

The Perris Progress

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Vol. 124-38

Friday, September 20, 2024

Since 1901

2024 California Wildfires Explained

A giant pyro cumulus cloud formed above the Bridge Fire, burning in the San Gabriel mountains behind downtown Los Angeles. Sept. 10, 2024.

Photo by Ted Soqui, SIPA USA via Reuters

BY JULIE CART, CalMatters

It's Southern California's turn: Wildfires are blazing out of control in mountain areas of Orange and San Bernardino counties, forcing evacuations, destroying homes and injuring residents. And it's not even Santa Ana wind season yet — those devil winds are likely to ignite even more wildfires this fall.

After two mild seasons in a row, California is now paying the price. Favorable weather marked 2023 and 2022, when the total acreage burned in California totaled less than 400,000 acres each of those years. While the number of fires this year as of

Sept. 11 — about 6,000 — is only slightly above the state's five-year average, 978,000 acres have already burned, which is about 13% above average.

One 2024 wildfire, the massive Park Fire in Butte and Tehama counties, ranked as the third largest wildfire in state history; it destroyed more than 700 structures before it was contained.

This year's fires are fed by rapid growth of grasses and other vegetation from two consecutive wet winters. Scientists say above-average rainfall is often followed by large fires the next year.

See **WILDFIRES** Page 10

Home Sales Slow in August in Riverside County, Statewide

Fed Cuts Interest Rate by Half-Percent on Wednesday

RIVERSIDE (CNS) - Home sales slowed in August in Riverside County and across the state, the California Association of Realtors announced Tuesday.

The county saw an 8.4% decline in sales compared to

July, and a 4.2% decrease over August 2023.

Statewide, August's sales pace fell 6.3% from the 279,810 homes sold in July of this year to 262,050, but was up 2.8% from a year ago at this time.

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Photo by Javier Cabral

THE L.A. FOOD AND DRINK WORLD MOURNS JOSE “CHUY” TOVAR, A COMMUNITY LEGEND, DEAD AT 55

L.A.'s Taco Life Lost One of Its Most Beloved Personalities

This article was co-published with L.A. TACO, a James Beard Award-winning member-supported publication.

L.A. TACO

By Javier Cabral

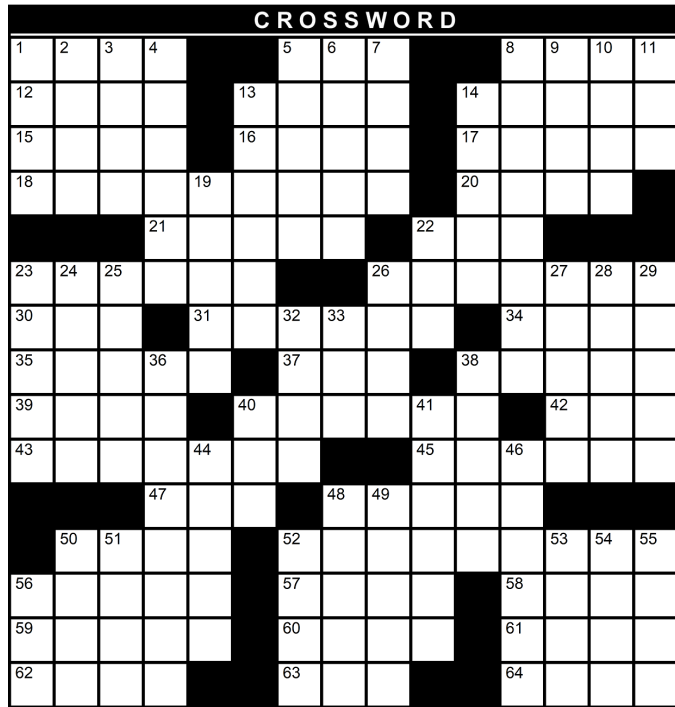
L.A.'s food and hospitality community lost Jose “Chuy” Tovar Barraza, one of its most beloved personalities, this past Monday (September 9) afternoon. Tovar died tragically in a daytime car crash in Riverside County that also claimed the lives of five others, including two children. He

ABOVE: Chuy Tovar holding one of his lonches. Photo by Javier Cabral for L.A. TACO.

was 55.

“If you knew Chuy, you know that his laugh was infectious, his charm was through the roof, and his character was one of a kind,” reads a GoFundMe page started by his brother, Gerardo Tovar. “Chuy might not be with us, but he leaves a legacy through his daughters, granddaughters, mother, sister, brothers, nephews, nieces, cousins, and you, his loved ones.”

See **CHUY** Page 7



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THEME: GREEKS AND ROMANS

ACROSS

1. Fountain order
5. Christian minister, abbr.
8. Betelgeuse or Deneb
12. Isaac's firstborn
13. Senegal's neighbor
14. Nobody (2 words)
15. Bangladeshi currency
16. Chopin's creation, e.g.
17. Like thick smoke
18. *Greek goddess in 1995 Woody Allen movie title
20. *Mars, to the Greeks
21. Ooze out
22. Edible tuber
23. *Poet of "Aeneid" fame
26. *Pair of writing tablets"
30. Outrage
31. A small part
34. European currency
35. Jousting pole
37. B & B
38. Sunni religion
39. Et alibi, abbr.
40. Newspaper VIP
42. First woman, Biblical-ly-speaking
43. Return of disease
45. Washer, during a certain cycle
47. Last month
48. Belittle
50. Taro plant
52. *Athenian Acropolis

DOWN

56. Anticipate
57. Black-and-white cookie
58. Small European fresh-water fish
59. *#18 Across, to Romans
60. Big cat sound
61. Future atty.'s exam
62. Work units
63. Tight one, in football
64. Sunrise direction
1. Facebook owner
2. Quickly, acr.
3. Hundred thousand, in India
4. Sahara's Berber people
5. R in R.E.M.
6. Wash out with solvent
7. Workbench holding device
8. *Plato's famous teacher
9. Ripped
10. Black tropical cuckoo
11. *Not black-figure, but ____-figure
13. Spacecraft's detachable unit
14. W.E.B Du Bois's org.
19. Oxygen-containing compound
22. *Olive derivative
23. More reprehensible

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The Perris Progress (USPS 428-100) is published each week on Friday.

Subscription rate: \$26 per year.

James Jude Forbes, publisher, Periodical postage paid by THE PERRIS PROGRESS newspaper; Postmaster send returns to Box 128, Perris, CA. 92572-0128.

The Perris Progress was first printed in 1901. It was adjudicated a 'newspaper of general circulation' by the Superior Court of Riverside California on June 27, 1952, case No. 54843. No part of this publication may be copied or reprinted without the written permission of the publisher.

Perris Resident Pleads Not Guilty in Shooting Death of Suspected Car Thief

RIVERSIDE (CNS) - A man accused of gunning down a suspected car thief in Riverside, even though the victim wasn't taking a vehicle that belonged to the shooter, pleaded not guilty Tuesday to murder and other charges.

Tony Javier Ortiz, 41, of Perris was arrested in July following a Riverside Police Department investigation into the death of 35-year-old Alex Arzate of Riverside.

Along with murder, Ortiz is charged with sentence-enhancing gun and great bodily injury allegations.

He was arraigned Tuesday before Riverside County

Superior Court Judge Walter Kubelun, who scheduled a felony settlement conference for Dec. 11 at the Riverside Hall of Justice.

Ortiz is being held in lieu of \$1 million bail at the Robert Presley Jail.

According to police spokesman Officer Ryan Railsback, just after midnight on July 24, Arzate allegedly broke into a Honda Civic in the Arlington neighborhood of west Riverside, and Ortiz was watching.

"Investigators ... believe Ortiz witnessed Arzate steal the Civic, then produce a handgun and shoot Arzate as he was driving away in the stolen car," Railsback

said.

He did not disclose to whom the Honda belonged, but it wasn't Ortiz's car.

Arzate was struck in the head by the gunfire and managed to go a short distance, into the 9100 block of Magnolia Avenue, where he plowed into several parked vehicles and a dumpster before coming to a stop, according to Railsback.

Witnesses called 911, and patrol officers and paramedics reached the location minutes later, discovering Arzate slumped over the wheel, unconscious from the head wound.

See **CAR THIEF** Page 3

24. About to explode
25. Kidney-related
26. Exertion
27. Christmastides
28. Have a hankering
29. *Poet of "Iliad" fame
32. Ocean motion
33. "Wheel of Fortune" request (2 words)
36. *"I, ____"
38. Like Bushmills whiskey
40. Boston time
41. *Demosthenes of Cicero

44. Land parcels
46. Conifer's leaf
48. New York Jets' quarter-back
49. Bakery offering
50. Pitcher
51. "Shoot!"
52. Minute opening
53. Civil space org.
54. #22 Across, pl.
55. Left after deductions
56. Map abbr.

SOLUTION TO THIS WEEKS PUZZLE



DA Sends Case Back to CHP For Man Suspected of Killing Perris Resident in DUI Collision

MURRIETA (CNS) - Prosecutors Wednesday declined to file charges against a man suspected of driving drunk and fatally hitting a 33-year-old woman stranded on Interstate 15 in Temecula, with the case going back to the California Highway Patrol to resolve unanswered questions.

Mason Michael Joachim, 26, of Carlsbad was arrested and booked into the Byrd Detention Center Saturday night on suspicion of second-degree murder, driving under the influence resulting in great bodily injury, hit-and-run causing death and driving on a suspended license.

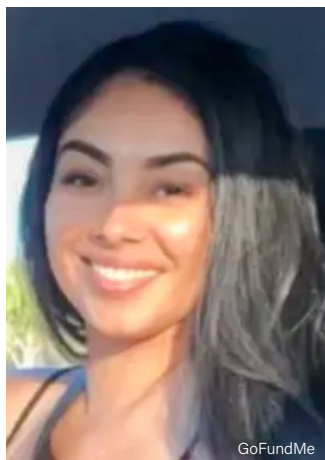
The CHP submitted a request for charges to the Riverside County District Attorney's Office, but prosecutors uncovered undisclosed evidentiary issues, and no felony complaint was filed Wednesday.

"The case has been sent back to the agency for further investigation," DA's office spokesman John Hall told City News Service.

Joachim, who has been held in lieu of \$1 million bail since he was taken into custody, was expected to be released from the Murrieta jail sometime Wednesday afternoon.

The CHP alleged that he killed Nancy Arzate of Perris on northbound I- 15 at Temecula Parkway.

Officer Mike Lassig said Arzate was at the wheel of her 2011 Toyota Camry shortly before 10 p.m. Saturday when she apparently lost control and struck a roadside object, causing her sedan to



turn sideways in lanes.

Lassig said the victim got out of her car and stood next to it.

One motorist approaching the stranded woman was able to swerve to avoid hitting her and the stationary Toyota, but Joachim, traveling roughly 70 mph in his 2003 Ford Edge, did not stop or swerve, slamming into Arzate and her car, the CHP spokesman alleged.

"The suspect fled the scene on foot immediately following the crash," Lassig said.

He said multiple motorists stopped and attempted to render aid to Arzate until paramedics reached the location, but she was pronounced dead at the scene less than 15 minutes later.

CHP officers and sheriff's deputies obtained a description of the suspect and initiated a search of the immediate area that led to Joachim's arrest a short time later not far from the wreck, according to Lassig.

The suspect was treated for minor injuries at Inland Valley Medical Center in Wildomar, then jailed.

Background information

Perris Resident Pleads Not Guilty in Circuit Breaker Fencing Operation

MURRIETA (CNS) - A 65-year-old man accused of fencing stolen circuit breakers that he acquired from thieves who targeted housing developments throughout the Temecula Valley pleaded not guilty Tuesday to felony charges.

Eugene Gino Popa of Perris was arrested in July following a Riverside County Sheriff's Department investigation.

Popa is charged with receiving stolen property, purchasing a known stolen vehicle and manufacturing brass knuckles.

He was arraigned Tuesday before Superior Court Judge Jeffrey Zimel, who scheduled a felony settlement conference for Nov. 18 at the Southwest Justice Center in Murrieta.

Popa is free on a \$10,000 bond.

According to the sheriff's department, the defendant came under investigation while deputies from the Burglary Suppression Team were gathering evidence tied to a rash of thefts during which the bandits extracted circuit breaker units from



multiple newly constructed residences, as well as a few businesses, in and around Temecula.

"After several months of following investigative leads, the team identified a suspect who was involved in a fencing operation of the stolen circuit breakers," Sgt. Josh Hephner said.

Fencing is when a party acquires known stolen property and sells it at a profit.

"Investigators learned that Popa was purchasing stolen circuit breakers on a regular basis from suspects," Hephner said. "The investigation revealed Popa also owned a business selling circuit breakers, primarily through e-commerce."

A search warrant was pro-

cured and served at the defendant's residence in the 22800 block of Cougar Street, along with another property in the 11600 block of Sterling Avenue in Riverside.

Hephner alleged the searches uncovered "thousands of stolen circuit breakers and other items of evidentiary value."

Popa was taken into custody without incident.

The parties allegedly responsible for the thefts were not identified, and it was unclear whether any of them had been arrested.

Court records show that Popa has a prior misdemeanor conviction for reckless driving.

CAR THIEF

Continued from Page 2

He was taken to Riverside Community Hospital, where he died three hours later.

Robbery-Homicide Unit detectives identified Ortiz as the

indicated he was previously convicted of DUI, but the details weren't available.

Arzate's sister, Gabriela Lopez, started a GoFundMe account to raise money for her sibling's funeral expenses.

alleged shooter within a few hours, and a search warrant was obtained and served at his home on Brown Street, where several guns were seized, including the one likely used in the shooting, Railsback said.

"My family is suffering through the tragic and sudden loss," Lopez said. "We are truly at a loss of words. As we prepare to lay her to rest, we are kindly seeking support to help cover the unexpected

Ortiz has no documented prior felony convictions in Riverside County.

Background details on Arzate were not available.

expenses."

The campaign had generated \$5,835 in donations as of Wednesday. The goal is \$10,000. The donation portal is at gofundme.com/f/in-memory-of-nancy-arzate.

County Considering 'E-Bike' Regulations

RIVERSIDE (CNS) - The Board of Supervisors Tuesday directed the Riverside County Executive Office to craft an ordinance for regulating electric bikes, or "e-bikes," to enhance safety and ensure residents can use them without coming into conflict with pedestrians and other modes of transportation.

Board Chairman Chuck Washington proposed moving forward with creation of a measure for the full board's consideration, possibly before the end of the year.

"E-bikes are now used by all types of riders in Riverside County, including commuters, mountain bikers who need a little help getting up trails, riders with disabilities or other physical limitations, casual adult riders and children," the supervisor said in a statement posted to the board's agenda Tuesday. "With more people using these bikes, it is essential to establish

Photo by Motor TruckRun



safety guidelines to prevent accidents and ensure that all road and path users are protected."

The state has implemented a regulatory framework for e-bikes, but Washington noted that local jurisdictions can improve on it, and a few already have "to further ensure responsible and safe use" of the vehicles.

"The county has experienced an increase in complaints, especially regarding e-bikers sharing space with pedestrians, children and elderly individuals ... such as on public walkways,

bike pathways and horse trails," the chairman said. "Of particular concern are young riders under the age of 16 (who) may not be ready for the power of the e-bikes. Some young riders are operating bikes that have multiple power modes or after-market modifications that make them illegal, posing a threat to public safety."

The future ordinance would only apply to unincorporated communities. Municipalities are responsible for drafting their own regulations.

HOUSING

Continued from Page 1

"Home price growth in California continued to moderate in August as the market neared the end of the traditional home buying season," CAR President Melanie Barker noted the Fed's half-point interest rate cut this week "...will lower interest rates soon, mortgage rates are expected to ease well below their recent peaks. As such, housing affordability will improve in the fall, and buyers will benefit from lower costs of borrowing in the coming months."

The only two regions of the state to experience a decline in year-to-year sales were Southern California, which dropped 2.3%, and the Far North, which dropped 5%.

"Despite a slightly better lending environment in recent weeks, closed home sales pulled back in August as buyers evaluated whether to wait for the

Federal Reserve to cut rates before entering the market," CAR Senior Vice President and chief economist Jordan Levine said. "Pending sales, along with mortgage application trends, however, suggest that housing demand has been slowly improving in the past few weeks. If mortgage rates remain at their current low or dip further in the coming weeks, home sales should rise steadily as we move toward the end of the year."

The median price of an existing, single-family home declined in Riverside County, from \$650,000 in July to \$630,000 in August -- up from \$618,000 at the same time last year.

Statewide, the median price of an existing, single-family home was \$888,740 in August, up slightly from \$886,560 in July and from \$859,670 in August 2023.

San Mateo County had the highest median price in August at \$1.9 million.



California Association of Realtors

CalFresh Provides Riverside Recipients with Food after Wildfires

LAKE ELSINORE (CNS) - CalFresh recipients impacted by the recent fires in Riverside County may be eligible to request replacements for food loss.

The deadline to submit a request will be in effect through Sep. 23, according to the CalFresh website.

The state of California increased the waiver to report food loss from the standard 10-day period to 30 days for households who have bought food with either their



Supplemental Nutrition Assistance Program benefits or with SUN bucks. CalFresh customers can request replacement benefits either in person at their nearest office in Riverside County, or by

calling 877-410-8827, or at BenefitsCal.com. Households impacted by the fires and who were not previously enrolled in CalFresh can enroll in the Disaster CalFresh program, which provides

immediate temporary food assistance for victims of natural disasters such as earthquakes, floods and fires. Benefits include up to a month's worth of food, or about \$281 per person per residence.

The Tenaja Fire began shortly before noon on Aug. 25 on the Tenaja Truck trail near Lake Elsinore. The brush fire burned a total of 130 acres, and was fully contained on Sep. 10, according to Cal Fire. As a result of the fire, Ortega Highway was closed in both directions, evacua-

tion orders took place in several zones and power outages affected numerous households.

The Airport Fire, burning in Orange and Riverside counties, was nearly 20% contained at more than 23,500 of burned acres as of Sunday afternoon.

Feeding America is available for assistance in searching for food banks in Riverside County, and is located at 2950-B Jefferson St. in Riverside. Find Food Bank is located at 83775 Citrus Ave. in Indio.

FRIDAY, Sept. 20, 2024

Today in History:

Today is the 264th day of 2024.
There are 102 days left in the year.

By The Associated Press

Today in history:

On Sept. 20, 1973, in their so-called "Battle of the Sexes," tennis star Billie Jean King defeated Bobby Riggs in straight sets, 6-4, 6-3, 6-3, in the Houston Astrodome.

Also on this date:

In 1519, Portuguese explorer Ferdinand Magellan and his crew set out from Spain on five ships to find a western passage to the Spice Islands. (Magellan was killed en route, but one of his ships completed the first

circumnavigation of the globe three years later.)

In 1946, the first Cannes Film Festival, lasting 16 days, opened in France.

In 1962, James Meredith, a Black student, was blocked from enrolling at the University of Mississippi by Democratic Gov. Ross R. Barnett.

In 1964, The Beatles concluded their first full-fledged U.S. tour by performing in a charity concert at the Paramount Theater in New York.

In 1967, the Cunard liner Queen Elizabeth 2 was christened by Britain's Queen Elizabeth II in Clydebank, Scotland.

In 2011, the repeal of the U.S. military's 18-year-old "don't ask, don't tell" compromise took effect, allowing gay and lesbian service members



Billie Jean King being carried into the Astrodome to face off against Bobby Riggs in the "battle of the Sexes" tennis match in 1973.

to serve openly.

In 2017, Hurricane Maria, the strongest storm to hit Puerto Rico in more than 80 years, struck the island, wiping out as much as 75 percent of power distribution lines and causing an island-wide blackout.

In 2019, Three Mile Island in Pennsylvania, the 1979 site of the

nation's worst commercial nuclear power accident, was shut down by its owner after producing electricity for 45 years.

Tips to Stay Connected During Natural Disasters

No matter where you live or what time of the year it is, individuals, families, businesses and others nationwide should be prepared for unpredictable weather and natural disasters – from hurricanes to tornadoes to wildfires. With some researchers forecasting a potentially record-breaking hurricane season and above normal risks for wildfires for some portions of the country this year, it's important to be ready.

Effective communication is vital during disasters for receiving updates, talking with loved ones and reaching first responders. One of the most important things you

can do ahead of time is learn how you can stay connected. Here are some tips from T-Mobile experts on ways you can prepare and get the information you need to stay in the know when it matters most.

- Keep phones and devices fully charged, and store back-up chargers and batteries. There's nothing quite like losing power when your phone has a low battery, so keep devices full of juice. And make sure you have back-up chargers, portable chargers, and/or batteries so you can keep your devices on if your power goes out. You'll also want to have a

charger handy if you're traveling. If you get stranded or stuck while driving, you'll want a way to stay connected with loved ones or emergency services.

- Add important numbers in your contacts. Most of us have friends, family and co-workers programmed in our phones. But in an emergency, you may need to contact local police, fire departments or power companies. Program these numbers now so you don't spend precious time looking them up during an emergency.

- Text instead of calling and keep calls short. Sometimes

during a severe weather event or natural disaster, too many calls and texts at the same time can cause telecommunications networks to become congested. If you have trouble making calls, try texting instead. Text messages are more likely to get through than phone calls because they take up fewer network resources.

- If you don't have mobile service, try Wi-Fi calling. If your power and Wi-Fi connection are still on but your mobile service is down, you may be able to call someone via Wi-Fi. For Apple phones, go to Settings > Phone > Wi-Fi Calling and for Android phones, go to Settings > More Connection Settings > Wi-Fi Calling.

- Stay safe and calm. Network engineers prepare for

weather conditions throughout the year so they can restore service if needed as soon as possible. But hazardous conditions may cause delays. Downed trees, power outages and other obstacles can hinder restoration efforts. Engineers will make repairs as soon as it's safe to do so.

For more information from T-Mobile on communications and disaster preparedness, check out www.t-mobile.com/news/uncarrier/t-mobile-ready-to-respond.

A few simple steps can help ensure that even during natural disasters and unexpected events, you're able to connect with first responders and the people you love. (StatePoint)

MATERNAL DEATHS

Continued from Page 16

Experts say the inequity is due to several factors, including chronic stress created by discrimination and racism, unhealthy community conditions and a lack of access to high-quality health care.

Last year, the California Department of Public Health commissioned a report that found:

- By the time of delivery, about one in five Black mothers were diagnosed with hypertension.
- About one in four Black patients experience symptoms

of depression during pregnancy — higher than other racial and ethnic groups.

- Black women were more likely than other groups to report being untreated unfairly or disrespectfully while giving birth at a hospital.

- Older women tend

to experience higher rates of preterm births across all racial and ethnic groups. But Black women's preterm birth rates start to increase at a younger age.

"Nobody is talking about maternal health in California without talking about issues of equity," said Williams. That's racial equity, but also

financial and geographic.

State data show that mortality rates are also higher for women on government-funded insurance compared to people on private insurance. And when it comes to geography, the San Joaquin Valley has the highest rates of maternal deaths in the state.

Embracing a Healthy Lifestyle Powered by Protein

Protein is an essential part of a healthy diet. It works to build and repair muscles, is needed to carry oxygen to different parts of your body to give you energy, supports your immune system, and helps you feel full for longer.

Here's how to get enough of this important macronutrient so you can embrace a healthy lifestyle.

- **Mix it up:** According to registered dietitian and culinary nutritionist, Laura Ali, eating protein from different sources helps ensure you get a variety of essential vitamins and minerals like iron, zinc, potassium, calcium, selenium, B vitamins and healthy fats. Getting some variety in your diet also makes life much more interesting so that healthy habits are easier to follow. Choose from lean proteins like lean beef, chicken, pork and of course seafood. And don't forget to include proteins like beans, nuts, seeds, eggs and dairy products.
- **Time it right:** When you eat protein also matters. A protein-filled snack shortly after a workout aids muscle repair and recovery, says Ali, who also advises including some protein with each meal. Spacing protein consumption throughout the day gives you the constant supply needed to repair tissue, build hormones and carry oxygen.
- **Make it easy:** When it comes to healthy habits, convenience can help keep

you on track, so look for sources of protein that can be prepared quickly or taken on-the-go. Committed to supporting consumers' health and well-being, StarKist makes it easier than ever to get your daily protein intake. Known for its tuna, StarKist is becoming a leading protein provider with a lineup of convenient, ready-to-eat products that also includes salmon, chicken, and most recently, beef. Each fully cooked, ready-to-eat protein product provides 8-17 grams of protein per serving and comes in a convenient, portable pouch—ideal for busy, on-the-go lifestyles. With over 30 flavors, including Buffalo Style, Thai Chili and Lemon Pepper, it's easy to add high-quality, delicious protein to any meal, anywhere.

- **Celebrate your wins:** Helping fuel everyday goals, protein-rich diets and success go hand-in-hand, and celebrating your wins as they come can keep the momentum going. Whether your goals include running a marathon, getting your daily walk in, or simply spending quality time with family, one way to highlight your personal victories and the strength you derive from your life and work is through the new #FlexWithStarKist campaign. Using the #FlexWithStarKist Sweepstakes hashtag on Instagram, fans can enter for a chance to win the grand prize of \$2,500 cash and other cash prizes and StarKist goodies. See

Researchers Urge Representation of Women and People of Color in Clinical Trials as Crucial

Cardiovascular diseases and stroke remain leading causes of death worldwide. As researchers work to find new treatments that have the potential to benefit patients, they say that more diversity is needed among participants in clinical trials to advance understanding of these conditions.

"Clinical trials are a cornerstone of medical research and healthcare innovation. They are essential to advancing medical science and ensuring patient safety, and often lead to the development of effective new treatment options. However, it is crucial that they include participants from diverse backgrounds, encompassing a wide range of lived experiences and living conditions, and representing diverse races, ethnicities, ages, genders, and sexual orientations, so that all communities can benefit from scientific advancements," says Roxana Mehran, MD, FACC, FACP, FCCP, FESC, FAHA, MSCAI, Professor of Medicine in Cardiology and Population Health Science and Policy Professor in Cardiovascular Clinical Research and Outcomes Director of Interventional Cardiovascular Research and Clinical Trials Mount Sinai Health System.

According to research published in JAMA Network Open, women with atrial

official rules at www.FlexWithStarKist.com.

For nutritious, protein-packed meal inspiration and products visit <https://starkist.com/products/pouches/>.



fibrillation, which is an irregular heart rhythm, face a higher risk of complications, like stroke, compared to men. The American Heart Association reports that cardiovascular disease prevalence remains highest among non-Hispanic Black females and non-Hispanic Black males. Experts believe such gaps in care are partially due to representation in clinical trials. Historically, women and people of color have been underrepresented in cardiovascular research, which has in recent decades, relied primarily on white male study participants.

One program in particular is helping to address gaps in heart disease treatment as the first clinical program to enroll nearly 50,000 patients across three trials. It's actively recruiting women and members from diverse populations in an effort to ensure its results are inclusive, equitable and relevant for all patients.

The Librexia program is a phase 3 clinical trial in-

vestigating a potential new treatment for patients with blood clotting diseases, including acute coronary syndrome (i.e. heart attack), atrial fibrillation and prevention of repeated strokes. The program is designed to find treatment options that can potentially help improve outcomes in a wide range of patients, including underserved populations like women and people of color. To ensure that trial enrollment represents the individuals likely to take the medication, all who meet the criteria are encouraged to explore if the trials are a fit for them. A clinical trial helps advance research that may benefit family members, the community and future generations. To learn more about cardiovascular and stroke trials near you, visit researchincludesme.com.

"Diverse representation in clinical trials can help us better understand the benefits of a particular medication across all segments of the population," says Dr. Mehran. (StatePoint)

Fortunately, getting the protein you need when you need it is easy these days, thanks to new, delicious options available today. (StatePoint)

CHUY

Continued from Page 1

Heartfelt posts from L.A.'s taco community started to pour in yesterday. Most, like Laura Tejeda, who was the first to notify L.A. TACO about Tovar's untimely passing, are showing their appreciation on Instagram.

"To know him was to know that he was about community love, in the realest of ways," she posted in a story alongside a black-and-white photo of Tovar laughing.

"Whether he served you a cup of coffee at Primera Taza or you caught up with him at that one hot pop-up, he always smiled, had all joy, and had all love for Boyle Heights, East Los. And all of L.A.," she tells L.A. TACO.

"Rest in peace, compa," wrote David Marin of East L.A. BBQ company, one of his closest friends. "This one hurts."

Tovar was born in the Pueblo Magico of Talpa, in Jalisco's Sierra Occidental mountain range, and raised in the San Gabriel Valley. He majored in finance at USC and graduated in 1992. Chuy was a proud Trojan, known to party like no other at tailgates, food meetups around Los Angeles, or during the week with the many friends who loved him.

Tovar started his culinary career in Los Angeles in 2006 as the food and beverage manager for Patina Restaurant Group. He oversaw the celebrated restaurant group's expansion into Mammoth's ski resort in 2008. In 2010, Chuy worked to launch one of the first additive-free tequilas in the L.A. market, distilled in the highlands of Jalisco, Real de Mexico.

In 2013, he worked as the general manager for Mariscos Jalisco. More recently, in 2020, he was the first to brew and sell fine Café Estelar—third-wave Mexican coffee—via his Primera Taza pop-up. He was among the first in the city to also sell Guadalajara-style lonches (sandwiches) using sourdough rolls that he sourced from Guadalajara. These delicious tortas were so delicious that they were known to bring grown men to tears.

"We lost a great friend yesterday," posted Alan Cruz from A's BBQ. "There's a lot to be said about Chuy, but I don't think there are enough words to describe him. You just had to meet the guy. Full of life, stories, and jokes."

"Saint Chuy, the apostle of coffee," Alex Garcia of Evil Cooks tells L.A. TACO. "I remember he always had a spot for us to pop up and even if we didn't make that much money, it was pleasant to talk and learn from all his knowledge. It seems to be unreal to be talking about trips and mezcal last Monday and now we have to postpone because you are in a trip to another universe. It's not a goodbye, it's 'un hasta luego,' Chuy. We'll cross paths again and we'll be having another mezcal porque como me dijiste el lunes, 'para todo mal, un mezcal. Y para todo bien, pues también.'" ("For everything bad, a mezcal. And for everything good, too.")

"You have helped countless people step up in this industry," wrote Diego Argotti, the chef and owner behind Poltergeist, on his Instagram stories.

At the time of publishing this obituary, there is no set date for a celebration of his life or memorial services. However, Ulises Pine-

CHP: Multi-Fatality Collision on Nuevo Road Result of Unsafe Passing

NUEVO - A fiery four-vehicle collision in Nuevo that killed six people, including two young children, was triggered when a motorist attempted to go around other cars by steering into oncoming traffic in a no-passing zone, authorities said.

A Honda Insight, whose driver has been identified as 38-year-old Danny Clark of Hemet, was westbound on Gilman Springs Road when he attempted to pass slower-moving motorists, steering into eastbound lanes on the two-lane corridor, CHP Officer Christopher Torres said.

"The unsafe passing maneuver (resulted) in a collision west of Kennedy Hill."

In addition to the Honda, a Dodge Durango pickup, Chevrolet Bolt and BMW 528i were involved in the wreck, which ignited a fire that consumed at least two of the vehicles, including the Honda, spreading into grassland, according to the Riverside County Fire Department.

"This was a horrific crash with devastating consequences for families, and it could have been avoided," California Highway Patrol Capt. Gil Campa, commander of the agency's San Geronio office, said. "That is the hardest fact to accept in this situation."

da-Alfaro, chef and owner of Barrio Cantina, has confirmed that he is working on a collaboration dinner to raise funds for his family.

Rest in peace, Chuy.

Photo by Connor Forbes



A friend of the newspaper, Chuy was a treasured staple in the Boyle Heights community of East LA. Usually flashing a big smile and a boisterous laugh, Chuy was incredibly dedicated to his craft, coffee. Seen here in February 2020, he owned Primera Taza and imported 3rd wave Mexican coffee beans, Café Estelar.

Aside from Clark, the other five deceased have not yet been identified.

But family and friends have confirmed that a celebrated

member of the Southern California hospitality community, Jose "Chuy" Tovar Barraza was killed in the crash. (See accompanying remembrance)

Thanks for making so many of us laugh everywhere you went and enriching all of our lives with your lonches, tequila, humor, and wisdom.

Update: A fundraiser (a la carte) dinner for his funeral and services with many of his favorite taqueros in L.A. will be held at Barrio Cantina in Long Beach on Tuesday, 9/24, at 5 PM.

"Speak No Evil"

By Bob Garver

"Speak No Evil" is a remake of a 2022 Danish movie with a famously vile twist. I went into this film expecting it to have the same twist. That's not to say that I expected it to have the same "ending," exactly, as I knew the film might deviate from the source material once it reached a certain point. But there could be no question that it was indeed winding its way to that point. It was no surprise that what came after that point was horror movie shlock, but I was surprised by how captivated I was by what led up to that point.

The film finds protagonist couple Ben and Louise Dalton (Scoot McNairy and Mackenzie Davis, respectively) on vacation with their daughter Agnes (Alix West) in Italy. They're about as unhappy there as they are at home in London, which is to say pretty unhappy, with Ben falling short as a provider and Louise possibly dabbling in infidelity. But things pick up when they meet fun couple Paddy (James McA-

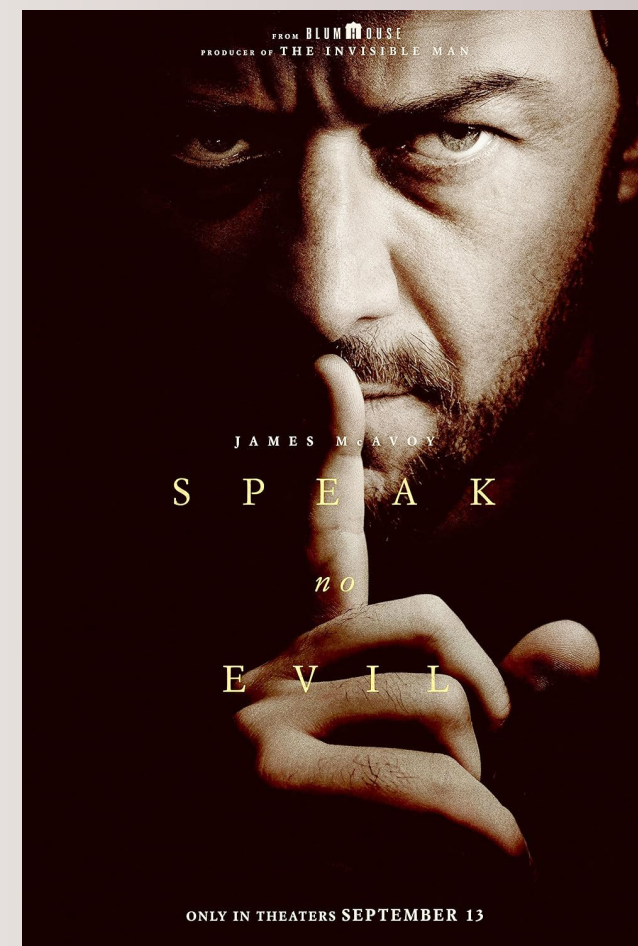
voy) and Ciara (Aisling Franciosi) and their mute son Ant (Dan Hough). The kids become fast friends, the families have a great time together, and Paddy and Ciara invite the Daltons to their house in the country.

The thing is that when everybody met, they were all on vacation, so the playing field was level in terms of accommodations and shared mood. The dynamic shifts a little when the Daltons are guests in Paddy and Ciara's home. At first it's just little inconveniences like the guest room sheets having stains and there not being a proper bed for Agnes. But as the days go by, the Daltons find that they like their hosts less and less. Paddy and Ciara don't treat an immigrant neighbor very well, they're too open about their sex lives, and they have some differing views on parenting that they're increasingly unafraid to impose. Also, Ant keeps urgently trying to tell them something, which is frustrating because a condition with his tongue makes it impossible.

The film is at its best in this portion. Everyone has acquaintances whose sense of boundaries don't quite mesh with their own, and the film milks that universal anxiety for all it's worth. It might not be "horror" in the traditional sense, but I'd sure be scared to be in some of these situations where I might come off as a bad friend or ignorant or "in the wrong."

Of course, this movie isn't being sold on exploiting the audience's fear of social faux pas, eventually the other shoe has to drop and proper horror elements have to present themselves. And from that point forward, this movie becomes just another exercise in flat tires, cut phone lines, and characters running up the stairs when they should be bolting out the door. Oh, and a villain or villains that have been meticulous for years suddenly getting so sloppy that you'll wonder how they ever had any success in the first place.

"Speak No Evil" was doing so well for so long. The astute technical team



recreates certain shots perfectly from the original movie and the gradual dissolution of politeness and respect is paced beautifully. Part of me was hoping that the Daltons could get away from Paddy and Ciara just so their battle of passive-aggressiveness could be picked back up at another time. But no, this just has to be a movie with a body count, and the chances for a sequel are as bleak as the original's ending.

I do give a recommendation to "Speak No Evil," but it would be evil of me to say that you should expect a truly excellent movie.

Grade: B-

"Speak No Evil" is rated R for some strong violence, language, some sexual content and brief drug use. Its running time is 110 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Beetlejuice Beetlejuice' Keeps Top Box Office Spot in Second Weekend

LOS ANGELES (CNS) - "Beetlejuice Beetlejuice" remains the most popular movie in North America, grossing \$51.6 million in its second weekend in theaters, according to industry estimates released Sunday.

Director Tim Burton's comedy/horror film is a sequel to his 1988 "Beetlejuice." Both films star Michael Keaton as a ghost trying to marry someone in the real world and Winona Ryder as his love interest.

"Speak No Evil," the remake of a 2022 Danish horror film, opened with \$11.5 million for second place, Comscore reported.

"Deadpool & Wolverine" nabbed third place with another \$5.2 million Friday through Sunday in its eighth weekend in theaters.

"Am I Racist?" -- a "Borat"-style prank film featuring author and conservative political activist Matt Walsh -- opened with \$4.7 million in limited release for fourth place.

"Reagan," a biopic of the nation's 40th president starring Dennis Quaid, was fifth with \$2.9 million in its third week.

Rounding out the top 10 domestic releases at North American theaters were "The Killer's Game" (\$2.6 million), "Alien: Romulus" (\$2.4 million), "It Ends with Us" (\$2.02 million), "The Forge" (\$2.01 million) and "God's Not Dead: In God We Trust" (\$1.4 million).

This weekend's overall three-day box office haul was estimated at \$95 million. The year-to-date total is \$6.077 billion -- down 12% from the figure at this time last year, according to Comscore.

Bring Rich, Warm Complexity to Lentils with Ethiopian Spices

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

Lentils may not have the most exciting reputation, but when cooked well and seasoned properly, they can be transformed into a comforting and rich supper in just half an hour.

In this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we take inspiration from the Ethiopian dish called misir wat, seasoning the lentils with berbere, a rich, complex, aromatic Ethiopian blend of warm spices, savory dried alliums and red chilies.

To create a foundation of flavor, onions are sizzled in ghee until lightly browned. Tomato paste then is added and cooked until it darkens and begins to stick to the pan. Garlic and fresh ginger go in next and are sautéed until aromatic. The lentils are added to the pan with chicken or vegetable broth and simmered until fully tender and creamy.

We garnish the lentils with a mix of chopped tomatoes,

jalapeño and grated ginger, a non-traditional touch that brings bright flavor and color to the dish.

Look for berbere in spice shops or in well-stocked grocery stores. If you can get the Ethiopian flatbread called injera, serve some alongside, though warm naan or rice also are excellent accompaniments.

Berberie-Spiced Red Lentils
Start to finish: 30 minutes

Servings: 4 to 6

Ingredients

4 tablespoons ghee or salted butter, divided
1 large yellow onion, chopped
2 tablespoons tomato paste
4 medium garlic cloves, finely grated
4 teaspoons finely grated fresh ginger, divided
1 tablespoon berbere
1 cup red lentils, rinsed and drained
1 quart low-sodium chicken broth or vegetable broth
Kosher salt and ground black pepper
3 ripe plum tomatoes, cored, seeded and roughly chopped
1 jalapeño chili, stemmed, seeded and chopped

Directions

In a large saucepan over medium, heat 2 tablespoons of the ghee until shimmering. Add the onion and cook, stirring occasionally, until lightly browned, 5 to 7 minutes.

Add the tomato paste and cook, stirring, until lightly browned and beginning to stick to the pan, about 2 minutes. Add the garlic, 3 teaspoons of the ginger and the berbere; cook, stirring, until fragrant, about 30 seconds. Stir in the lentils and broth, then bring to a simmer over medium-high. Reduce to medium-low and simmer, uncovered and stirring often, until the lentils are fully tender and the mixture is creamy, 20 to 25 minutes.

Meanwhile, in a medium bowl, toss together the tomatoes, jalapeño, remaining 1 teaspoon ginger and ¼ teaspoon each salt and pepper; set aside.

When the lentils are done, remove the pan from the heat. Stir in the remaining 2 tablespoons ghee. Taste and season with salt and pepper. Transfer to a serving bowl and top with the tomato mixture.



Prosciutto Wrapped Cantaloupe

I recommend growing up a trellis. Google "cattle panel trellis" to see the one I made in my yard.

Anyways, enjoy this recipe and let me know if you liked it by sharing a photo on Instagram and tagging @connor.cooks

Ingredients

- Slice of cantaloup
- Slice of prosciutto
- Balsamic glaze (optional)

To Make

Peel, seed and slice you cantaloup longways. Take a slice of prosciutto and wrap around cantaloupe. Add balsamic glaze for an extra little pop and EAT!

For More Recipes Visit www.zapinin.com/food



Assistance Center Opens in Elsinore to Aid Airport Fire Victims

LAKE ELSINORE (CNS) - As crews continue to make progress encircling the 23,500-acre Airport Fire burning in Orange and Riverside counties, those impacted by the blaze and who may need assistance with food and health care support, as well as other needs, are invited to visit a one-stop resource that will open Thursday in Lake Elsinore.

The Airport Fire Local Assistance Center will be open from noon to 9 p.m. Thursday and Friday, and 8 a.m. to 5 p.m. Saturday at the Lake Community Center, located at 310 W. Graham Ave.

The Riverside County Department of Public Social Services, Public Health, Housing & Workforce Solutions and other local agencies will be joined by representatives from the California Office of Emergency Services and several nonprofit organizations to provide information on how to procure financial, medical and related aid.

“This is an incredibly difficult time for our residents, and the LAC is here to bring them one step closer to recovery,” according to a Riverside County Emergency Management Department statement.

Additional details are available at RivCoReady.org/recovery.

On Tuesday, the Board
Public Notices

CASE NUMBER: (Numero del Caso):
CVR12400058
SUMMONS
(CITACION JUDICIAL)
NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO): HONG QIANG
SUN and DOES 1 to 10, Inclusive.
YOU ARE BEING SUED BY
PLAINTIFF: (LO ESTA DEMANDANDO EL
DEMANDANTE): JENNIFER GUTIERREZ.
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

of Supervisors approved an emergency declaration connected to the wildfire, enabling the county to seek state and federal allocations for infrastructure repairs or improvements and general recovery of expenses stemming from the blaze.

As of Thursday, the fire was 39% contained, and no mandatory evacuations were active for Lakeland Village, the Trilogy community and surrounding locations along Interstate 15, as was the case a week ago. The area, however, remained under an evacuation warning.

A few communities within the Cleveland National Forest in Riverside County, mostly around the closed Ortega (74) Highway, are still under evacuation orders, though a larger number are in Orange County.

“The county has implemented emergency protective measures to the public by controlling traffic, prohibiting ingress and egress into affected areas due to conditions considered dangerous to lives and property,” according to the EMD.

The Orange County Fire Authority said 14 people have been hurt, mostly firefighters who suffered minor injuries fighting the blaze, many of them heat-related.

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

WILDFIRE Continued from Page 1

“Over the last 20 years, both the area burned by wildfires and the number of large fires (10,000 acres or more) have increased markedly across the state. This is largely influenced by changes in fuel conditions and the effects of climate change,” state environmental officials posted.

As climate change warms the planet, wildfires have become so unpredictable and extreme that new words were invented: firenado, gigafire, fire siege — even fire pandemic. California now has 78 more annual “fire days” — when conditions are ripe for fires to spark — than 50 years ago. When is California’s wildfire season? It is now almost year-round.

Nothing is as it was. Where are the worst California wildfires? All over. Whatever NIMBY-ism that gave comfort to some Californians — never having a fire in their community before — no longer applies.

For instance, Southern California’s coastal fires typically had to be driven by desert winds. But no longer. Vegetation along the usually moist coast is so parched that it doesn’t need Santa Ana winds to fan wildfires.

The summer of 2022, while relatively mild, was deadly. The McKinney Fire killed four people, and more than 181,00 acres had been torched by the

Cal Fire said 160 residential, commercial and other structures have been destroyed, and another 34 damaged.

The Airport Fire began early on the afternoon of Sept. 9 near

start of August. And lightning strikes touched off a complex of 12 fires in a densely forested region of Northern California.

2020 was an extreme year, the deadliest year in California history. And in 2021, the state’s oldest park, Big Basin Redwoods State Park, was nearly erased by a fire that destroyed roads, bridges, campsites, trails, the visitor center, restrooms and electrical and water systems.

California’s so-called “asbestos forests” have lost their immunity. Massive fires tore through dense, moist rainforests where climate change chased away the region’s protective layer of fog and mist.

What causes California’s wildfires? Arson and power lines are the major triggers. A 2022 audit showed that utilities aren’t doing enough to prevent fires. But lightning-sparked fires, like the one that burned Big Basin park, are a fairly recent trend.

Unpredictable and hugely powerful lightning storms — tens of thousands of strikes in a span of days — bombard already dry and vulnerable landscapes. Scientists say to expect more lightning as the planet warms. And, aided and abetted by drought, more than 163 million trees have been killed by drought or insects.

The job of battling these larger, more stubborn California wildfires has become more complicated, fearsome and

Trabuco Canyon Road in the area of the remote-controlled airplane airport, OCFA Capt. Sean Doran said.

Officials said the fire was sparked by a county public

deadly, straining the state’s already overworked firefighters.

And much, much more costly. The Legislative Analyst’s Office provided this sobering calculation: CalFire’s total funding for fire protection, resource management and fire prevention has grown from \$800 million in 2005-06 to an estimated \$3.7 billion in 2021-22.

As the impacts and costs surge, homeowners are still finding that insurance companies are canceling their policies — even if they fire-harden their property.

More attention is being paid to the unhealthy smoke lingering in communities. Even California’s crops are harmed, with concerns about a smoke-tainted grape harvest and impacting the state’s \$58 billion wine industry.

Scientists and fire bosses are moving away from all-out suppression of every fire to understanding that fire can be harnessed as a tool. The benefits of fire, long part of the culture of native Californians, are now part of the state’s planning.

After all, California’s landscape evolved with fire. What remains is for its inhabitants to adapt to the new reality.

And that requires yet another new term: Welcome to the “Pyrocene,” coined by fire scientist Stephen J. Pyne. The age of fire.

works crew using heavy equipment. The cause was deemed accidental.

It’s estimated the fire will be fully contained by lines of cleared vegetation in one week.

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 DIAS DE
CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en

la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios

legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.
The name and address of the court is: (El nombre y direccion de la corte es): Riverside Historic Courthouse, 4050 Main Street, Riverside, CA 92501.
The name, address and telephone number of plaintiff’s attorney, or

plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): ARDY PIRANIA, Esq., 8549 Wilshire Blvd., Suite 1193, Beverly Hills, CA 90211; (844) 747-5294, F: (213) 986-3010

Date: (Fecha) 01/05/2024
JASON B. GALKIN, Executive Officer / Clerk of the Court (Secretario)
By: COURTNEY FLORES, Deputy (Adjunto)
CN109707 GUTIERREZ Aug 30, Sep 6, 13,20, 2024

Schld:13244 Adld:4711 Custld:22

File No.: R-202410525
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ACCESS GUARD AND PATROL INC 40708 VIA DIAMANTE MURRIETA, CA 92562
RIVERSIDE COUNTY
Full Name of Registrant:
1. ACCESS GUARD AND PATROL INC 40708 VIA DIAMANTE MURRIETA, CA 92562
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: 10/31/2016.
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).) /SAHMAD ZIA SAFAA
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 8/15/2024.
PETER ALDANA

Schld:13269 Adld:4722 Custld:11

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
R-202402878
The following person(s) has (have) abandoned the use of the Fictitious Business Name:
BLOSSOM ACE SHOP
141 OAKTREE DR, PERRIS, CA 92571
COUNTY: Riverside
The Fictitious Business Name referred to above was filed in Riverside County on 03/05/2024.
FILE NO. R-202402878.
Full name of Registrant:
BIELKA VICTORIA PENARIVERA, 141 OAKTREE DR, PERRIS, CA 92571
JOSE VICTOR PENA ESTRADA, 141 OAKTREE DR, PERRIS, CA 92571
This business is conducted by a MARRIED COUPLE.
I declare that all the information in this statement is true and correct. (A registrant who declares as true, information which he or she knows to be false is guilty of a crime.) /s/ BIELKA VICTORIA PENARIVERA This statement was filed with the County Clerk of Riverside County on 08/26/2024. PETER ALDANA

Schld:13286 Adld:4729 Custld:11

NOTICE OF TRUSTEE'S SALE T.S. No. 24-20127-SPCA Title No. 240206550-CAVOI A.P.N. 311-383-030 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/18/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check

drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Darlene Morris, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 10/26/2006 as Instrument No. 2008-0787853 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 10/08/2024 at 9:00 AM Place of Sale: In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$297,926.10 Street Address or other common designation of real property: 368 Mildred Street, Perris, CA 92571 A.P.N.: 311-383-030 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Deed was recorded. 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-20127-SPCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-20127-SPCA to find the date on which the trustee's sale was

held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/27/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4823874 09/06/2024, 09/13/2024, 09/20/2024

Schld:13297 Adld:4730 Custld:3

TSG No.: 8790996 TS No.: CA2400290242 APN: 335-131-021 Property Address: 26210 LANCASTER DRIVE SUN CITY, CA 92586 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/14/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/10/2024 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/20/2005, as Instrument No. 2005-0580547, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: LAVONNE R. OLSON AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 335-131-021 The street address and other common designation, if any, of the real property described above is purported to be: 26210 LANCASTER DRIVE, SUN CITY, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 252,880.01. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold

more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2400290242 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2400290242 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0464541 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13301 Adld:4732 Custld:1

APN: 336-261-008 FKA 336-261-008-9 TS No: CA05000209-24-1 To No: 240239338-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d) (1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d) (2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 25, 2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 2, 2024 at 09:00 AM, Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on September 26, 2019 as Instrument No. 2019-0383542, and that said Deed of Trust was modified by Modification Agreement and recorded July 1, 2022 as Instrument Number 2022-0298311, of official records in the Office of the Recorder of Riverside County, California, executed by PERLA ANDREA OSORIO, A SINGLE WOMAN, AND DALIA RAFAELA OSORIO, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESALE MORTGAGE as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT

"A" LOT 146 OF TRACT NO. 19946, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159 PAGES 79 THROUGH 84 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 29702 AVENIDA DE SERENO, 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$192,180.67 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www. Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000209-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising

this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000209-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 20, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000209-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www. Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction. com at 800.280.2832 NPP0464485 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13309 Adld:4735 Custld:1

TS No: CA08001044-23-1 APN: 330-390-013 To No: 230406462-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 23, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 26, 2024 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92682, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 30, 2004 as Instrument No. 2004-0068463, of official records in the Office of the Recorder of Riverside County, California, executed by CHRISTOPHER K. VON MOOS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SEA BREEZE FINANCIAL SERVICES, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3828 PERIDOT COURT, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$216,184.85 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to

convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08001044-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www. nationwideposting.com, using the file number assigned to this case CA08001044-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 21, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001044-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www. nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0464534 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13312 Adld:4736 Custld:1

NOTICE OF PETITION TO ADMINISTER ESTATE OF Merle Leo Dunavan, Jr. aka Merle Leo Dunavan CASE NO. PRR12401884 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Merle Leo Dunavan, Jr. aka Merle Leo Dunavan A PETITION FOR PROBATE has been filed by Gary Dunavan in the Superior Court of California, County of Riverside. THE PETITION FOR PROBATE requests that Gary Dunavan be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent

Administration of Estates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 10/28/24 at 8:30 a.m. in Dept. 12 located at 4050 MAIN STREET RIVERSIDE CA 92501 Riverside Branch. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: Terry J Kent (SBN 248098) LevatoLaw, LLP 2029 Century Park E, Ste 400 Los Angeles, CA 90067, Telephone: 3107342027 9/6, 9/13, 9/20/24 CNS-3841701# PERRIS PROGRESS

Schld:13321 Adld:4739 Custld:8

File No.: R-202411042 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. TACOS NOCHISTLAN 1688 N. PERRIS BLVD. PERRIS, CA 92571 RIVERSIDE COUNTY Full Name of Registrant: 1. TACOS NOCHISTLAN INC. 1688 N. PERRIS BLVD STE L3 PERRIS, CA 92571 This Business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 12/18/2006. 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/LIZET MACIAS 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 8/28/2024. PETER ALDANA

Schld:13338 Adld:4746 Custld:11

NOTICE OF DEFAULT AND FORECLOSURE SALE Trustee Sale No: 132696-11 Loan No: 048-4479352 Title Order No: 2506413CAD APN 311-234-017 WHEREAS, on 04/05/2007, a certain Deed of Trust was executed by ROBERT E. MACIAS AND MARIA MACIAS, HUSBAND AND WIFE AS JOINT

TENANTS, as trustor in favor of SEATLLE MORTGAGE COMPANY as beneficiary and NORTHWEST TRUSTEE SERVICES, INC. as trustee, and was recorded on 04/12/2007 as Document No. 2007-0249012, and WHEREAS, the 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 housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded 07/24/2020 in document no. 2020-0329310, of Official records in the office of the Recorder of RIVERSIDE County, CA, and WHEREAS a default has been made in the covenants and conditions of the Deed of TRUST PURSUANT TO SECTION 9 (A)(i), OF THE LOAN DOCUMENTS "AN IMMEDIATE PAYMENT IN FULL. AS DEFINED, THE LENDER WILL REQUIRE IMMEDIATE PAYMENT IN FULL OF ALL OUTSTANDING PRINCIPAL AND ACCRUED INTEREST IF; A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER." INCLUDING ALL FORECLOSURE FEES, ATTORNEY FEES AND ADVANCES TO SENIOR LIENS, INSURANCE, TAXES AND ASSESSMENTS. WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the 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 on 06/04/2014 as Document No. 2014-0204588, notice is hereby given that on 09/26/2024, at 09:00 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: LOT(S) 21 OF TRACT NO. 12410-1, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 110, PAGE(S) 39, 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Commonly known as: 1022 RUBY DRIVE, PERRIS, CA 92571 The sale will be held: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92682 The Secretary of Housing and Urban Development will bid \$382,468.98. 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, all bidders except the Secretary must submit a deposit totaling \$38,246.90 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$38,246.90 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 a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will be in the form of a certified or cashier's 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 mortgage 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 is to be reinstated prior to the scheduled sale is \$382,111.19 as of 09/25/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary outpocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. 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: 08/23/2024 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or www.nationwideposting.com TARA CAMPBELL, ASSISTANT VICE PRESIDENT NPP0464790 To: PERRIS PROGRESS 09/06/2024, 09/13/2024, 09/20/2024

Schld:13346 Adld:4750 Custld:1

File No.: R-202411022 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. JOSHUA D. NAGGAR, ATTORNEY AT LAW 277 E. 4TH ST., PERRIS, CA 92570 RIVERSIDE COUNTY MAILING ADDRESS: 277 E. 4TH ST., STE. F, PERRIS, CA 92570 Full Name of Registrant: 1. JOSHUA DANIEL NAGGAR 277 E. 4TH ST., STE. F, PMB 106 PERRIS, CA 92570 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/JOSHUA DANIEL NAGGAR 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 8/28/2024. PETER ALDANA

Schld:13359 Adld:4755 Custld:11

File No.: R-202411066 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. NAGGARLAW 445 S. D ST, PERRIS, CA 92570 Riverside County MAILING ADDRESS: 277 E. 4TH ST., STE. F, PMB 106 PERRIS, CA 92570

Section 3. Location of Work: The improvements to be maintained and serviced include the irrigation system.

landscaping, and appurtenances benefiting Tract 37038. The landscaping, irrigation, and appurtenances to be maintained are described in part 1 of the Engineer’s Report.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain “Diagram of Annexation of Tract 37038 to Benefit Zone 189, Landscape Maintenance District Number 1” heretofore approved by the City Council of said City by Resolution Number 6488, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number 6489 has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled “Engineer’s Report for Annexation of Tract 37038 to Benefit Zone 189, Landscape Maintenance District Number 1”, is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to \$406.61 per Benefit Unit. Each year the current maximum annual assessment shall be increased by an amount equal to the greater of the Consumer Price Index (“CPI”) from January to January for the RiversideSan BernardinoOntario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics or three percent (3%). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on October 8, 2024, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North “D” Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying

the proposed special assessments. The published notice will encompass oneighth of a newspaper page. The Perris City News is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a firstclass mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10-point type. The property owner of Tract 37038 has waived the 45 day notice time period with the submission of the Petition and Consent Waiver. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate John Pourkazemi, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 10th day of September, 2024.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6490 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 10th day of September, 2024, by the following called vote:

AYES: RABB, ROGERS, NAVA, CORONA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk, Nancy Salazar

Schld:13435 Adld:4784 Custld:18

Job No. P24-116
NOTICE FOR REQUEST
FOR PROPOSALS PAVEMENT
MANAGEMENT PROGRAM

The CITY OF PERRIS (CITY) invites Proposals from consultants to develop a Citywide Pavement Management Program (PMP) for the City herein referred to as “Services”.

Proposals shall consist of two sealed envelopes as follows:

Technical Proposal envelope shall include one signed physical copy and one digital copy of the Technical Proposal. Please indicate “Pavement Management Program Technical Proposal” on the envelope.

Cost Proposal envelope shall include one signed physical copy and one digital copy of the Cost Proposal. Please indicate “Pavement Management Program Cost Proposal” on the envelope.

Digital copies shall be provided on flash drive, thumb drive, or similar digital device. Digital devices will not be returned.

It is the CITY’s intent that all firms obtain the full content of this Request for Proposals (RFP) and all Addenda via the CITY’s website located at <https://www.cityofperris.org/ourcity/cityhall/bidsrfps>. Please note that the CITY will not be responsible for mailing any addenda. All addenda will be published on the CITY’s website. Consultants are encouraged to check the website regularly since each consultant will be responsible for downloading the RFP and all addendums.

No contact of any kind regarding this RFP shall be made with any of the CITY’s Council members or the CITY’s staff, including the CITY’s consultants or members of the Project Delivery Team. Consultant selection shall be made on merit alone within the process described in this RFP.

All questions and comments to the RFP, and the agreement and its attachments, must be submitted through the CITY’s ActiveBidder website and must be received by the CITY by October 7, 2024.

Proposals are due no later than 4:00 P.M. on October 21, 2024. Consultants must deliver one original, and one electronic copy in PDF format on a Flash drive of Consultant’s proposal to the CITY Engineering Department Office located at 24 South D Street, Suite 100, Perris, CA 92570 to the attention of Mr. John Pourkazemi, CITY Engineer. Postmarks will not be accepted. Proposals and amendments to the proposals received after the date and time specified above will be returned to the sender unopened.

The CITY may choose to invite the top rated/ most qualified firms to scheduled interviews as part of the selection process. Should the City decide to hold Interviews, the top rated/ most qualified firms will be notified of the interviews schedule. Failure to appear at the interview will cause the firm to be eliminated from further evaluation.

CITY does not discriminate on the basis of race, color, national origin, age, sex, or disability in the selection and retention of consultants. Selected Consultant will not participate directly or indirectly in any discrimination prohibited by statute, regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

CITY is planning to utilize local funds for the design phase of the project. The firms will be required to comply with all applicable state and local laws and regulations.

Schld:13438 Adld:4786 Custld:18

Job No P24-118
THE CITY OF PERRIS SEEKS INPUT ON IDENTIFYING COMMUNITY HOUSING AND DEVELOPMENT NEEDS FOR FEDERAL HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (CDBG)

The City of Perris is in the process of developing the 2025-2026 Annual Action Plan which provides a 1-year roadmap for spending Community Development Block Grant (CDBG) funds on housing, human services, public infrastructure and community development activities for low/moderate income persons. CDBG funds are provided from the U. S. Department of Housing and Urban Development (HUD). The City invites all residents to attend a workshop in person or virtually for their district to express opinions on the City’s community development needs and the prioritization of programs to address them. Spanish language interpretation will be available at the workshop. For more information contact Sara Cortés de Pavón with the Perris Housing Authority at scortesdepavon@cityofperris.org or 951-943-5003 ext. 254.

YOU ARE INVITED TO A WORKSHOP ON:

Thursday, October 10, 2024

6:00 pm

City of Perris Council Chambers

101 North “D” Street

Perris, CA 92570

Zoom Option: ID 884 2686 5902

Thursday, October 17, 2024
6:00 pm
City of Perris Council Chambers
101 North “D” Street
Perris, CA 92571
Zoom Option: ID 885 5948 4754

Wednesday, October 23, 2024

5:30 pm

Val Verde Unified School District

Family Engagement Center

Building 700, Room 711

975 W. Morgan St.

Perris, CA 92571

Zoom Option: ID 875 5088 8094

Thursday, October 24, 2024
6:00 pm
Perris Union High School District
Student Services Center
1151 North A Street
Perris, CA 92570
Zoom Option: ID 813 4232 2082

Youth Meeting
Wednesday, October 15, 2024
5:00 pm
City of Perris Council Chambers
101 North “D” Street
Perris, CA 92570
Zoom Option: ID 677 633 9683

Schld:13443 Adld:4789 Custld:18

File No.: R-202411840
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. TRUVALUE INSURANCE AGENCY
26747 BANEBERRY CT, MENIFEE, CA
92585
RIVERSIDE COUNTY
Full Name of Registrant:
1. COVERWELL INSURANCE AGENCY
CORP. 26747 BANEBERRY CT MENIFEE,
CA 92585
This Business is conducted by:
CORPORATION.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 08/15/2024.
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/ADRIANA PUENTES
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
9/17/2024.
PETER ALDANA

Schld:13444 Adld:4790 Custld:11

Loan No.: 20230628 - Contreras TS no.
2024-11070 APN: 333-610-012 NOTICE
OF TRUSTEE’S SALE UNDER DEED OF
TRUST YOU ARE IN DEFAULT UNDER
A DEED OF TRUST, DATED 6/16/2023,
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 PROCEEDING AGAINST YOU, YOU
SHOULD CONTACT A LAWYER. NOTICE
IS HEREBY GIVEN, that on 10/10/2024,
at 9:00 AM of said day, At the bottom
of the stairway to the building located at
849 W. Sixth Street, Corona, CA 92882,
Ashwood TD Services LLC, a California
Limited Liability Company, as duly appointed
Trustee under and pursuant to the power of
sale conferred in that certain Deed of Trust
executed by Jose Contreras, a Single Man
recorded on 6/28/2023 in Book n/a of Official
Records of RIVERSIDE County, at page n/a,
Recorder’s Instrument No. 2023-0186658,
by reason of a breach or default in payment
or performance of the obligations secured
thereby, including that breach or default,
Notice of which was recorded 6/3/2024 as
Recorder’s Instrument No. 2024-0159033,
in Book n/a, at page n/a, WILL SELL AT
PUBLIC AUCTION TO THE HIGHEST
BIDDER FOR CASH, lawful money of the
United States, evidenced by a Cashier’s
Check drawn on a state or national bank, or
the equivalent thereof drawn on any other
financial institution specified in section 5102
of the California Financial Code, authorized
to do business in the State of California,
ALL PAYABLE AT THE TIME OF SALE,
all right, title and interest held by it as
Trustee, in that real property situated in said

County and State, described as follows:
Lot 56, Tract 34180, per Subdivision Map
filed May 13, 2008, Book 429, Pages 72 to
79, Inclusive, of Maps. The street address
or other common designation of the real
property hereinabove described is purported
to be: 28065 Millstream Court, Menifee, CA
92585. The undersigned disclaims all liability
for any incorrectness in said street address
or other common designation. Said sale
will be made without warranty, express
or implied regarding title, possession, or
other encumbrances, to satisfy the unpaid
obligations secured by said Deed of Trust,
with interest and other sums as provided
therein; plus advances, if any, thereunder
and interest thereon; and plus fees, charges,
and expenses of the Trustee and of the
trusts created by said Deed of Trust. The
total amount of said obligations at the
time of initial publication of this Notice is
\$306,440.80. In the event that the deed of
trust described in this Notice of Trustee’s
Sale is secured by real property containing
from one to four singlefamily residences, the
following notices are provided pursuant to
the provisions of Civil Code section 2924f:
NOTICE TO POTENTIAL BIDDERS: If you
are considering bidding on this property
lien, you should understand that there are
risks involved in bidding at a trustee auction.
You will be bidding on a lien, not on the
property itself. Placing the highest bid at
a trustee auction does not automatically
entitle you to free and clear ownership of
the property. You should also be aware that
the lien being auctioned off may be a junior
lien. If you are the highest bidder at the
auction, you are or may be responsible for
paying off all liens senior to the lien being
auctioned off, before you can receive clear
title to the property. You are encouraged to
investigate the existence, priority, and size
of outstanding liens that may exist on this
property by contacting the county recorder’s
office or a title insurance company, either
of which may charge you a fee for this
information. If you consult either of these
resources, you should be aware that the
same lender may hold more than one
mortgage or deed of trust on the property.
NOTICE TO PROPERTY OWNER: The
sale date shown on this notice of sale may
be postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee’s sale postponements be
made available to you and to the public, as
a courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable, the
rescheduled time and date for the sale of this
property, you may call 916-939-0772 or visit
this internet website www.nationwideposting.com,
using the file number assigned to
this case 2024-11070. Information about
postponements that are very short in
duration or that occur close in time to the
scheduled sale may not be immediately
reflected in the telephone information or on
the internet website. The best way to verify
postponement information is to attend the
scheduled sale. NOTICE TO TENANT:
You may have a right to purchase this
property after the trustee auction pursuant to
Section 2924m of the California Civil Code.
If you are an “eligible tenant buyer,” you can
purchase the property if you match the last
and highest bid placed at the trustee auction.
If you are an “eligible bidder,” you may be
able to purchase the property if you exceed
the last and highest bid placed at the trustee
auction. There are three steps to exercising
this right of purchase. First, 48 hours after
the date of the trustee sale, you can call
916-939-0772, or visit this internet website
www.nationwideposting.com, using the file
number assigned to this case 2024-11070
to find the date on which the trustee’s sale
was held, the amount of the last and highest
bid, and the address of the trustee. Second,
you must send a written notice of intent to
place a bid so that the trustee receives it no
more than 15 days after the trustee’s sale.
Third, you must submit a bid, by remitting the
funds and affidavit or declaration described
in Section 2924m(c) of the Civil Code, so
that the trustee receives it no more than 45
days after the trustee’s sale. If you think you
may qualify as an “eligible tenant buyer”
or “eligible bidder,” you should consider
contacting an attorney or appropriate real
estate professional immediately for advice
regarding this potential right to purchase.
Dated: September 17, 2024 Ashwood TD
Services LLC, a California Limited Liability
Company Christopher Loria, Trustee’s
Sale Officer 231 E. Alessandro Blvd., Ste.
6A-693, Riverside, CA 92508 Tel.: (951)
215-0069 Fax: (805) 323-9054 Trustee’s
Sale Information: (916) 939-0772 or www.nationwideposting.com
NPP0465531
To: PERRIS PROGRESS 09/20/2024,
09/27/2024, 10/04/2024

Schld:13448 Adld:4791 Custld:1

Most Maternal Deaths Can Be Prevented.

Here's How California Aims To Cut Them in Half

BY ANA B. IBARRA, CalMatters

After a rise in the rate of maternal deaths, California health officials have a new plan to keep new mothers healthy before and after birth. Their goal: cut pregnancy-related deaths in half by 2026.

Between 2019 and 2021, more than 200 Californians died during pregnancy, at childbirth or within a year of giving birth. That's about 70 deaths a year, or one mother every five days.

While California has one of the lowest maternal mortality rates in the country, health experts say the number of deaths is unacceptably high. By some estimates, 80% of maternal deaths are preventable.

A new plan from California Surgeon General Dr. Diana E. Ramos calls for an educational campaign targeting patients and health care providers. It focuses on spreading awareness about the factors that contribute to pregnancy-related deaths. Ramos wants patients to become more active participants in their health, and for them to be able to identify potential medical risks even ahead of pregnancy.

For example, the blueprint calls for an accessible, at-home questionnaire to help expecting parents assess their own risk of pregnancy complications. It will allow them to self-screen for risks, such as preeclampsia and preterm births. The vast majority of maternal deaths in California are caused by heart disease, hemorrhage and sepsis or other infections, state data show.

For health care providers, the blueprint suggests universal adoption of a tool known as the Obstetric Morbidity Index. It's meant to help evaluate maternal risks at any stage of pregnancy and it's used in other countries.

Ramos is scheduled to launch an educational campaign, Strong Start and Beyond, today in San Francisco. She's expected to be accompanied by First Partner Jennifer Siebel Newsom and by



Photo by Jules Hotz for CalMatters

California's new plan to decrease the number of maternal deaths centers on spreading awareness about health risks that can contribute to pregnancy-related complications.

U.S. Health and Human Services Secretary Xavier Becerra.

The state's push for improving its maternal mortality rates also comes as California is experiencing a wave of closures of labor and delivery wards. More than 50 have closed in the past decade, creating maternity care deserts around the state. A similar trend is happening nationwide.

California's new blueprint doesn't include funding or new programming. It aims to raise awareness about the role that someone's overall health plays in a pregnancy, Ramos said. She also wants to draw attention to resources already available in communities — including access to doulas, now a covered benefit in the Medi-Cal program — as well as services available through counties, health systems and community groups.

"We have so many resources, but up until now, everyone's been... doing their own thing, it's been fragmented," Ramos told CalMatters. "We're bringing together all of these efforts, breaking down these silos and really elevating the amazing work that everyone is doing."

Ramos said her office created the plan with disparities in mind. Black women have the highest maternal mortality rates in the state.

"The significance of the blueprint is that we are moving from identification of the problem to solutions that bring together hospitals,

clinics, public health, all centered around the patient," said Dr. Amanda Williams, an associate professor of obstetrics and gynecology at Stanford's School of Medicine. She is also a member of the advisory group that helped put the blueprint together.

"Sometimes in medicine, we act like people spend their whole life in the office, clinic or hospital, but it's not where they truly are," she added. "And so if we want to make a dent in perinatal morbidity and mortality, we have to work collaboratively and we have to work with the community."

Chronic illnesses are a leading factor in maternal deaths

Prior to COVID-19, about a quarter of all pregnancy-related deaths were associated with heart disease, according to data from the California Department of Public Health.

Ramos says one way to truly make a difference is to emphasize the importance of managing chronic conditions from before pregnancy to after birth. This includes high blood pressure, cholesterol and obesity, all which are linked to heart disease.

In 2020 and 2021, deaths in pregnancy and within the first year of giving birth shot up in large part because of COVID-19 infections, which are included in the data. During the peak of the pandemic, 31% of maternal deaths in California were linked to infections,

HOME

00:00

GUEST

POSS

Big West Upper

Lone Peak (UT)	35	Centennial (2-2)	49
Murrieta Mesa (1-3)	0	Murrieta Valley (2-1)	42
Vista Murrieta (3-1)	42	Bishop Amat	47
Etiwanda	28	Norco (1-3)	33
Temecula Valley (2-2)	2	Chaparral (3-0)	56

Big West Lower

King (4-0)	21	Poly	18
Norte Vista	34	Great Oak (1-3)	28
Los Osos	35	Corona (0-3)	9
Ontario Christian	54	Santiago (0-3)	46

Inland Valley

Paloma Valley (3-1)	28	Heritage (2-2)	18
Perris (3-1)	35	Banning	6
Canyon Springs (3-1)	42	Cathedral City	36
Vista del Lago (4-0)	28	Moreno Valley (1-2)	23

Ivy

Mission Hills	34	Orange Vista (1-3)	21
JW North	6	JW North (0-4)	58
Rancho Verde (1-3)	35	San Jacinto (1-3)	55

Mountain Pass

Tahquitz (1-3)	28	Linfield Christian	43
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mostly COVID.

State data show that 23% of deaths happen on the day of delivery, another 23% take place within the first six days from delivery, and 27% occur seven to 42 days after giving birth. This highlights the importance of postpartum care, Ramos said.

"Oftentimes, as a new mom, you're exhausted, you're tired...you ignore your health," Ramos said. "The message we can get to any new mom is to keep their postpartum visit, because depending upon what their healthcare coverage is, whether you're Medi-Cal, Kaiser, a PPO, your likelihood of keeping that postpartum visit is going to vary, and it's often at that postpartum visit when any complications that occur during pregnancy are followed through."

"The postpartum visit can help save a mom," she said.

Disparities among Black moms continue

In California, Black mothers are three to four times more likely than other racial or ethnic groups to die from pregnancy-related complications. This disparity has persisted for years.