a desirable planet in nine years. Also along are Tyler’s pregnant sister Kara (Isabela Merced), his cousin Bjorn (Spike Fearn), and Bjorn’s girlfriend Navarro (Aileen Wu).

Of course, things don’t quite go to plan. There isn’t enough fuel to run the stasis chambers, so the team has to look all over the ship for more. Another little snag, as you can probably imagine, is that the ship took an alien known as a Xenomorph onboard and now the ship is infested with everything from big, cumbersome, deadly aliens to smaller, more nimble, but still very deadly aliens. Also, the aliens

have acidic bodily fluids that are capable of tearing through the ship itself, not to mention any unfortunate humans. Also, the station is owned by Weyland-Yutani, a company that never misses a chance to endanger humans for its own bottom line – and it wants that precious alien DNA. All of this is explained by the ship’s android science officer, and let’s just say that one of Weyland-Yutani’s cost-cutting measures is recycling android designs.

Since the characters aren’t interesting and the action isn’t exciting, I whiled away the time waiting for cast members to get killed off. There’s a big billboard in Times Square depicting Navarro getting attacked by a face-hugging Xenomorph, she’s a goner for sure. Bjorn is rude to everybody, he’s no doubt toast. Tyler is bland even for this movie, he has “killed off somewhere in the middle” written all over him. Kara exists solely so her pregnancy can be exploited for body horror. This franchise’s affinity for heroines takes away a lot of the suspense from Rain, though Cailee Spaeny is no Sigourney Weaver. The only character whose life or death I couldn’t predict with 99% certainty was Andy, and he arguably doesn’t even have a “life” in the first place.

Walt Disney World used to have an attraction called “Alien Encounter,” unrelated to the “Alien” franchise, but certainly reminiscent of it. Guests would sit strapped in a seat and be “terrorized” by an alien animatronic in the form of wind, water, and sound effects in a darkened room. Disney got complaints that the attraction wasn’t child-friendly, so they made the lighting dim instead of dark, scaled down the intensity, and generally made the whole thing less appealing to thrill-seekers. “Alien: Romulus” reminds me of a later version of that ride. While not devoid of violence



by any means, the film can’t properly pull off a thrilling or scary atmosphere to save its life. Nor does it have the dramatic or comedic chops to be an interesting movie on any other level. That was what saved the first two “Alien” movies from being terrible, the human characters were likeable, even if I didn’t like their chances of survival. I think I liked this film’s five human characters less than Paul Reiser’s intentionally-detestable corporate sellout in “Aliens.”

Grade: D

“Alien: Romulus” is rated R for bloody violent content and language. Its running time is 119 minutes.

Contact Bob Garver at rrg251@nyu.edu.

‘Alien: Romulus’ Opens with \$41.5M to Lead Box Office

LOS ANGELES (CNS) - “Alien: Romulus” opened with \$41.5 million this weekend to end the three-week reign of “Deadpool & Wolverine” atop the domestic box office, according to industry estimates released Sunday.

The latest installment of the long-running sci-fi franchise was directed by Fede Álvarez and features a cast of relative unknowns. It does not include Sigourney Weaver, the star

of the first four “Alien” films.

“Deadpool & Wolverine” grossed \$29 million Friday through Sunday for second place, Comscore reported.

“It Ends with Us,” a domestic violence drama starring Blake Lively -- who is married to “Deadpool” star Ryan Reynolds -- took in \$24 million in its second weekend for third place.

“Twisters” was next with \$9.8 million in its fifth weekend in theaters in the United States and Canada, followed by a 15th anniversary re-release of “Coraline,” which took in \$8.6 million.

Rounding out the top 10 domestic releases were “Despicable Me 4” (\$6 million), “Trap” (\$3.4 million), “Inside Out 2” (\$3.2 million), “Borderlands” (\$2.3 million) and “Stree 2” (\$2.1 million).

This weekend’s overall three-day box office haul was estimated at \$135.7 million. The year-to-date total is \$5.461 billion -- down 15% from the figure at this time last year, according to Comscore.

Tequila and Butter Create a Saucy Base for Garlicky, Spicy Shrimp

By CHRISTOPHER
KIMBALL Christopher
Kimball's Milk Street

Saucy, spicy shrimp paired with a cold beer or margarita is a simple summertime meal that's best enjoyed outside with lots of napkins. To make this weeknight-easy dish of "drunken" shrimp, we gently simmer them with tequila and a garlic-infused combination of butter and olive oil, for a flavor-packed meal that comes together in just over half an hour.

Though head-on shrimp typically are used, in this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we use the more easily sourced head-off shrimp and devein them before cooking. You can remove the shells or leave them on, as is our preference; they contain loads of umami-heavy shrimp flavor and do an excellent job of trapping the sauce.

And while the flavor in this dish may be bold, the cooking method is gentle. Even the largest shrimp are small and lean compared to other proteins, and aggressive cooking does

them no favors.

To infuse the dish with flavor without overcooking, the shrimp are gently poached in a spicy, garlicky combination of melted butter, olive oil and tequila, along with a little water to temper the bite of the spirit. If using frozen shrimp, transfer them from the freezer to the fridge the day before you want to cook them and let them slowly thaw for the best texture.

If you need to thaw them quickly, place the bag of frozen shrimp in room temperature water. Press the air out of the bag and use a heavy plate to weigh it down, so the shrimp stays under the surface.

You'll know the shrimp are done when they have a gentle C-shaped curve, three minutes for shelled shrimp or about five minutes for shell-on shrimp. Overcooked shrimp resemble an "O," and a tight spiral indicates that the shrimp's proteins have tightened and squeezed out much of their moisture, rendering them dry and rubbery.

Drunken Shrimp Start to finish: 35 minutes
Servings: 4 to 6
Ingredients



Milk Street



By Connor Forbes

My wife had the idea to make shrimp rice bowls. I love when she throws out a meal that I don't normally make. It forces me to think differently and approach a new meal from a fresh perspective. It's always super fun.

She was thinking about a lemony vibe to the shrimp, so I went in on that idea and also made some lemon potatoes to go with it. As well as some other veggies to round it out.

This bowl was fresh, healthy and delicious. Makes 4 bowls easily.

Ingredients

- 2 lbs shrimp
- 1 tbsp soy sauce
- 1 tbsp sesame oil
- 1 tbsp seasoned rice vinegar
- 1 tsp fish sauce
- 2 green onions chopped
- 5 cloves of garlic sliced
- 5 red potatoes

2 pounds extra-large (21/25 per pound) shrimp, peeled and deveined (if desired)
2 teaspoons lime juice, plus lime wedges to serve
Kosher salt and ground black pepper
½ cup tequila (see headnote)
3 tablespoons extra-virgin olive oil
3 tablespoons salted butter, cut into 3 pieces
6 medium garlic cloves, minced
2 to 3 teaspoons red pepper flakes
¼ cup lightly packed fresh cilantro, roughly chopped
½ cucumber, peeled and thinly sliced
½ small red onion, thinly

Shrimp Rice Bowl



- 2 lemons, juiced
- 1 cup water
- 1 cucumber sliced
- 1 mango cubed
- 10 sweet peas chopped
- 1 bell pepper sliced
- Salt to taste
- 1 tbsp cooking oil
- 2 cups rice

To Make

To make the shrimp sauce, in a bowl combine the garlic, soy sauce, ½ a juiced lemon, rice vinegar, fish sauce and chopped green onion and mix. Set aside for the time being.

To make the lemon potatoes - add 5 red potatoes to a saucepan. Add the water and 1.5 juiced lemons. Add salt. Simmer the potatoes until they are fully soft throughout. When potatoes are done pull them out and place in a bowl and continue to simmer the lemon water until thickened. Pour

thickened lemon water over the cooked potatoes.

For the shrimp, make sure shrimp are fully dried. I use a paper towel to pat dry. In a large pan heat the oil over medium heat. When oil is shimmering add shrimp. Don't over fill the pan, cook in batches if necessary. Cook shrimp on each side for 1-2 minutes, until they are pink. Add the sauce and simmer for another 3-4 minutes stirring occasionally.

Cook the rice to the directions on the package.

To make the bowl, put rice on the bottom then build up with potatoes, cucumber, sweet peas, bell pepper, and mango. Put the shrimp on top. Optionally finish off with fresh green onion, basil, and pickled onions. And EAT!

sliced

Directions

In a large bowl, stir together the shrimp, lime juice and ½ teaspoon salt; set aside. In a liquid measuring cup or small bowl, combine the tequila and 1 cup water.

In a 12-inch skillet over medium, heat the oil and butter until the butter foams. Add the garlic and cook, stirring often, until fragrant but not browned, 1 to 2 minutes. Add the tequila-water mixture, red pepper flakes, 1 teaspoon salt and ¼ teaspoon black pepper. Bring to a simmer over

medium-high and simmer, stirring occasionally, until the mixture is reduced to about ¾ cup and turns red, 6 to 9 minutes.

Reduce to medium, add the shrimp and cook, stirring and turning occasionally, until pink and opaque throughout, about 3 minutes for shelled shrimp or about 5 minutes for shell-on shrimp.

Off heat, stir in the cilantro, then taste and season with salt and black pepper. Transfer to a shallow serving bowl and garnish with the cucumber and onion. Serve with lime wedges.

Rent

Continued from Page 1

This is where the insurance crisis could worsen the housing crisis, according to some experts. Increased insurance costs for properties other than single-family homes are starting to affect the rental market — in a state where almost half of residents are renters — and could compound the state's housing problems, they say.

Josh Hoover, an insurance broker in the Los Angeles area, handles mostly commercial accounts and said “it’s almost impossible” to find coverage for any large structure. In late 2022, Allstate said it would stop writing new property insurance in the state, including commercial policies. Then State Farm, the biggest insurer in the state, recently canceled policies for tens of thousands of homes, residential community associations, business owners and commercial apartment properties.

“Even buildings made in the ‘80s are now considered old, which is ridiculous,” Hoover said. “Most carriers want everything updated in the last 30 years. They want a new roof, electrical redone, plumbing redone — they want you to have copper pipes.”

For landlords, ‘death by a thousand cuts’

Earlier this year, Farmers

canceled the policy on a 33-unit apartment building in San Bernardino that was built in the 1960s, said its co-owner, Uwe Karbenk. Karbenk found an out-of-state insurer instead of going with the more expensive FAIR Plan, but his premium has still increased by \$28,000 to more than \$41,000 a year.

Combined with state laws that limit how much he is allowed to raise the rent each year — 5% plus inflation, or up to 10% in some cases, with possibly other rent-control measures on the way — Karbenk said being a landlord in California is “a little bit like death by a thousand cuts.” He added that if his profit margin continues to shrink, he would rather invest in something else besides real estate.

“One of these measures, it’s not a big deal,” Karbenk said. “But over the years, it’s really difficult for mom-and-pops.”

Mike Placido and his wife are definitely a mom-and-pop. They own two rental properties, a four-unit building in San Gabriel and a duplex in Alhambra. He said they bought the properties as a way to supplement their retirement income when the time comes in a few years.

When State Farm canceled the policy on their San Gabriel property, Placido got a quote from the FAIR Plan for \$8,600, much higher than their old \$2,600 premium. Instead, he was able to cob-

ble together three different policies from a Florida-based insurer to get the coverage the old policy provided for \$6,500, a 150% increase. So he said he plans to raise rents in January.

“It’s not like I’m some land baron,” Placido said. “I’ll pass along as much as I possibly can, as much as the market can bear, and I’ll shoulder the rest. I have no choice.”

Yet another worry for renters

About 44% of Californians are renters, according to the U.S. Census. The median monthly rent in the state is \$2,850, a third higher than the national figure, according to online real estate marketer Zillow. About 30% of the state’s renters are considered severely cost-burdened, meaning they spend at least half of their income on housing, according to an analysis by the Public Policy Institute of California. Now their rents could rise to even more burdensome levels.

Shanti Singh, legislative director for statewide renters’ rights organization Tenants Together, said “it’s still kind of an unknown how common it is” that tenants’ rents are rising along with insurance costs, partly because not all landlords say why they’re raising rents.

“It depends on the landlords,” Singh said. “Some are transparent; a lot of them aren’t.”

Any significant rent increases

Photo by Larry Valenzuela, CalMatters/Catchlight Local



have not yet shown up in Zillow’s data, which shows California’s median rent is actually down about \$100 compared with last year, though it has climbed higher since the beginning of the year.

In the Bay Area, two renters who didn’t want to be named out of fear of retaliation from their landlord said the rents at their live-work complex jumped earlier this year, and the reason was spelled out to them in an email that had “insurance costs” in the subject line.

Singh said she fears things will only get worse for renters as the effects of climate change, such as wildfires, continue to weigh on the affordability of insurance, and in turn, housing.

“Tenants are going to have the least recourse,” Singh said. They “always end up bearing a disproportionate brunt of what they can afford.”

Housing and climate change

Singh and others who deal with California’s lack of affordable housing expressed concern about whether certain parts of the state will eventually be uninhabitable and uninsurable — whichever comes first.

Sarah Karlinsky, director of research at the Turner Center for Housing Innovation at UC Berkeley, said the lack of enough housing within already developed cities means more building “at the

fringe of regions, in places that are more dangerous,” also known as the wildland urban interface, or the WUI, in wildfire speak.

“If we don’t want to continue down this road, we have to fundamentally rethink our development patterns,” Karlinsky added.

Laurie Johnson, an urban planner and former chief catastrophe response and resiliency officer for the California Earthquake Authority, pointed out that some property owners in the state who own their buildings and have no mortgages might choose not to insure their properties because of the rising costs. That’s worrisome, she said.

“It feels like we want to keep our multifamily stock insured and don’t want to take the risk of losing it,” Johnson said. Hoover, the insurance broker, agreed and said he has had some clients tell him they plan to forgo insurance.

Johnson added that just as jurisdictions have been requiring seismic retrofitting in case of earthquakes, protection against fires and other catastrophes — and the ability to replace whatever might be lost — is vital: “You would be displacing so many people.”

The growing risks of climate change make it more important than ever for renters to have their own insurance, said Emily Rogan, senior program officer for United Policyholders, a consumer

See Rent Page 11

Photo by Samantha Norris, CalMatters

Houses in San Francisco on July 12, 2023.



Struggling to Make Rent? Here's What to Know

Upfront and ongoing renting costs can put financial stress on any monthly budget. But whether you are experiencing financial hardship or just need a little extra help to make ends meet, you may have options by working with your property manager.

If you're struggling to meet either of the two largest financial responsibilities of your lease — your security deposit or rent — here's what you can do, according to Freddie Mac:

Alternative Security Deposits

The upfront cost of a security deposit can be a challenge for some renters. However, some property managers offer alternatives that decrease the amount due at signing. Common options include:

- **Recoupment:** You agree to pay the property manager for any damages up to a pre-approved amount. If you fail to pay for damages at move out, a deposit company will bill you the amount owed.
- **Insurance:** You pay monthly premiums for an insurance policy, up to a certain limit, to cover any damages you cause.
- **Installments:** Rather than paying the full deposit at move-in, you'll pay in smaller installments, typically monthly.

It's important to know the different implications of each option. While these alternatives may seem attractive at lease signing, the cumulative out-of-pocket costs may be more than the amount of the traditional security deposit in the long run. Furthermore, depending



on the option you choose, you may also still be liable for costs associated with damages to your unit. Make sure your agreed-upon terms are documented and that you fully understand them.

Rent Flexibility

Talk to your property manager about the flexibility they can provide on your rent payments. There are several common arrangements that they may be willing to offer you, which include:

- **Personalizing your payment dates:** Most rent payments are due on the first of the month, and many properties typically offer a grace period. However, depending on your pay day, this timing still may not be ideal. Speak to your property manager about changing your payment due date to better align with your pay cycle.
- **Paying in installments:** You may find it difficult to cover your full monthly rent in one payment. If this is the case, your property manager may be willing to work out an alternative schedule that allows you to make multiple smaller payments throughout the month.
- **Receiving a waiver for late fees or penalties:** Late fees

and penalties are intended to discourage repeated late payments — but sometimes, unexpected things happen. If you're facing a temporary setback but are otherwise in good standing with your property manager, you may be able to negotiate a one-time exception for late fees or penalties.

Navigating the Conversation

Approaching your property manager can be intimidating. Before your conversation, consider seeking advice from a HUD-certified housing counselor to help you understand your rights and options, and to prepare any relevant information you may need. As you negotiate with your property manager, keep written documentation of any agreements made. And of course, keep the lines of communication open so that both parties are holding up their end of the agreement.

If you need assistance, reach out to a Renter Resource Organization, which can provide financial planning advice, educate you on your rights and responsibilities as a renter, offer mediation in landlord-tenant disputes, provide legal advice and more. Visit myhome.freddiemac.com/rros to find an organization servicing your region or call Freddie

Rent

Continued from Page 10

advocacy group.

Renters insurance would cover the costs for tenants to stay "somewhere else as you figure out where to live in case of a severe weather event," Rogan said.

Effects on commercial properties and businesses

Small businesses that rent their space will be affected by their landlords' rising premiums, too.

John Reed owns a mixed-use commercial property in Oakhurst, outside Yosemite — an area that has seen its share of fires in the past several years. Last year, his fire insurance cost about \$2,800, but Berkshire Hathaway canceled his policy. He got three different quotes from the FAIR Plan, with the highest being \$24,000. Then, he found a plan from Lloyd's

of London for about \$14,000.

Reed said he will have to pass on his increased costs to his six tenants. "As a landlord, I can't hit them with the whole burden all at once," he said. "If I'm able to afford it, I will try to spread that out over a two- or three-year period."

California's insurance commissioner, Ricardo Lara, has unveiled a multi-part plan to address the state's insurance woes, mainly focused on wildfires. For example, insurers will be allowed to use catastrophe models if they agree to write policies in certain areas of the state. But Insurance Department spokesperson Michael Soller pointed out that Lara also recently announced a deal with the FAIR Plan that creates a high-value commercial coverage option.

"The reforms will have broad benefits for the availability of insurance," Soller said.

Cold

Continued from Page 7

"Unless your student has a fever or threw up in the last 24 hours, you are coming to school. That's what we want," said Abigail Arie, director of student support services in Oakland, California.

Guidance from the Los Angeles Unified School District says students can attend school with mild symptoms such as a runny nose or cold, but should stay home if they have vomiting, diarrhea, severe pain or a fever of 100 degrees Fahrenheit (37 degrees Celsius) or higher.

School districts across the U.S. have similar guidance,

Mac's Renter Helpline at 800-404-3097 to speak to a HUD-certified housing counselor.

If you're struggling as a renter,

including in Texas, Illinois and New York.

When to wear a mask

The CDC says people should take additional precautions for five days after returning to school or other normal activities.

Masks and social distancing are no longer mandated but are encouraged to prevent disease spread. Experts also recommend plenty of handwashing and taking steps for cleaner air, such as opening a window or running an air purifier.

School districts say parents should keep up-to-date on all health examinations and immunizations for students so they don't miss additional days of school.

actively communicating by asking questions or asking for assistance can relieve financial pressure and help you avoid eviction. (StatePoint)

Eyes
Continued from Page 7

served areas, have programs to provide eye exams and glasses for free.

Public Notices

SUMMONS
CASE NO. CVRI2305773

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): DANIEL MARIN, an individual; All persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described as 1504 Almond Drive, Perris, California 92571 in the Complaint adverse to Plaintiff's title or interest, or any cloud upon Plaintiff's title or interest thereto; DOES 1 through 25, inclusive, YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): ANGEL FRANCISCO FRIAS, an individual NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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

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

!AVISO!: Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y 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 telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su repuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

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

There are also many private programs offering discounts or free glasses to low-income families, such as civic associations like the Lions Club International or VSP Eyes of Hope, offered by

one of the largest vision insurance providers.

Once any issue is corrected, the key is for parents and teachers to communicate to make sure kids are wearing

their glasses, Collins said.

Luckily, the old stereotype of the four-eyed nerd in the Coke-bottle glasses doesn't have the power it used to.

“The exciting thing is that in a school setting, kids tend to enjoy wearing glasses these days,” she said. “They like the styles and colors, which is much different from when I was a kid.”

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 117755-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 117755-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: (844) 477-7869 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

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

The name, address and telephone number of plaintiff's attorney or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Gilbert M. Gutierrez (SBN 71060) 4110 Brockton Avenue Riverside, CA 92501 (951) 788-2254 Date: 10/27/2023

Cynthia Ronczyk Montalvo

Schld:13030 Adld:4623 Custld:169

T.S. No. 117755-CA APN: 341-142-008 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/20/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 10/27/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/29/2007 as Instrument No. 2007-0427704 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: JOHN WEDEMAN, TRUSTEE, OR SUCCESSORS IN TRUST, UNDER THE WEDEMAN LIVIN G TRUST, DATED AUGUST 24, 2006, AND ANY AMENDMENTS THERETO 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; AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 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: 29132 AVENIDA DE LAS FLORES, SUN CITY, CA 92587 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: \$211,690.69 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

Full Name of Registrant: 1. NICK ANTHONY DIPAOLO 31915 RANCHO CALIFORNIA RD., SUITE 200-365 TEMECULA, CA 92591 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: 07/22/2024. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/NICK DIPAOLO 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 7/24/2024. PETER ALDANA

Schld:13051 Adld:4632 Custld:11

T.S. No.: 9462-6104 TSG Order No.: 240107465 A.P.N.: 339-484-003 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/23/2016. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 09/28/2016 as Document No.: 2016-0424193, of Official Records in the office of the Recorder of Riverside County, California, executed by: CARMIE FORTUNATO, A SINGLE WOMAN AND CHARLES EARL HAWKINS JR., AN UNMARRIED MAN, AS JOINT TENANTS, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 09/04/2024 at 9:00 AM Sale Location: Auction.com Room 2410 Wardlow Road #111, Corona, CA 92880 The street address and other common designation, if any, of the real property described above is purported to be: 28757 ARGO DRIVE, MENIFEE, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, towit: \$393,453.69 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at

the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-6104. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1-800-280-2832, or visit this internet website www.auction.com, using the file number assigned to this case T.S.# 9462-6104 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, Marissa Adams, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0463596 To: PERRIS PROGRESS 08/09/2024, 08/16/2024, 08/23/2024

Schld:13070 Adld:4638 Custld:1

A.P.N.: 337-410-068 Trustee Sale No.: 2023-1530 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 2/2/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 9/10/2024 at 9:30 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 2/9/2024 as Document No. 2024-0037962 Book Page of Official Records in the Office of the Recorder of Riverside County, California, The original owner: DIANA HERNANDEZ The purported current owner: DIANA HERNANDEZ WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state of 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.: THE BOTTOM OF THE STAIRWAY TO THE BUILDING LOCATED AT 849 W. SIXTH STREET, CORONA, CALIFORNIA 92882 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 28382 PASEO GRANDE DR MENIFEE CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, towit: \$10,766.92 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, SUN CITY VILLAS HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet website www.superiordefault.com, using the file number assigned to this case 2023-1530. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2023-1530 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 7/31/2024 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Jennifer Kennick, Executive Vice President (TS# 2023-1530 SDI-31041)

Schld:13106 AdId:4639 CustId:59

TS Number: 126141-CA APN: 326-231-003 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 6/27/2005, a certain Mortgage Deed of Trust was executed by PEDRO MAGANA AND VIRGINIA MAGANA, HUSBAND AND WIFE as trustor in favor of SEATTLE MORTGAGE COMPANY as beneficiary, and was recorded on 7/7/2005, as Instrument No. 2005-0542643, in the Office of the Recorder of Riverside County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 2/27/2023, recorded on 3/6/2023, as instrument number 2023-0063648, in the office of Riverside County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 7/24/2024 is \$302,566.22; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 2/22/2018, as Instrument No. 2018-0065722, notice is hereby given that on 9/4/2024 at 9:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 12 OF BLOCK G. OF PERRIS HEIGHTS ESTATES, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 72, 73, AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Commonly known as: 817 GERONIMO RD, PERRIS, CA 92570 The sale will be held at: AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$308,433.36. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must

submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$30,843.34. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$30,843.34 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: July 24, 2024 CLEAR RECON CORP Foreclosure Commissioner By: Hamsa Uchi Title: Foreclosure Supervisor 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

Schld:13077 AdId:4641 CustId:4

NOTICE OF SALE, AT PRIVATE SALE OF REAL PROPERTY SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE

In Re: The Estate of Dora Key Case No.: PRR12201071

Notice is hereby given that, subject to confirmation by the above-entitled Court, Chad Bianco, Riverside County Public Administrator, Administrator of the Estate of Dora Key, deceased, located at 800 S. Redlands Ave., Perris, CA. 92570, on September 5, 2024 at 8:30 a.m., or thereafter within the time allowed by law, will sell at private sale to the highest and best

bidder on terms and conditions hereinafter mentioned. All right, title and interest in the real property of said Dora Key described as follows:

100% interest in improved real property located in the City of Perris, Unincorporated area, County of Riverside, State of California described as:

Legally Described as: Parcel A. The north 165 feet of the East 195 feet of lot 49 of Orange Vista Acres as shown by map on file in book of maps page 15, records of Riverside County, Ca. said 165 feet being measured from the centerline of Citrus Avenue and said 195 feet being measured from the centerline of Foothill Avenue.

Commonly described as: 27475 Citrus Ave., Perris, CA 92571

A.P.N. No. 307-260-031

The sale is subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of records.

The property will be sold in absolutely "AS IS": condition.

Bids or offers are invited for this property and must be in writing and will be received at the office of Jeremiah Raxter, at 27851 Bradley Road, Suite 145, Menifee, CA 92586, or may be delivered to the Administrator personally, or may be filed with the clerk of said Superior Court of the state of California, in the County of Riverside, at any time after the last publication of this notice and before making said sale.

The property will be sold on the following terms; Cash (Cash preferred), or part cash and part credit; the terms of such credit to be acceptable to the undersigned and to the Superior Court. Taxes, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date off close to escrow. Examination of title insurance policy, and transfer taxes shall be at the expense of the seller. Each party shall pay his customary share of escrow charges and recording charges.

The Administrator reserves the right to reject any and all bids.

ATTORNEY FOR PERSONAL REP/ ADMINISTRATOR, Riverside County Public Administrator

RAXTER LAW /s/Jeremiah Raxter, Attorney for Personal Rep/Administrator

RAXTER LAW, P.A. A Professional Corporation JEREMIAH RAXTER (SBN#276811) SHANE DUNCOMBE (SBN#343113) 27851 Bradley Rd, Suite 145 Menifee, CA 92586 (951) 226-5294 Telephone jeremiah@raxterlaw.com shane@raxterlaw.com

DATED: 8/5/24

Schld:13104 AdId:4655 CustId:61

T.S. No.: 2024-08759-CA APN: 339-471-027Property Address: 25403 MOUNTAIN SPRINGS STREET, MENIFEE, CA 92584NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/25/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for

the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Kevin M Johnson and Dawn A Johnson, husband and wife and Matthew Johnson, a single man, as joint tenants Duly Appointed Trustee: Nestor Services, LLCDeed of Trust Recorded 8/26/2016 as Instrument No. 2016-0369436 in Book -- Page -- of Official Records in the office of the Recorder of Riverside County, California Date of Sale: 9/10/2024 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance and other charges: \$307,921.63 Street Address or other common designation of real property: 25403 MOUNTAIN SPRINGS STREET MENIFEE, CA 92584A.P.N.: 339-471-027The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale .NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-08759-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-08759-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 8/5/2024 Nestor Services, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nichelson, Trustee Sale Officer EPP 40833 Pub Dates 08/16, 08/23, 08/30/2024

Schld:13109 AdId:4656 CustId:77

T.S. No.: 2023-07772-CA APN: 339-122-010Property Address: 25801 SUN CITY BLVD , MENIFEE, CALIFORNIA

92586NOTICE OF TRUSTEE’S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/18/2022. 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.A public auction sale to the highest bidder for cash, cashier’s check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Emma Negron, single woman Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 1/21/2022 as Instrument No. 2022-0036977 in Book -- Page -- of Official Records in the office of the Recorder of Riverside County, California Date of Sale: 9/10/2024 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance and other charges: \$330,533.68 Street Address or other common designation of real property: 25801 SUN CITY BLVD MENIFEE, CALIFORNIA 92586A.P.N.: 339-122-010The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2023-07772-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you

can call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2023-07772-CA to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 8/5/2024 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nichelson, Trustee Sale Officer EPP 40834 Pub dates 08/16, 08/23, 08/30/2024

Schld:13112 Adld:4657 Custld:77

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
ARCENA UPSON AKA ARCENA RAQUEL UPSON
CASE NO. PRR12401921
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ARCENA UPSON AKA ARCENA RAQUEL UPSON.
A PETITION FOR PROBATE has been filed by AALIYAH UPSON in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that AALIYAH UPSON be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 09/05/24 at 8:30AM in Dept. 12 located at 4050 MAIN STREET, RIVERSIDE, CA 92501
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
SYBIL YVONNE BURRELL - SBN 183383
101 N. CITRUS AVE., SUITE 2B
COVINA CA 91723
Telephone (213) 572-3700
8/16, 8/23, 8/30/24
CNS-3841493#
PERRIS PROGRESS

Schld:13124 Adld:4662 Custld:8

File No.: R-202409428
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. 3 GIRLS CONCRETE CONSTRUCTION
541 PLACENTIA AVE, PERRIS, CA 92571
RIVERSIDE COUNTY
Full Name of Registrant:
1. LAURA JAZMIN MARIN 541 PLACENTIA AVE 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 declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/LAURA JAZMIN MARIN
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 7/18/2024.
PETER ALDANA

Schld:13131 Adld:4665 Custld:11

Order To Show Cause For Change of Name Case No. CVMV2405779
To All Interested Persons: Silvia Diaz de Cardenas
filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Silvia Diaz de Cardenas
PROPOSED NAME: Silvia Cardenas
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: 9/18/2024 Time: 8:00 AM Dept. MV2.
The address of the court is Superior Court of Riverside, 13800 Heacock Avenue BLDG D #201, Moreno Valley CA 92553-3338.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Perris Progress
County of Riverside
Date: 08/02/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:13135 Adld:4666 Custld:17

Order To Show Cause For Change of Name Case No. CVM2400683
To All Interested Persons: ARLENE SALGADO ESCOBAR
filed a petition with this court for a decree changing names as follows:
PRESENT NAME: ARLENE SALGADO ESCOBAR
PROPOSED NAME: ARLENE SALGADO
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: 01/23/2025 Time: 8:00 AM Dept. M205.
The address of the court is Superior Court of Riverside, Menifee, Menifee Justice Center, 27401 Menifee Ctr. Dr. Menifee, CA 92584. 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: Perris Progress
County of Riverside
Date: 7/26/2024

W. SAMUEL HAMRICK, JR.584
Riverside Superior Court

Schld:13146 Adld:4670 Custld:250

Job No. P24-099

NOTICE INVITING SEALED PROPOSALS (BIDS) PUBLIC NOTICE

SECTION 1 – NOTICE OF BIDS

The CITY OF PERRIS invites online bids on the Active Bidder website, until 2:00 p.m. on September 16, 2024, for the City of Perris' FY 23/24 CDBG GEAR Bike Path Phase III Expansion Project, in the City of Perris, consisting of furnishing all labor, technical and professional services, supervision, materials and equipment, and performing all operations necessary and required in conformity with the requirements in the specifications and plans.

This project is a federally assisted project and DavisBacon (DBRA) requirements will be strictly enforced. Federal Labor Standards provisions HUD-4010 will be incorporated into the successful bidder's contract. The project consists of the development, construction, and installation of 4.8 miles of Class III (Bike Route), Bike Lane Striping & Signage, 1 Bike Rack, 1 Bike Repair Station and 1 Hand Sanitizer Station. Class III is a bikeway on which a separate lane or path is either not feasible or not desirable. The rightmost lane of a bicycle route is shared by bicyclists and cars. The lane will be marked with signs, green sharrow stencils painted in the traffic lane, route signage, directional, distance signage for cyclists.

No hard copy of the bid package will be accepted. The Bid Closing Date and time shall be simultaneous with the Bid Opening. The Bid Opening will be held online via the Active Bidder website and via a live Zoom link provided below: <https://us06web.zoom.us/j/85614156512?pwd=5LxbIn407iBMiuLZa5knkzwGcQH027.1&fro m=addon>

The plans and specifications are available online to download through the Active Bidder website (<https://activebidder.com>). All questions and requests for information and acceptability of substitutes, including any questions addressing the interpretation or clarification of the Contract Documents must be submitted directly to the Active Bidder website prior to September 6, 2024. Answers will be posted on Active Bidder on or before September 10, 2024.

Bids must be accompanied by a Bid Bond in favor of the City in an amount not less than ten percent (10%) of the submitted total contract amount. The successful bidder will be required to furnish, prior to the award of the Contract.

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.

If the Contract cannot be awarded within this fortyfive (45) day period for any reason, the time to award may be extended by mutual agreement between the City and each bidder. Bidders electing not to extend their original bids more than fortyfive (45) days following a request for extension by the City shall be treated as withdrawing their bid and will not be considered in the final award. The bidder may withdraw his/her bid without further liability on the part of either party.

Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, all bidders must possess proper licenses for performance of this Contract. Contractors shall possess the appropriate California Contractor's licenses in order to perform the Work.

The successful bidder shall begin and complete all work within 40 working days of the Notice to Proceed. The award, if made, may be made to the lowest responsible bidder whose Bid is determined responsive to the Bid Documents. Award of Contract is expected on Tuesday October 8, 2024. There is a PreBid Meeting scheduled for Wednesday September 4, 2024 at 10:00am at 101 N. D Street, Perris, CA 92570. There will be a mandatory preconstruction meeting to be scheduled following the Notice of Award.

Bidders are advised that this Contract is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Owner has obtained from the Director of the Department of Industrial

Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work. These rates will be on file at the Owner's office and they will be made available to any interested party upon request. Each Contractor to whom a Contract is awarded must pay the prevailing rates, post copies thereof at the job site and otherwise comply with applicable provisions of state law.

The federal minimum wage rate requirements, as predetermined by the Secretary of Labor, are set forth in the books issued for bidding purposes, referred to herein as the Contract Documents (special Federal Provisions), and in copies of this book which may be examined at the office described above where the project plans, special provisions, and proposal forms may be seen. Addenda to modify the minimum wage rates, if necessary will be issued to holders of the project bid documents.

This project is being financed with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (24 CFR Part 570) and subject to certain requirements including: compliance with Section 3 (24 CFR Part 135) Economic Opportunities requirements; payment of Federal DavisBacon prevailing wages; Federal Labor Standards provisions (HUD 4010); Executive Order #11246; and others. Information pertaining to the Federal requirements is on file with the County of Riverside Economic Agency.

All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will not discriminate against any person or firm interested in providing goods or services to the City on the basis of race, color, religion, sex, marital status, national origin, age, veterans' status or handicap.

The City of Perris affirms that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation.

Bidders are advised that if awarded this Contract they will be permitted, at their request and expense and in accordance with Section 22300 of the California Public Contract Code, to substitute securities equivalent to monies withheld by the Agency to insure performance under the Contract.

Build America, Buy America Act (BABAA) are requirements instituted by the Bipartisan Infrastructure Law of 2021 mandating domestic preference that all iron and steel, manufactured projects, and construction materials are produced in the United States. All products related to this project must meet BABAA requirements.

Attention is directed to the Federal minimum wage rate requirements in the bid book. If there is a difference between the minimum wage rates predetermined by the Secretary of Labor and the general prevailing wage rates determined by the Director of the California Department of Industrial Relations for similar classifications of labor, the Contractor and subcontractor shall pay not less than the higher wage rate. The Department will not accept lower State wage rates not specifically included in the Federal minimum wage determinations. This includes "helper" (or other classifications based on hours of experience) or any other classification not appearing in the Federal wage determinations. Where Federal wage determinations do not contain the State wage rate determination otherwise available for use by the Contractor and subcontractors, the Contractor and subcontractors shall pay not less than the Federal minimum wage rate, which most closely approximates the duties of the employees in question.

Schld:13150 Adld:4671 Custld:18

Order To Show Cause For Change of Name Case No. CVMV2405622
To All Interested Persons: Jacque Dominguez
filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: JulianPeter Manuel Rodriguez
PROPOSED NAME: JulianPeter Manuel Dominguez
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: 9/13/2024 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: 07/29/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:13163 AdId:4676 CustId:17

File No.: R-202410189
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. POLLOS URUPAN EL TERCO
751 AMOR DR, SAN JACINTO, CA 92582
RIVERSIDE COUNTY
Full Name of Registrant:
1. INDIRA NANCY CEJA RANGEL 751
AMOR DR SAN JACINTO, CA 92582
2. BENJAMIN CORTES RAMIREZ 751
AMOR DR SAN JACINTO, CA 92582
This Business is conducted by: JOINT
VENTURE.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 08/08/2024.
I declare that all information in this statement
is true and correct. (A registrant who
declares information as true any material
matter pursuant to Section 17913 of
Business and Professions Code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
/S/INDIRA N CEJA RANGEL
NOTICE - In accordance with subdivision
(a) of Section 17920, a fictitious name
statement generally expires at the end of
five years from the date on which it was
filed in the office of the county clerk, except,
as provided in subdivision section 17920,
where it expires 40 days after any change in
the facts set forth in the statement pursuant
to section 17913 other than a change in
residence address or registered owner. A
new fictitious business name statement must
be filed before the expiration. The filing of
this statement does not of itself authorize the
use in this state of a fictitious business name
in violation of the rights of another under
Federal, State, or Common Law (see section
14411 ET SEQ., Business and Professions
Code).
THIS STATEMENT WAS FILED WITH
THE COUNTY CLERK OF RIVERSIDE ON
8/8/2024.
PETER ALDANA

Schld:13169 AdId:4679 CustId:11

Title Order No.: 2403411-05 Trustee Sale
No.: NR-53134-CA APN No.: 363-831-
016 Reference No.: Cottonwood Canyon
Hills NOTICE OF TRUSTEE'S SALE
(Notice Of Lien Sale Of Real Property
Upon Lien For Homeowner's Association
Dues) (California Civil Code §§ 5700 And
5710) YOU ARE IN DEFAULT UNDER A
NOTICE OF DELINQUENT ASSESSMENT
DATED 12/11/2023. UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLANATION OF
THE NATURE OF THE PROCEEDINGS
AGAINST YOU, YOU SHOULD CONTACT
A LAWYER. THIS PROPERTY IS BEING
SOLD SUBJECT TO THE RIGHT OF
REDEMPTION CREATED IN CALIFORNIA
CIVIL CODE SECTION 5715(b). On
9/17/2024 at 9:30 AM, Nationwide
Reconveyance, LLC As the duly appointed
Trustee under and pursuant to Notice
of Delinquent Assessment, recorded on
12/13/2023 as Document No. 2023-0369785
Book XX Page XX of Official Records in
the Office of the Recorder of Riverside
County, California, property owned by:
Andres Maturino and described as follows:
As more fully described on the referenced
Assessment Lien WILL SELL AT PUBLIC
AUCTION TO THE HIGHEST BIDDER FOR
CASH, (payable at time of sale in lawful
money of the United States, by cash, a
cashier's check drawn by a State or national
bank, a check drawn by a state of federal
credit union, or a check drawn by a state
or federal savings and loan association,
savings association, or savings bank
specified in section 5102 of the Financial

Code and authorized to do business in
this state.) At: THE BOTTOM OF THE
STAIRWAY TO THE BUILDING LOCATED
AT 849 W. SIXTH STREET, CORONA,
CA All right, title and interest under said
Notice of Delinquent Assessment in the
property situated in said County, describing
the land therein: 363-831-016 The street
address and other common designation, if
any of the real property described above is
purported to be: 35566 Desert Rose Way
Lake Elsinore, CA 92532 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 due under
said Notice of Delinquent Assessment,
with interest thereon, as provided in said
notice, advances, if any, estimated fees,
charges, and expenses of the Trustee, towit:
\$13,274.60 Estimated Accrued Interest and
additional advances, if any, will increase this
figure prior to sale The claimant, Cottonwood
Canyon Hills Community Association under
said Notice of Delinquent Assessment
heretofore executed and delivered to the
undersigned a written Declaration of
Default and Demand for Sale, and a written
Notice of Default and Election to Sell.
The undersigned caused said Notice of
Default and Election to Sell to be recorded
in the county where the real property is
located and more than three months have
elapsed since such recordation. NOTICE
TO POTENTIAL BIDDERS: If you are
considering bidding on this property lien,
you should understand that there are risks
involved in bidding at a trustee auction. You
will be bidding on a lien, not on the property
itself. Placing the highest bid at a trustee
auction does not automatically entitle you to
free and clear ownership of the property.
You should also be aware that the lien being
auctioned off may be a junior lien. If you are
the highest bidder at the auction, you are or
may be responsible for paying off all liens
senior to the lien being auctioned off, before
you can receive clear title to the property.
You are encouraged to investigate the
existence, priority, and size of outstanding
liens that may exist on this property by
contacting the county recorder's office or a
title insurance company, either of which may
charge you a fee for this information. If you
consult either of these resources, you should
be aware that the same lender may hold
more than one mortgage or deed of trust
on the property. NOTICE TO PROPERTY
OWNER: The sale date shown on this
notice of sale may be postponed one or
more times by the mortgagee, beneficiary,
trustee, or a court, pursuant to Section
2924g of the California Civil Code. The law
requires that information about trustee sale
postponements be made available to you
and to the public, as a courtesy to those
not present at the sale. If you wish to learn
whether your sale date has been postponed,
and, if applicable, the rescheduled time and
date for the sale of this property, you may
call (714) 986-9342 or visit this Internet Web
site www.superiordefault.com, using the file
number assigned to this case NR-53134-
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.
PLEASE NOTE THAT WE ARE A DEBT
COLLECTOR Date: 8/13/2024 Nationwide
Reconveyance, LLC 9665 Chesapeake Dr.,
Ste. 365 San Diego, CA 92123 For Sales
Information Please Call (714) 986-9342 By:
Rhonda Rorie, Trustee (TS# NR-53134-ca
SDI-31204

Schld:13173 AdId:4681 CustId:59

Job No. P24-101
NOTICE OF QUALIFIED CANDIDATES

Notice is hereby given that a General
Municipal Election will be held in Perris,
California, on Tuesday, the 5th day of
November, 2024, and the following is the
list of Candidates, as they will appear on
the ballot.

MAYOR CANDIDATES
Guadalupe Gomez
Michael M. Vargas

CITY COUNCIL CANDIDATES
DISTRICT 2
Rita Rogers
Elizabeth Vallejo

CITY COUNCIL CANDIDATES
DISTRICT 4
Malcolm Corona

Date: August 15, 2024

//s//Nancy Salazar, City Clerk

To Be Published: Friday, August 23, 2024

Schld:13196 AdId:4688 CustId:18

Job No. P24-102
RECECITY OF PERRIS COMBINED
NOTICE 10-DAY NOTICE OF PUBLIC
HEARING & NOTICE OF 15-DAY PUBLIC
COMMENT PERIOD
CONSOLIDATED ANNUAL
PERFORMANCE EVALUATION REPORT
(CAPER) COVERING FISCAL YEAR
2023-2024

This combined notice is being published as a
10-day notice of public hearing and notice of
a 15-day public comment period.

Notice is hereby given that the City of Perris
has completed the Consolidated Annual
Performance Evaluation Report (CAPER)
for fiscal year 2023-2024, which covers
July 1, 2023, through June 30, 2024. The
CAPER outlines the City's overall use of
Community Development Block Grant
(CDBG) funds received from the Department
of Housing and Urban Development (HUD)
to meet community development needs
outlined in the Consolidated Plan. The City's
overall objective of the CDBG program is the
development of viable communities by
providing decent housing, a suitable living
environment and expansion of economic
opportunities primarily for low to moderate
income persons.

The fifteen (15)-day public comment period
will commence on Friday, August 23, 2024.
All interested residents and citizens of the
City of Perris are invited to attend a public
hearing to receive and file the CAPER and
authorize its transmission to the Department
of Housing and Urban Development (HUD)
on Tuesday, September 10, 2024, at 6:30
p.m. in the City Council Chambers. Council
Chambers are located at 101 N. "D" Street,
Perris, CA 92570.

The Chambers are accessible to the
disabled. Interpretation services, assisted
listening devices, and agendas in alternative
formats can be made available for handicap
accessibility. In compliance with the Citizen
Participation Plan and the American
with Disabilities Act (ADA), reasonable
accommodation requests may be made at
least three (3) working days in advance of
the meeting by contacting the City Clerk's
Office at (951) 943-6100 or via email at
cityclerk@cityofperris.org, or by mail at 101
North D. Street, Perris, CA 92570.

All persons interested in reviewing the
CAPER may inspect copies Monday
through Friday 8:00 a.m. to 5:00 p.m. at the
following location: City of Perris City Clerk
101 North D. Street, Perris, CA 92570 and
the City of Perris website at [https://www.cityofperris.org/departments/fundinggrants/
communitydevelopmentblockgrantcdbg](https://www.cityofperris.org/departments/fundinggrants/communitydevelopmentblockgrantcdbg).

Comments or questions regarding the
CAPER may be directed to Sara Cortes
de Pavon, Principal Management Analyst,
101 North. "D" Street, Perris, CA 92570,
via email at scortes@cityofperris.org, or by
phone at 951-943-5003 x254. Comments
on the CAPER will be accepted through
Tuesday, September 10, 2024.

Schld:13200 AdId:4690 CustId:18

TS No.: FHAP.191-088 APN: 323-080-050
Title Order No.: 2460484CAD NOTICE
OF TRUSTEE'S SALE YOU ARE IN
DEFAULT UNDER A DEED OF TRUST
DATED 7/22/2022. 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. A public auction sale to the
highest bidder for cash, cashier's check
drawn on a state or national bank, check
drawn by a state or federal credit union, or
a check drawn by a state or federal savings
and loan association, or savings association,
or savings bank specified in Section 5102
of the Financial Code and authorized to do
business in this state will be held by the
duly appointed trustee as shown below, of
all right, title, and interest conveyed to and
now held by the trustee in the hereinafter
described property under and pursuant
to a Deed of Trust described below. The
sale will be made, but without covenant or
warranty, expressed or implied, regarding
title, possession, or encumbrances, to pay
the remaining principal sum of the note(s)

secured by the Deed of Trust, with interest
and late charges thereon, as provided in
the note(s), advances, under the terms of
the Deed of Trust, interest thereon, fees,
charges and expenses of the Trustee
for the total amount (at the time of the
initial publication of the Notice of Sale)
reasonably estimated to be set forth below.
The amount may be greater on the day
of sale. Trustor: Alejandro Ceja And Ma.
Magdalena Pedroza Delgado, Husband
And Wife As Joint Tenants Duly Appointed
Trustee: PROBER AND RAPHAEL, ALC
Recorded 7/29/2022 as Instrument No.
2022-0338997 in book N/A, page N/A
Rerecorded on 8/19/2022 as Instrument
No. 2022-0365420 of Official Records in the
office of the Recorder of Riverside County,
California, Date of Sale: 9/18/2024 at 9:00
AM Place of Sale: 2410 Wardlow Road
#111, Corona, CA 92880, Auction.com
Room Amount of unpaid balance and other
charges: \$565,118.14 Street Address or
other common designation of real property:
22410 OLD ESINORE ROAD PERRIS
AREA, California 92570 A.P.N.: 323-080-
050 The undersigned Trustee disclaims any
liability for any incorrectness of the street
address or other common designation, if
any, shown above. If no street address or
other common designation is shown,
directions to the location of the property may
be obtained by sending a written request to
the beneficiary within 10 days of the date
of first publication of this Notice of Sale.
NOTICE TO POTENTIAL BIDDERS: If you
are considering bidding on this property lien,
you should understand that there are risks
involved in bidding at a trustee auction. You
will be bidding on a lien, not on the property
itself. Placing the highest bid at a trustee
auction does not automatically entitle you
to free and clear ownership of the property.
You should also be aware that the lien being
auctioned off may be a junior lien. If you are
the highest bidder at the auction, you are or
may be responsible for paying off all liens
senior to the lien being auctioned off, before
you can receive clear title to the property.
You are encouraged to investigate the
existence, priority, and size of outstanding
liens that may exist on this property by
contacting the county recorder's office or a
title insurance company, either of which may
charge you a fee for this information. If you
consult either of these resources, you should
be aware that the same lender may hold
more than one mortgage or deed of trust
on the property. NOTICE TO PROPERTY
OWNER: The sale date shown on this
notice of sale may be postponed one or
more times by the mortgagee, beneficiary,
trustee, or a court, pursuant to Section
2924g of the California Civil Code. The law
requires that information about trustee sale
postponements be made available to you
and to the public, as a courtesy to those
not present at the sale. If you wish to learn
whether your sale date has been postponed,
and, if applicable, the rescheduled time
and date for the sale of this property,
you may call (855) 976-3916 or visit this
Internet Website [https://www.auction.com/
sb1079](https://www.auction.com/sb1079), using the file number assigned to
this case FHAP.191-088. Information
about postponements that are very short in
duration or that occur close in time to the
scheduled sale may not immediately be
reflected in the telephone information or on
the Internet Website. The best way to verify
postponement information is to attend the
scheduled sale. For sales conducted after
January 1, 2021: NOTICE TO TENANT: You
may have a right to purchase this property
after the trustee auction pursuant to Section
2924m of the California Civil Code. If you
are an "eligible tenant buyer," you can
purchase the property if you match the last
and highest bid placed at the trustee auction.
If you are an "eligible bidder," you may be
able to purchase the property if you exceed
the last and highest bid placed at the trustee
auction. There are three steps to exercising
this right of purchase. First, 48 hours after
the date of the trustee sale, you can call
(855) 976-3916, or visit this internet website
<https://www.auction.com/sb1079>, using the
file number assigned to this case FHAP.191-
088 to find the date on which the trustee's
sale was held, the amount of the last and
highest bid, and the address of the trustee.
Second, you must send a written notice
of intent to place a bid so that the trustee
receives it no more than 15 days after the
trustee's sale. Third, you must submit a bid
so that the trustee receives it no more than
45 days after the trustee's sale. If you think
you may qualify as an "eligible tenant buyer"
or "eligible bidder," you should consider
contacting an attorney or appropriate real
estate professional immediately for advice
regarding this potential right to purchase.
Date: 8/16/2024 PROBER AND RAPHAEL,
ALC 28001 Smyth Drive, Unit 101
Valencia, California 91355 Sale Line: (855)
976-3916 Phone Number: 818-227-0100
Alexia Geokchyan, Trustee Sale Officer
NPP0464336 To: PERRIS PROGRESS

08/23/2024, 08/30/2024, 09/06/2024

Schld:13204 AdId:4692 CustId:1

Order To Show Cause For Change of Name
Case No. CVMV2404602
To All Interested Persons: Tatiana Gomez
filed a petition with this court for a decree
changing names as follows:
1 PRESENT NAME:
Tatiana Gomez
PROPOSED NAME:
Tatiana Leon
The Court Orders that all persons interested
in this matter shall appear before this court
at the hearing indicated below to show
cause, if any, why the petition for change
of name should not be granted. Any person
objecting to the name changes described
above must file a written objection that
includes the reasons for the objection at
least two court days before the matter is
scheduled to be heard and must appear at
the hearing to show cause why the petition
should not be granted. If no written objection
is timely filed, the court may grant the
petition without a hearing.
Notice Of Hearing
Date: 10/02/2024 Time: 8:00 AM Dept. MV2.
The address of the court is Superior Court
of Riverside, 13800 Heacock Avenue BLDG
D #201, Moreno Valley CA 92553-3338.
A copy of this Order to Show Cause shall
be published at least once each week for
four successive weeks prior to the date set
for hearing on the petition in the following
newspaper of general circulation, printed in
this county: The Perris Progress
County of Riverside
Date: 08/09/2024
W. SAMUEL HAMRICK, JR.
Riverside Superior Court

Schld:13214 AdId:4697 CustId:17

NOTICE TO CREDITORS OF BULK SALE
AND OF INTENTION TO TRANSFER
ALCOHOLIC BEVERAGE LICENSE(S)
(UCC Sec. 6101 et seq. and B & P Sec.
24073 et seq.)
Escrow No. 9566-JB
NOTICE IS HEREBY GIVEN that a bulk
sale of assets and a transfer of alcoholic
beverage license(s) is about to be made.
The name(s) and business address of
the seller(s)/licensee(s) are: RIVERSIDE
COUNTY TRAVEL ZONE CENTER LLC,
23261 A CAJALCO EXPRESSWAY,
PERRIS, CA 92570
Doing business as: ARCO TRAVEL ZONE
CENTER
All other business names(s) and address(es)
used by the seller(s)/licensee(s) within the
past three years, as stated by the seller(s)/
licensee(s), is/are: NONE
The name(s) and address of the buyer(s)/
applicant(s) is/are: PERRIS TRAVEL
CENTER LLC, 5050 E. OLYMPIC BLVD,
LOS ANGELES, CA 90022
The assets being sold are generally
described as: FIXTURES, EQUIPMENT,
FURNITURE, GOODWILL, INVENTORY,
AND ABC LICENSE and is/are located at:
ARCO TRAVEL ZONE CENTER, 23261 A
CAJALCO EXPRESSWAY, PERRIS, CA
92570
The type of license and license no. to be
transferred is/are: 20-566070 OFF SALE
BEER AND WINE now issued for the
premises located at: SAME
The bulk sale and transfer of the alcoholic
beverage license(s) is/are intended to be
consummated at the office of: BENNETT
ESCROW SERVICES INC, 332 N.
RIVERSIDE AVE, RIALTO, CA 92376 and
the anticipated sale date is 9-16-2024
The purchase price or consideration in
connection with the sale of the business
and transfer of the license, is the sum
of \$10,300,000.00, including inventory
estimated at \$500,000.00, which consists
of the following: DESCRIPTION, AMOUNT:
\$2,060,000.00 CASH, \$8,240,000.00
BUYER TO OBTAIN A BANK LOAN
It has been agreed between the seller(s)/
licensee(s) and the intended buyer(s)/
transferee(s), as required by Sec. 24073
of the Business and Professions code,
that the consideration for transfer of the
business and license is to be paid only
after the transfer has been approved by the
Department of Alcoholic Beverage Control.
Dated: 6-27-2024
RIVERSIDE COUNTY TRAVEL ZONE
CENTER LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY, Seller(s)/Licensee(s)
PERRIS TRAVEL CENTER LLC, A
CALIFORNIA LIMITED LIABILITY
COMPANY, Buyer(s)/Applicant(s)
2622768-PP PERRIS PROGRESS 8/23/24

Schld:13220 AdId:4700 CustId:9

NVISION Latino Film and Music Festival Announces 2024 Lineup

“Each film in our selection is a testament to the creativity, resilience, and diverse perspectives of Latino artists from around the world,” said Lex Borrero, co-founder and CEO of media company NTERtain.

Other notable submissions to the festival include Raul Sanchez's and Pasqual Gutierrez' "Shut up and Fish," Nava Mau's "All the Words But the One," Andrew Reid's "Iron Lung," Gigi Saul Guerrero's "Split Decision" and Felipe Vargas' horror short "Hive."

A series of panels on Latin music will be interspersed throughout the festival's three days, featuring industry voices such as multi-Latin Grammy nominee Leslie Grace, actor Anthony Ramos, Cinema Giants founder and CEO Jessy Terrero and music executive Areli Quirarte.

Festival visitors can view the full lineup at <https://nvisionfestival.com/films/>.

