

The Perris Progress

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Since 1901



Calvert and Rollins Still too Close to Call, Roth Leading Medina for Supervisor's Seat



Richard Roth



Jose Medina

RIVERSIDE - In a race with national implications over control of the U.S. House of Representatives, sixteen term incumbent Ken Calvert and challenger Will Rollins remains undecided as of print time midday Thursday.

Corona native, Calvert, the senior member of California's Republican delegation has represented different swaths of Riverside County since 1993. Former federal prosecutor Rollins, in his first run for public office, challenged ran a tough race against the incumbent two years ago, losing by 4.6%, just over 11,000 votes.

As of late Thursday afternoon, Calvert led by 6,742 votes just under 3%, of 238,132 votes counted.

In the contest to replace retiring District 1 Supervisor Kevin Jeffries, State Sen. Richard Roth, D-Riverside, was trending toward victory in the intra-party race pitting him against former Assemblyman Jose Medina, D-Riverside.

As of late Thursday afternoon, Roth held a 4.42% lead, 3,741 more votes of 84, 473 cast.

See Supervisors Page 4

RIVERSIDE - Based on ballot results Thursday afternoon, a proposed bond sale of nearly \$1 billion to cover costs associated with upgrades to facilities within the Riverside Community College District was holding a slim margin in favor of approval, despite the higher property tax obligations it would impose.

Tabulations indicated 55.85% support for Measure CC, which was put before voters in Riverside, Moreno Valley, Norco, Corona, Jurupa Valley and multiple unincorporated communities. The threshold for approval of the bond sale is 55%.

The measure seeks a \$954 million sale of general obligation bonds with a duration, or payoff period, of just over three decades. By the time of full debt amortization, the total cost of principal and interest would come

to about \$1.9 billion, according to ballot materials distributed to the public.

The cost of paying that debt would fall on property owners, whose annual property tax rates would rise an estimated \$19 per \$100,000 of assessed valuation on individual houses, condominiums and businesses, RCCD officials said.

Supporters noted that older buildings are in need of repairs, with improvements required for labs, water delivery systems, electrical outlets, plumbing, ventilation units, natural gas lines and parking lots.

They also pointed to asbestos and lead paint removal plans, as well as the need to "improve emergency communications systems and accessibility for disabled students."

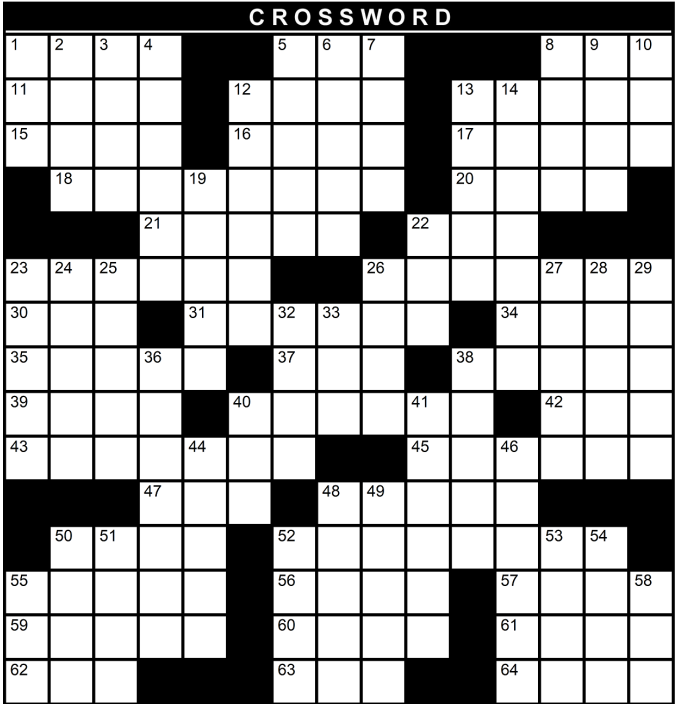
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For Full Election Results See Page 3

24 DECISIONS



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STATEPOINT CROSSWORD
THEME: FAMOUS WORLD SITES

- ACROSS
1. To grab meat off a grill

5. Tire meas.

8. Flock member

11. Hollywood sidewalk mark

12. Architect's drawing

13. Muhammad's teachings

15. *Leaning Tower city

16. Co-eds' military org.

17. a.k.a. Pleasant Island

18. *Angkor Wat country

20. Like some Christmas sweaters

21. Walt's Mickey

22. Blunder

23. Emerge

26. "Midsommar" flower arrangements

30. *Avenue des Champs-Élysées, technically

31. Plural of stria

34. Prescribed food selection

35. On pins and needles

37. Knee-related acronym

38. Fur of the marten

39. Hissy fit

40. Political "shelter"

42. The night before Christmas

43. Eyewash vessel

45. Food tester
47. King Kong, e.g.

48. Milk quantity

50. * _____ Verde National Park

52. *Black Hills' Mount _____ National Memorial

55. Short-trunked ungulate

56. Geometric calculation

57. Barbequed anatomy

59. Not upright

60. Mountain lake

61. *Easter Island statues

62. Short for detective

63. Follow ems

64. "Mr. Roboto" band
- DOWN
1. Recipe amt.

2. Related to ear

3. U.S. space agency, acr.

4. Gram, in Great Britain

5. Walks weary

6. Composer of "Gymnopédies" fame Erik _____

7. *Machu Picchu empire

8. Twelfth month of Jewish civil year

9. On one's guard

10. Ostrich-like bird

12. Marcel of "Remembrance of Things Past" fame

13. Harden

14. * _____ Familia, Spain

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Board OKs Final Budget for Signage
Project Along Santa Ana River

RIVERSIDE (CNS) - The Board of Supervisors Tuesday signed off on the final budget for a signage project along the Santa Ana River Trail, covering most points on the segment that traverses Riverside County with guideposts, relying on a federal allocation to pay for it.

In a 5-0 vote without comment, the board authorized the Regional Parks & Open Space District to utilize \$941,406 in 2021 American Rescue Plan Act funding for the Santa Ana River Trail Wayfinding Signage Project.

In September, the county hired Los Angeles-based Monarka Development Corp., also known as Express Sign & Neon, to handle the project, which is slated to get underway before year's end.

The initial project budget was \$1 million, but Regional Parks & Open Space District officials determined the full amount would not be required, so the board revised the final budget at a slightly lower sum in accordance with

updated figures.

"The signage program project aims to enhance the quality of life for Riverside County residents and Santa Ana River Trail users by maintaining clean, safe and equitable outdoor recreational opportunities," according to documents posted to the board agenda.

The total length of the trail, also dubbed "Crest to Coast," is 110 miles, spanning the upper tier of the San Bernardino National Forest to Huntington

See River Page 4

19. Autocratic

22. Earlier in time, archaic

23. Use blunt end of pencil

24. Sack fabric

25. Change shoelace knot, e.g.

26. *China's Great attraction

27. *Mt. Everest's northern slope location

28. Tool handle

29. Ranch grazer

32. Poison ivy woe

33. * _____ Strait, Alaskan cruise destination

36. *Famous onion-domed cathedral's namesake in Russia

38. Ingratiating behavior

40. Gobbled up

41. Relating to Utah

44. Like exes

46. Violent weather, pl.

48. #13 Across' sacred writings

49. Site frequenters

50. First one on a ship

51. Long narrative poem

52. Loan attribute

53. Heavy metal's Quiet _____

54. E-commerce website

55. Sylvester, to Tweety

58. Broadway musical about wives of Henry VIII

SOLUTION TO THIS
WEEKS PUZZLE

X	A	L	S		S	N	E		C	E	L
I	V	O	W		N	R	V	A	L		I
S	B	I	R		V	E	R	V		I	D
E	R	O	W	H	S	N	R		V	S	E
	I	R	V	A	N	O		E	A	V	
R	E	L	S	V	A	L		H	I	V	E
E	A	E		W	N	T	A	S	V		L
E	T	R	V	S		T	O	V		A	S
L	E	I	D		E	V	I	R	L	S	
S	H	I	V	E	R	M		S	S	E	R
	R	R	E		E	S	N	O	W		
A	T	G	N		V	I	D	O	B	W	C
N	R	N	V	N		C	L	O	R		V
M	A	T	S	I		N	A	T	I		S
W	E				I	S	P			O	N

Perris Elections
2024

Updated Noon Thursday, 11/7
Voteinfo.net For Latest Results

PRESIDENT/VP	Votes	% of Votes Counted
Donald J. Trump (Republican)	299,835	49.66%
Kamala D. Harris (Democrat)	290,993	48.19%
Claudia De La Cruz (Peace & Freedom)	1,621	0.27%
Robert F. Kennedy Jr. (American Ind)	6,068	1%
Chase Oliver (Libertarian)	1,723	0.29%
Jill Stein (Green)	3,509	0.58%
U.S. SENATOR FULL TERM	Votes	% of Voters (counted)
Adam B Schiff (D)	284,354	48.01%
Steve Garvey (R)	307,985	51.99%
US REPRESENTATIVE		
25th DISTRICT		
Raul Ruiz (D) *	69,441	56.12%
Ian M. Weeks (R)	54,295	43.88%
35th DISTRICT	(Riverside County Only)	
Norma J. Torres (D) *	3,884	50.15%
Mike Cargile (R)	5,665	52.22%
39TH DISTRICT		
Mark Takano (D) *	74,795	55.15%
David Serpa (R)	60,817	44.85%
40th DISTRICT	(Riverside County Only)	
Joe Kerr (D)	1,190	40.64%
Young Kim (R) *	1,738	59.36%
41st DISTRICT		
Will Rollins (D)	115,695	48.58%
Ken Calvert (R) *	122,437	51.42%
48TH DISTRICT	(Riverside County Only)	
Stephen Houlahan (D)	31,962	39.91%
Darrell Issa (R) *	48,120	60.09%
STATE OF CALIFORNIA		
STATE SENATE		
19th District		
Lisa Middleton (D)	79,389	53.15%
Rosilicie Ochoa Bogh (R)	69,985	46.85%

31st District		
Sabrina Cervantes (D)	84,554	52.51%
Cynthia Navarro (R)	76,457	47.49%
STATE ASSEMBLY		
60th District		
Corey A Jackson (D) *	40,774	53.90%
Ron Edwards (R)	34,870	46.10%
63rd District		
Chris Shoults (D)	58,298	41.76%
Bill Essayli (R) *	81,315	58.24%
36th District		
Jose "Joey" Acuña Jr. (D)	30,751	47.44%
Jeff Gonzalez (R)	34,072	52.56%
71st District		
Kate Sanchez (R) *	55,320	62.63%
Gary Kephart (D)	33,005	37.37%
RIVERSIDE COUNTY		
1st Supervisorial District		
Jose Medina	40,366	47.79%
Richard D. Roth	44,107	52.21%
CITY OF PERRIS		
Mayor		
Lupe Gomez	3,857	40.81%
Michael M. Vargas *	5,593	% 59.19%
City Council		
District 2		
Rita Rogers *	956	38.77%
Elizabeth Vallejo	1,510	61.23%
District 4		
Malcom Corona *	2,270	100%
Unopposed		
CITY OF WILDOMAR		
City Council District 4		
Veronica Langworthy	210	10.15%
Karen Ellison	373	18.03%
Bridgette Moore *	1,486	71.82%

CITY OF MENIFEE		
Mayor		
Ricky Estrada	4,867	43.42%
Dameon Greene, Sr.	3,989	11.65%
Lesa Sobek	15,387	44.93%
City Council		
District 1		
Mark Harkay	3,818	41.79%
Bob Karwin *	5,319	58.21%
District 3		
Dan Temple	4,768	67.26%
Felix Montano	1,228	17.32%
Gene Recor	1,087	15.33%
EASTERN MUNICIPAL WATER DISTRICT		
Division 3		
Joe Grindstaff	19,688	59.44%
Corinne Awad	13,434	40.56%
SCHOOL BOARDS		
MT. SAN JACINTO CC BOARD		
TA 1		
Edison Gómez-Krauss	11,763	26.26%
Brian Sylva *	33,026	73.74%
Val Verde USD		
TA 2		
Dolores "Lola" Holmes	1,163	48.26%
Hector Jimenez	659	27.34%
Matthew Serafin *	588	24.40%
PUHSD		
TA 3		
Charles H. Hall	5,966	57.01%
David Nelissen *	4,498	42.99%
TA 4		
Jamie I. Anaya	3,787	66.94%
Jonathan Belloso	1,870	33.06%
Perris School District		
TA 4		
Virniecia Green-Jordan	421	40.87%
Douglas Corona *	609	59.13%

Supervisors

Continued from Page 1

Roth, who will term out of the state Senate this year, was an Air Force major general stationed in the area before entering politics. He spotlighted as accomplishments since 2012 securing funding for the UC Riverside School of Medicine and funds to increase the number of judicial officers countywide.

"I'm running for supervisor to build more housing our families can afford, improve our quality of life, recruit doctors and make mental health care more accessible," the senator said in campaign literature. "I'll ensure we fund and support public safety to combat crime, fight gang violence and stop illegal drugs from overtaking our communities."

He said he has a "plan to

address homelessness by partnering with nonprofits (and) expanding mental health and substance abuse treatment services."

Medina, who was an educator prior to entering the Assembly in 2010, pointed to his record supporting greater appropriations for UCR, seed funding for the Cheech Marin Center for Chicano Art and a bevy of restoration projects in Riverside as highlights of his

political career.

He vowed to ensure the sheriff's department is "accountable" in order to restore "trust with our community," alluding to complaints regarding conditions in the jail system, which has led to at least one lawsuit.

"I will deliver for Riverside County families by tackling our homelessness crisis by rapidly moving people off our streets and into housing," he said in a campaign

promotion.

He appeared before the board in June to oppose double-digit percentage pay hikes ultimately approved for the sheriff, district attorney and other elected officials. He vowed that, if elected, he would continue Jeffries' tradition of declining pay raises for himself. Jeffries, who is the most senior member of the board, is also the lowest paid of the five supervisors.

Schools

Continued from Page 1

"Yes on CC allows the district to continue providing low-cost, high-quality education and job training classes close to home," supporters, including Corona Mayor Tom Richins and Riverside Mayor Patricia Lock Dawson, wrote in campaign literature. "Yes on the measure will keep classrooms safe for learning, addressing urgent, basic and future needs."

Opponents, including local fiscal watchdogs Vivian Moreno and Jason Hunter, complained the measure lacks specificity, leaving open the possibility of the money being spent any number of ways, instead of exclusively on infrastructure and classroom upgrades.

A similar RCCD bond pro-

posal -- Measure A -- put before voters in 2020, then seeking \$715 million, was rejected.

Additional school bond proposals in Lake Elsinore and Moreno Valley are also showing stronger support in initial tabulations.

Measure T in the Lake Elsinore Unified School District enjoyed 58.11% support in Thursday afternoon. It would authorize the sale of up to \$198 million in bonds. The cumulative debt service period would run close to 40 years and translate to an estimated total \$396 million in principal and interest before the obligations are satisfied -- provided there's a market for all of them -- according to campaign literature.

The LEUSD debt amortization would require an additional \$28 in taxes per

\$100,000 of assessed valuations for property owners.

The school board would have discretion over what to fund under the "District-Wide 21st Century Instructional Technology Program," supporters wrote. Examples include renovations of computer labs, new lighting and electrical systems, new furnishings, windows and doors

"For our students to succeed in college and careers, they must be skilled in the use of today's technologies and have a solid background in science, math, engineering and technology," proponents wrote.

The proposal has a 55% approval requirement.

Two-thirds of voters in the Moreno Valley Unified School District appeared on the side of Measure X, according to the latest

ballot count, 67.33% in approval as of Thursday afternoon. The proposal seeks the sale of up to \$240 million in bonds. The cumulative debt service period would last 30 years and translate to an estimated total \$469.74 million in principal and interest before the obligations are satisfied, according to campaign literature.

The debt amortization would necessitate \$40 in taxes per \$100,000 of assessed valuations for property taxpayers, according to documents.

The school district would be able to use the money for classroom and lab renovations and upgrades, rehabilitated playgrounds, solar panel acquisitions, electrical, fire alarm and athletic field repairs, as well as other needs.

"Many of our neighborhood schools were built 30-60 years ago and require priority repairs and updates to support high-quality instruction in science, technology, engineering, arts and math," proponents said.

Opponents countered that saddling "retired residents, small business owners, families" and other property taxpayers with the higher bills that the bond issuance would impose "is irresponsible."

"Ten years ago, the residents barely passed a \$398 million bond that promised the same results," they said. "But instead of spending the money on the needs of our students ... they spent the funds on items that last only three years."

The proposal also has a 55% approval requirement.

River

Continued from Page 2

Beach in Orange County. The path, which is still under development, crosses Riverside County via the Santa Ana River bottom, from the northeastern edge of Jurupa Valley to the Corona (71) Expressway at the OC line.

Along with Jurupa Valley, the cities of Corona, Eastvale, Norco and Riverside have portions of the trail

within their jurisdictions. Some sections of the trail have paved surfaces for bicyclists.

"This project includes the installation of over 300 signs along the already constructed lengths of the SART," documents stated. "Sign designs include information kiosks, interpretive panels, directional signs, monuments and regulatory signs. These signs will help people get easily oriented to the SART, find

their destination, locate points of interest and discover information in an easy-to-digest way."

The signage project does not have a specified completion date.

The county received about \$480 million in ARPA funds, and remaining money must be allocated to infrastructure, social assistance and related programs by Dec. 31.



FRIDAY, November 8, 2024

Today in History:

Today is the 313th day of 2024.
There are 53 days left in the year.

By The Associated Press

Today in history:

On Nov. 8, 2000, a statewide recount began in Florida, which emerged as critical in deciding the winner of the 2000 presidential election. The recount would officially end on Dec. 12 upon orders from the U.S. Supreme Court, delivering Florida's electoral votes and the presidency to George W. Bush.

Also on this date:

In 1864, President Abraham Lincoln won reelection as he defeated Democratic challenger George B. McClellan.

In 1889, Montana was admitted to the Union as the 41st state.

In 1923, Adolf Hitler launched his first attempt at seizing power in Germany with a failed coup in Munich that came to be known as the "Beer-Hall Putsch."

In 1942, the Allies launched Operation Torch in World War II as U.S. and British forces landed in French North Africa.

In 1950, during the Korean War, the first jet-plane battle took place as U.S. Air Force Lt. Russell J. Brown shot down a North Korean MiG-15.

In 1960, John F. Kennedy won the U.S. presidential election over Vice President Richard M. Nixon.

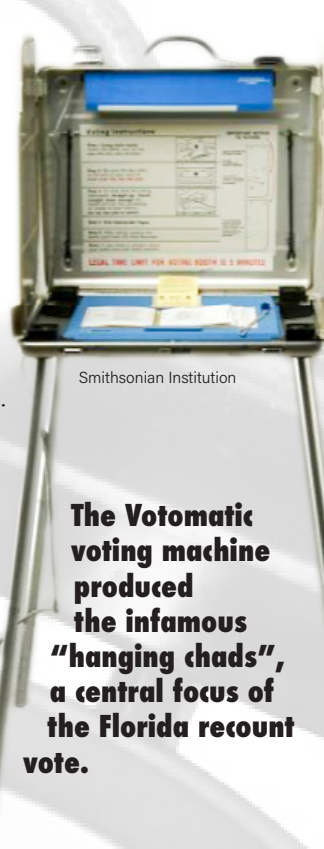
In 1974, a federal judge in Cleveland dismissed charges against eight Ohio National Guardsmen accused of violating the civil rights of students who

were killed or wounded in the 1970 Kent State shootings.

In 2012, Jared Lee Loughner was sentenced to life in prison without parole for the January 2011 shootings in Tucson, Arizona, that killed six people and wounded 13 others, including Rep. Gabrielle Giffords.

In 2013, Typhoon Haiyan, one of the most powerful storms ever recorded, slammed into the central Philippines, leaving more than 7,300 people dead or missing, flattening villages and displacing more than 5 million.

In 2016, Republican



The Votomatic voting machine produced the infamous "hanging chads", a central focus of the Florida recount vote.

Donald Trump was elected America's 45th president, defeating Democrat Hillary Clinton in an astonishing victory for a celebrity businessman and political novice.

In 2018, tens of thousands of people fled a fast-moving wildfire in Northern California that would become the state's deadliest ever, killing 86 people and nearly destroying the community of Paradise.

Government Spending on Babies is Falling Short, Say Advocates

Ten percent of all U.S. children did not have enough food to keep them healthy in 2022. In the same year, the infant mortality rate increased for the first time in two decades and the rate of child poverty more than doubled. At a time when children need increased support to prosper, a new analysis of government spending in 2024 indicates that funding for programs benefitting the youngest Americans — those below the age of 3 — is falling short.

"Babies in the Budget 2024" provides a comprehensive analysis of the share of spending allocated to children ages 0–3 across more than 150 government programs in the federal budget. Published by the bipartisan advocacy organization First Focus on Children, the analysis finds that for the third straight year, the share of federal

spending on children ages 0–3 declined, from just 1.98% in fiscal year 2021 to 1.52% in 2024. On top of that, the small increase in dollars these programs received failed to keep up with inflation, ensuring that support for the nation's youngest children lags behind the estimated average rise in the cost of living for families.

According to advocates with First Focus on Children and the National Collaborative for Infants & Toddlers (NCIT), President Biden's fiscal year 2025 budget presents an opportunity to turn the tide. The president recommends increasing total spending on babies by \$36.8 billion and significantly expanding the Child Tax Credit to reach low-income children currently left behind because their parents earn too little. These changes would increase the money available

for babies by almost \$28 billion in fiscal year 2025 — an inflation-adjusted increase of 630%. The budget proposal would also make vital investments in child care, housing, paid family and medical leave, mental health, nutrition and other areas that impact babies, toddlers and their families.

"Building a healthy, prosperous, and equitable upbringing for our babies translates directly to a healthy, prosperous, and equitable future for our country. Funding choices are just that — choices. And Congress and the Administration have the power to choose to support the well-being of children," says Bruce Lesley, president of First Focus on Children.

To view the full report and to learn more, visit firstfocus.org.



"Our country can and must do more to make life better for babies, toddlers and families," said Jennifer Harris, senior health policy advocate for Alabama Arise, a member of the NCIT. "We should strengthen the Child Tax Credit and expand paid leave to help parents make ends meet. We should invest more in affordable

housing and child care to ensure security and stability for our children. And we must close the Medicaid coverage gap in every state so families can afford the health care they need to thrive. Strengthening these family supports is the cornerstone to ensuring a brighter future for our children and our nation." (StatePoint)

A Mercurial Kieran Culkin Shines in Jesse Eisenberg's Deft, Accomplished 'A Real Pain'

By JOCELYN NOVECK
AP National Writer

It's part comedy, part tragedy. It's part road-trip saga, part odd couple-buddy flick, and part Holocaust film. What could possibly have gone wrong?

Yup — everything could have gone wrong. So the first miracle about "A Real Pain," writer-director Jesse Eisenberg's remarkably accomplished film about mismatched cousins on a somber trip through Poland, is how it pulls off the most delicate of balancing acts.

That it does so while also asking intriguing questions about the nature of pain — personal vs. universal, historic vs. contemporary — is all the more impressive. So is the fact that it showcases an Oscar-worthy performance.

That stunning performance comes from Kieran Culkin, and what's striking is that it doesn't overpower the rest of the ensemble. That's a testament mostly to the careful way Eisenberg, who co-stars in the less flashy role, has constructed and paced his film. And as for Culkin, well, if you needed proof that his searing, Emmy-winning work as tortured live-wire Roman Roy in "Succession" wasn't a fluke, here you have it.

The movie, which is only Eisenberg's second directorial effort, stems from a trip the "Social Network" star took some 20 years ago to Poland. There, he found the tiny house his aunt had lived in before the Holocaust uprooted the family. He wondered what

his own life would have been like had World War II never happened.

And that's one of the many conversations that David (Eisenberg) and Benji (Culkin) have as they travel through Poland on a mission to visit the house where their grandmother, who has recently died, once lived. (Eisenberg used the exact same house, which tells you just how personal this film was for him.)

It's a poignant but also awkward reunion for the cousins, who were close as youngsters but are on very different paths as 40-something adults. David is the anxiety-ridden but highly functional type that Eisenberg the actor excels at; he works in tech and lives with his wife and young son in Brooklyn. As for Benji, he lives upstate and is largely unmoored, or undeveloped. He's also a study in contrasts — the type, David notes, who can light up a room when he enters, and then crap on everyone. The death of their grandmother, with whom Benji was close, has taken a toll on his mental health.

The cousins first meet up at the airport in New York. Before they even get through security, Benji has terrified David by informing him he's secured some really good weed for the journey. (Don't worry, he's mailed it to the hotel.)

In Warsaw, they meet their small tour group and British guide James (Will Sharpe, of "The White Lotus"), a scholar of wartime Poland. Fellow travelers include Marsha (Jennifer



Grey), a divorcee who's moved from LA back east and is trying to reconnect with her past; a Midwestern couple (Daniel Oreskes and Liza Sadovy); and Elogie (Kurt Egyiawan), a Rwandan-Canadian convert to Judaism who knows something about genocide.

In short order, Benji both charms and exasperates the group — and this turbulent brand of charisma is Culkin's specialty.

At a war memorial statue, he runs up to strike a playful action pose, embarrassing David. But somehow, the whole group ends up joining Benji in the child-like stunt, and David is left taking photos.

Then when the tour boards a train for Lublin, Benji suddenly explodes in anger at the group — how can they be sitting in first-class comfort when 80

years ago, their ancestors were corralled into cattle cars? He disappears to a lower-class car.

And at a visit to a wartime tombstone, Benji admonishes the mild-mannered guide, furiously, for focusing on statistics and not letting the group feel the pure emotion of the moment. (He's not wrong, as the guide will later acknowledge.)

Eisenberg has said that when conceiving of his film, he was struck by a Polish ad that promised "Holocaust tours (with lunch.)" All these moments feel quite real; such tours are indeed filled with awkward (and rather inevitable) juxtapositions of modern tourist comforts and historical horrors.

Speaking of horrors, by far the most difficult scenes come when the group visits Majdanek, the Nazi

camp. There, they walk past unspeakable sights of gas chambers and ovens and piles of abandoned shoes. One might at first gasp that Eisenberg is leading us here at all; wisely, he keeps these moments silent. When Benji breaks down, it's on the way home — an acknowledgment that such reactions often come later.

At the end, with the cousins hugging goodbye uneasily in the same airport where we began, having completed a journey both physical and personal, it's hard not to think back to the title of the movie. Yes, Benji is "a real pain." But there are layers of pain at play here.

There is David's very real pain, an anxiety that forces him to take pills each day. There's Benji's pain, which not long ago has sent him into a very dangerous tailspin.

But, Eisenberg seems to be asking, how "valid" are these types of pain set against the historic pain that the film explores in Poland? A place where, as he shows in a striking shot of empty streets where life once teemed, an entire community was erased by the Nazis.

It's quite a journey for one film. All credit to Eisenberg, and his superb co-star, for making the road trip so thought-provoking.

"A Real Pain," a Searchlight Pictures release, has been rated R by the Motion Picture Association "for language throughout and some drug use." Running time: 90 minutes. Three stars out of four.

Mark Bittman's Recipe FOR A GOOEY, MELTY, KID-FRIENDLY GRILLED CHEESE SANDWICH

Smushing a cheese sandwich in the pan leaves you with a crisp outside and gooey inside, says Mark Bittman in his cookbook "How to Cook Everything Kids." You will need a couple cans from the pantry or a small heavy pot for this one.

GRILLED CHEESE SANDWICH

Makes: 1 sandwich

Time: 5 minutes

Ingredients

- 1 tablespoon butter or olive oil
- 2 slices any bread (about 1/2 inch thick)
- 1/3 cup grated (or 1 or 2 slices) melting cheese (like cheddar, Jack or Swiss; about 1 ounce)

Directions

Put an 8-inch skillet over medium heat and add the butter or oil. Make a sandwich with the bread and cheese. Try to keep the cheese in an even layer not too close to the crusts of the bread.

When the butter melts or the oil is hot, put the sandwich in the skillet. Set a small plate on top of the bread and weigh it down with the cans or heavy pot. Adjust the heat so the butter or oil sizzles without burning.

Cook until the bottom of the bread smells like toast and is lightly browned and crisp, 2 to 3 minutes. Take all the stuff off the sandwich, slip a spatula underneath, lift it off the pan and turn it over.

Swoosh the sandwich around in the pan to sop up all the

ter half the cheese in the bottom of the pan, top with the bread slice, and scatter the rest of the cheese on top. Put the pan over medium heat and cook without touching anything until the cheese bubbles and melts and turns brown, 3 to 5 minutes. It should be crisp enough to slip a spatula underneath and turn it over. Cook the second side the same way. When the sandwich is ready, tip the pan so the extra fat pours away from the bread before lifting it out with the spatula.

butter or oil. If you want the sandwich even flatter, pile the plate and cans back on. The other side will also take 2 to 3 minutes to brown. Use the spatula to transfer the sandwich to a plate. Wait a minute for the cheese to cool and set, then dig in.

Eat with

Pickles, raw vegetable sticks, salad, a creamy tomato soup or chips

Variations

— Grilled Chocolate Sandwich: Like dessert. Instead of the cheese, use 1 small chocolate bar between the bread. Your choice what kind, but I like mine pretty dark.

— Inside-Out Grilled Cheese Sandwich: That's right. Crisp cheese on the outside, bread on the inside. You'll need a nonstick skillet for this. Use one piece of bread and twice as much cheese. Don't put butter or oil in the pan or use the plates and weights. Scatter

— Cheese Toast: This time the sandwich is open. You can use any of the cheeses listed in the recipe or try grated Parmesan. Turn on the broiler to the highest setting (or use a toaster oven) and put the rack about 4 inches from the heat source. Keep the bread dry at first and put both slices on a baking sheet (or the pan for the toaster oven) and move the pan under the heat. Watch it until the top is toasted as dark as you like. Remove the pan, using tongs to turn the bread, then put a pat of butter on each uncooked side or drizzle with half the oil. Top the slices with the cheese and put the pan back under the heat until the cheese is melted and bubbly or brown as you want it.

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Breakfast Burrito

- 1/2 tsp ground cayenne pepper (optional for spice)
- 2 tbsp shredded cheddar
- 1 tbsp chopped cilantro
- 1 tbsp chopped bell pepper
- 1 tsp oil

To Make

In a medium size fry pan over medium heat add the oil and potatoes and bell peppers. Mix and cook for 5 minutes stirring occasionally. Add the ground meat. Flatten to sear and chop to break up. Season with the cumin, garlic powder cayenne (optional) and salt.

Move ground beef, peppers, and potatoes to the side of the pan. Add egg to the other side of pan and scramble with spatula. Mix all together. Sprinkle with the cheddar. Add the cilantro.

Warm tortilla. My preferred method is over an open stovetop flame for about 10-15 seconds on each side.

Place ingredients in the middle of the tortilla. Fold sides in, and fold the front over the top and roll over towards the back.

Breakfast is the most important meal of the day. At least that is what they say. But I have always found it to be the most boring meal of the day. Cereal, boring. Pancakes, meh. But breakfast burrito. Okay, now I'm getting excited.

I made this over the weekend, and I have to say, I wanted to make another one as soon as I finished eating the first. I didn't, but I wanted to!

Let's make a breakfast burrito!

Makes 1 burrito. To make 2, double the ingredients. 3, triple. And so forth.

Ingredients

- 1 large tortilla
- 1 egg
- 1 small white potato diced 1/4" cubes
- 1/4 cup ground beef
- 1/2 tsp cumin
- 1/2 tsp salt
- 1/2 tsp garlic powder



Why Early Diagnosis of PAH is So Important

What Older Adults Should Know This RSV Season



Each year, 500 to 1,000 people in the United States are diagnosed with pulmonary arterial hypertension (PAH). Because this progressive, chronic disorder is rare, it is often under-detected, causing delayed diagnosis with a potentially significant impact on people living with the disease.

November is Pulmonary Hypertension Awareness Month. To raise awareness and provide resources about PAH with a goal of speeding the path to diagnosis and understanding treatment options, the American Lung Association, with support from Merck, is sharing the following facts and insights:

What is PAH? Pulmonary arterial hypertension is a specific type of pulmonary hypertension caused when the tiny arteries in the lung become thickened and narrowed. This blocks blood flow through the lungs, raising the blood pressure in the lungs and causing the heart to work harder. In the early stages of PAH, it is possible a patient may not notice any symptoms at all. As the disease progresses, they will start to experience symptoms common to other lung diseases. The most common symptoms include:

- Increased shortness of breath
- Fatigue
- Swelling of the feet, legs and eventually, the abdomen

and neck

- Dizziness and fainting spells
- Chest pain
- Heart palpitations (racing or pounding)
- Lips and fingers turning blue
- Cough
- Hoarseness

Why is early diagnosis important? Left untreated, PAH will progress and is deadly. The path to diagnosis can be long, frustrating and difficult. In fact, the average time to accurate diagnosis is over two years. However, the sooner an individual is diagnosed, the sooner they can begin the correct treatment protocol to best manage their symptoms.

What barriers are there to treatment and diagnosis? Because symptoms are similar to other common lung diseases, it can often be hard to diagnose PAH. Individuals with rare diseases are more likely to have limited access to specialized care options, lack providers who understand their disease, and often face high treatment costs.

Who is most at risk? PAH is most common in women between ages 30-60 and disproportionately impacts Black and Hispanic women. Members of these groups are also more likely to experience worse health outcomes once diagnosed due to delayed diagnosis and barriers to care caused by systemic

Each year, up to 160,000 older adults living in the United States are hospitalized and as many as 10,000 die due to respiratory syncytial virus (RSV). RSV is a highly contagious virus that spreads through close contact with infected individuals, typically increasing during the fall and peaking in winter.

While most people with RSV develop mild symptoms, like that of a common cold, RSV can cause severe illness in older adults, especially those with certain medical conditions, like chronic lung disease, chronic heart disease or a weakened immune system. That's why the American Lung Association, with support from GlaxoSmithKline, is encouraging adults at increased risk for severe illness to protect themselves against RSV. Here's what they want you to know:

Severe Illness is Preventable: In 2023, RSV vaccines became available to help protect older adults from severe RSV illness, however, according to the most recent data, only 24% of older adults received it. The Centers for Disease Control and Prevention recommends RSV vaccination for adults aged 75 and older, and adults ages 60 to 74 at increased risk for severe RSV disease. You can get vaccinated any time, but the best time to receive an RSV vaccination is late summer

and early fall before RSV starts to spread in the community. If you have already received an RSV vaccine, you do not need another one. Talk with your healthcare provider about whether RSV vaccination is recommended for you.

inequalities in the healthcare system.

How is PAH treated? Although there is no cure for PAH, there are medications and treatments that can slow the progression of the disease and improve a person's quality of life. Treatments include medication, supplemental oxygen, pulmonary rehabilitation or, in severe cases, a lung transplant. The treatments available for PAH specifically target and restore



balance among one or more of three pathways in the lungs that contribute to disease progression: nitric oxide, endothelin, and prostacyclin.

Where can those living with PAH find support? Those living with PAH should work closely with their healthcare team to manage their disease. Support can be found by calling the American Lung Association HelpLine at 1-800-586-4872 and pressing 2. Callers can

National Immunization Survey data shows that RSV vaccination rates vary, with 27% of white/non-Hispanic adults having received a vaccine, compared to 21% of Black/non-Hispanic adults, and 15% of Hispanic/Latino adults. At the same time, Black and Hispanic/Latino populations have higher rates of underlying conditions that increase the risk of severe

RSV illness.

Healthy Habits Can Also Help Stop the Spread: In addition to vaccination, you can help stop the spread of RSV with these everyday actions:

- Washing your hands with soap and water for 20 seconds
- Covering your coughs and sneezes with a tissue
- Avoiding close contact with people who are sick
- Staying at home when you are sick and avoiding close contact with others
- Cleaning frequently touched surfaces
- Taking steps for cleaner indoor air

For more information about RSV in adults and to learn steps to prevent severe illness, visit Lung.org/rsv.

"An ounce of prevention is worth a pound of cure. However, if you do get sick with RSV this winter, be sure to watch for signs of severe illness, such as shortness of breath and worsening symptoms, and seek prompt medical attention if needed," says Dr. Rizzo. (StatePoint)

ask questions about their lung health and receive help finding a specialist, support or guidance for financial assistance.

Having PAH is life changing. However, being diagnosed as soon as possible can help you get on the right path to optimal disease management. For more information about PAH visit Lung.org/pah. (StatePoint)

Affordable Housing

Continued from Page 12

counsel and a consultant to analyze the community land trust model, said Matt Peters, director of community development, in an email to CalMatters. The city also would need a nonprofit organization to administer the trust, a partnership with a real estate developer and financial resources to accomplish it, he added.

Councilmember Zak Schwank said “all options are on the table” for expanding housing in Temecula. But he said the city already works with Habitat for Humanity, and he thinks that’s an efficient way to build low-income homes. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage.

Schwank worries that a community land trust would require city administration, creating new bureaucracy.

“We would have to have a whole other structure in place, with oversight and partners, so I wonder if it’s just cleaner to continue to invest in Habitat homes and things like that,” he said.

Temecula is known for its large, suburban homes, but Schwank said city officials

have tried to persuade developers to downsize housing tracts and build entry-level homes.

“We have tried to be more creative with developers, to incentivize them to build the missing middle, or those smaller lot homes,” he said. “We haven’t been too successful with that.”

To spur home construction, the city has rezoned some areas, Schwank said. For instance, it retooled its specific plan for an area called Uptown Temecula to accommodate 3,700 more housing units and streamlined the approval process to make it easy to build new homes there.

A city zoning map over her bed

Meanwhile LaMont’s own housing situation has taken on new urgency. In July she received an eviction notice after her take-home pay rose to \$52,000, exceeding the annual affordable program limit of \$49,000 for a two-person household. She got extensions through October, but now she has to move. She said she faces a rent increase from the current \$935 she pays per month to more than twice that rate.

LaMont’s apartment in the Warehouse at Creekside is



From left, housing advocates of Upward Community Aaron Cook, Laurel Lamont and Melissa Bourbonnais speak inside Lamont’s apartment in Temecula on Oct. 11, 2024.

Photo by Kristian Carreon for CalMatters

small but tightly organized. Her 19-year-old son Christopher uses a bunk bed in the single bedroom, while LaMont sleeps in the living room on a bed raised for storage underneath. There’s no pantry, so a bookshelf stores packages of Trader Joe’s baking mix, olives and chicken broth.

A zoning map of Temecula hangs over LaMont’s bed, and shelves next to it are stacked with books on urban planning.

“My unhealthy habit is reading government documents and learning about housing,” she said.

Christopher said his family’s tenuous situation seemed normal when he was a child, but he later realized housing was a struggle. For his high school senior project he presented a design for a walkable, pedestrian-friendly community in Temecula.

Now he’s attending Mount San Jacinto Community College with the goal of becoming a civil engineer.

“I’m just starting to understand there’s no salvation for me if I don’t make it on my own,” he said.

A broken system

City officials say they’re aware of LaMont’s situation and are exploring ways to adjust the income criteria for her building. The U.S. Department of Housing and Urban Development defines low-income renters as people earning less than 80% of an area’s median income. In the Inland Empire that’s \$65,600 a year for a two-person household, well above LaMont’s earnings.

But the income criteria can vary by project. The Warehouse at Creekside restricts tenants to 60% of the area median for one-bedrooms,

putting LaMont just above the threshold. City officials said they’re working with the developer to renegotiate that limit.

It won’t change in time to save LaMont’s lease. She has found a two-bedroom apartment that will open in a few months. It will allow her and her son their own space, but it will double her rent. She worked out a deal to stay in a different apartment in her current building in the interim.

Even with a potential solution, she laments that affordable housing formulas create a trap that penalizes tenants for improving their financial station. She said that’s what causes the “brokenness” of the affordable housing system.

“You’re constantly chasing; there’s no hope of saving any money,” she said.

Public Notices

T.S. No. 124805-CA APN: 289-350-027 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/27/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 12/11/2024 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 3/4/2021 as Instrument No. 2021-0140599 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: BLANCA ESTELA ARELLANO, UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AUCTION.COM ROOM, 2410 WARDLOW ROAD #111, CORONA, CA 92880 all

right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 23435 ROLLING MEADOWS DR, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$496,702.56 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written

Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information

about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 124805-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 124805-CA to find the date on which the trustee's sale was held,

the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Schld:13647 Adld:4873 Custld:4

File No.: R-202412943
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. KC JESKE REAL ESTATE 83364 DOAK ST, INDIO, CA 92203 RIVERSIDE COUNTY MAILING ADDRESS: 221 LAKE TERRACE DR, HENDERSONVILLE, TN 37075 Full Name of Registrant: 1. KC W JESKE 221 LAKE TERRACE DR HENDERSONVILLE, TN 37075 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/KC W JESKE
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF RIVERSIDE ON 10/15/2024.
PETER ALDANA

Schld: 136550 AddId:4874 CustId: 11

TS No: 126399-CA APN: 331-400-023 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 7/20/2007, a certain Mortgage Deed of Trust was executed by JESUS M. LOPEZ, A WIDOWER as trustor in favor of ONE MORTGAGE NETWORK as beneficiary, and was recorded on 7/31/2007, as Instrument No. 2007-0494182, in the Office of the Recorder of Riverside County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 6/29/2015, recorded on 9/1/2015, as instrument number 2015-0391060, in the office of Riverside County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 10/16/2024 is \$688,151.56; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 2/22/2018, as Instrument No. 2018-0065722, notice is hereby given that on 12/4/2024 at 9:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: PARCEL 1: LOT 23 OF TRACT NO. 23311-2, AS SHOWN ON A SUBDIVISION MAP ON FILE IN BOOK 257, PAGE(S) 1 THROUGH 3. INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 550 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY. AS RESERVED IN DEEDS OF RECORD. PARCEL 2: NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, DRAINAGE, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE DECLARATION AND THE NOTICE. Commonly known as: 26668 CHINA DRIVE, SUN CITY, CA 92585, AKA, 26668 CHINA DRIVE, MENIFEE, CA 92585 The sale will be held at: AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$698,393.29. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must

submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$69,839.33. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$69,839.33 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: October 16, 2024 CLEAR RECON CORP Foreclosure Commissioner By: Hamsa Uchi Title: Foreclosure Supervisor 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

Schld: 13656 AddId:4877 CustId: 4
Title Order No.: 95529536 Trustee Sale No.: 87453 Loan No.: 399456661 APN: 360-011-006 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/26/2023 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/20/2024 at 9:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 5/30/2023 as Instrument No. 2023-0153927 in book N/A, page N/A of official records in the Office of the Recorder of Riverside County, California,

executed by: DAVID RIVERA, A SINGLE MAN , as Trustor LATNK INVESTMENTS LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF CALIFORNIA , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 6 OF TRACT NO. 4438, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 73 PAGES 61 TO 63, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING ANY MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND. 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: 26050 SAN QUINTIN ROAD MENIFEE, CA 92584. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to wit: \$148,778.80 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 10/18/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87453. Information about postponements that are very short in duration or that occur close in time to the

Job No. P24-144
NOTICE OF PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following items:

CASES: Conditional Use Permit (CUP)
24-05095

APPLICANT: Vandana Kelkar
PMDG INC.
38 Executive Park #310
Irvine, CA 92614

LOCATION: The Project Site is located on the northwest corner of Perris Boulevard and Citrus Avenue, in the Community Commercial (CC) Zone.

PROPOSAL: To consider a Conditional Use Permit for the construction of a 2,600 square foot Pollo Campero drive-through restaurant on 0.87-acres.

ENVIRONMENTAL DETERMINATION: Recommend the project qualifies for a Categorical Exemption, pursuant to Section 15332 (Class 32 In-Fill Development Project), of the California Environmental Quality Act (CEQA), as the project will not have a significant effect on the environment.

PUBLIC HEARINGS: The City of Perris Planning Commission is scheduled to consider the project and environmental determination at its meeting on Wednesday, November 20, 2024, at 6:00 pm. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk until 5:00 PM on the day of the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: November 20, 2024
– 6:00 p.m.
Project Planner: Monica Carranza,
Assistant Planner
Phone: (951) 943-5003 Extension
370
Email: Mcarrranza@cityofperris.org

Si necesita un intérprete por favor
llámenos al (951) 943-5003

scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87453 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Schld: 13661 AddId:4878 CustId: 4

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
IVAN HIRAM VELAZQUEZ
CASE NO. PRR12402654
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of IVAN HIRAM VELAZQUEZ.
A PETITION FOR PROBATE has been filed by ROSALIA LEON in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that ROSALIA LEON be appointed as

personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 11/27/24 at 8:30AM in Dept. 12 located at 4050 MAIN STREET, RIVERSIDE, CA 92501
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
ENRIQUE PEREZ, ESQ. - SBN 231622
PEREZ LAW GROUP, APC
600 W. SANTA ANA BLVD., STE. 802

SANTA ANA CA 92701 Telephone (855) 529-8753 BSC 225959 11/1, 11/8, 11/15/24 CNS-3865135# PERRIS PROGRESS	1. D'LUXE NAIL BAR 2. D'LUXE NAIL BAR LLC 27452 JEFFERSON AVE B2, TEMECULA, CA 92590 RIVERSIDE COUNTY MAILING ADDRESS: 29409 LINDEN PL LAKE ELSINORE, CA 92530 Full Name of Registrant: 1. D'LUXE NAIL BAR LLC 29409 LINDEN PL LAKE ELSINORE, CA 92530 This Business is conducted by: LIMITED LIABILITY COMPANY. The registrant commenced to transact business under the fictitious business name or names listed above on: 5/30/23. 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/ABYGAIL DE LUNA NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF RIVERSIDE ON 10/23/2024. PETER ALDANA	subject to cancellation. Perris Progress Published: November 08, 2024	Schld:13762 Adld:4914 Custld:93 -----	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, CA05000167-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000167-24-1 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: September 25, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA05000167-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0465927 To: PERRIS PROGRESS 11/08/2024, 11/15/2024, 11/22/2024	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/GERARDO MARTIN NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF RIVERSIDE ON 10/11/2024. PETER ALDANA									
Schld:13695 Adld:4892 Custld:8 -----	File No.: R-202413354 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. BERMUDA LANDSCAPE 21568 STEELE PEAK DR, PERRIS, CA 92570 RIVERSIDE COUNTY Full Name of Registrant: 1. CONSTANTINO NICOLAS MATIAS 21568 STEELE PEAK DR 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/CONSTANTINO NICOLAS MATIAS NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code). THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF RIVERSIDE ON 10/24/2024. PETER ALDANA	Schld:13737 Adld:4908 Custld:11 -----	Job No. P24-143	First Industrial, L.P. (Owner) invites online bids on the PlanetBids website until 2:00 p.m. on December 4, 2024, for the Redlands Avenue Improvements Project in the City of Perris. No hard copy of the bid package will be accepted.	No prebid meeting will be held.	The plans and specifications are available online to download through the Albert A. Webb Associates PlanetBids Portal (https://pbsystem.planetbids.com/portal/58645/bo/bosearch)	All questions and requests for information and acceptability of substitutes, including any questions addressing the interpretation or clarification of the Contract Documents must be submitted directly to the PlanetBids website prior to November 27, 2024. Answers will be posted on PlanetBids on or before December 1, 2024.	Schld:13740 Adld:4909 Custld:18 -----	NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at www.StorageTreasures.com. Bidding will begin at Friday November 15, 2024 at 10:00 am and auction will close at or after Friday November 22, 2024 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc. Name: 005DT - Harold Boyd 00036 - Stephen Evans 00316 - Brian Hines 00844 - Harold Boyd 01119 - Jose Montenegro 01123 - Jose Montenegro 01125 - Jose Montenegro 01127 - Jose Montenegro 1314 - Harold Boyd 00621 - Andrew Robson You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A \$300 cash cleaning deposit is required at time of purchase. All goods are sold AS IS and must be removed within 48 hours of the time of purchase. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is	Schld:13763 Adld:4915 Custld:1 -----	Notice of Public Sale Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday November 22, 2024 at 11:30 am. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com. Kristi A Bales Dominique F Carrera Sandor Fonad Thomas D Pearce Robert C Smith Maria T Magana Milagros S Castillo Suarez Billy Lee Stanley All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this November 08, 2024 by StorAmerica - Perris, 2926 N. Perris Blvd., Perris, CA, 92571 (951) 943-2331 11/8/24 CNS-3868502# PERRIS PROGRESS	Schld:13770 Adld:4918 Custld:8 -----	File No.: R-202412925 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. GM HOME SERVICES 515 OPAL AVE, HEMET, CA 92543 RIVERSIDE COUNTY Full Name of Registrant: 1. GERARDO - MARTIN 515 OPAL AVE HEMET , CA 92543 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name	LANA EILEEN THOMPSON 28291 Encino Drive Menifee CA 92586 Phone: (951)-434-0750
Schld:13721 Adld:4903 Custld:11 -----	File No.: R-202413337 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:	Schld:13775 Adld:4920 Custld:256 -----						LANA EILEEN THOMPSON 28291 Encino Drive Menifee CA 92586 Phone: (951)-434-0750	Schld:13775 Adld:4920 Custld:256 -----					



SHE FIGHTS FOR AFFORDABLE HOUSING IN THE INLAND EMPIRE.

Now She's Fighting to Keep a Roof Over Her Head

Laurel Lamont, founder Upward Community, at the apartment complex where she lives in Temecula on Oct. 11, 2024. Lamont is facing eviction.

Photo by Kristian Carreon for CalMatters

“*There’s no starter homes. There’s no opening door for the lesser earning, or the single earner.*”

LAUREL LAMONT,
FOUNDER OF UPWARD
COMMUNITY

BY DEBORAH BRENNAN,
CalMatters

Every other week Laurel LaMont walks one block from her Temecula apartment to City Hall to make the case for a new model for low income housing.

She and her organization, Upward Community, have been calling on the city to create a community land trust, a nonprofit that buys land, then rents or sells homes to low- and moderate income residents.

But first, LaMont has a more pressing issue; she’s fighting her own eviction from an affordable apartment after her earnings rose above the building’s threshold for subsidized housing.

LaMont’s vision — and her own dilemma — show how the statewide housing crisis has made home ownership, and even rent, unaffordable to many working people.

“For all of time we’ve always had a lesser earning workforce that keeps

your community going — your grocers, your baristas, janitors and cooks,” said LaMont, who works at Trader Joe’s. “These are permanent jobs, and we deserve to live in a community we serve.”

Housing prices in California are some of the highest in the country. More than half of tenants spend more than 30% of their income on rent, the Public Policy Institute of California reported.

California homes sold in September for a median price of \$868,150, according to the California Association of Realtors.

Even in Riverside County, long regarded as a haven for reasonably priced housing, the median price was \$625,000 last month. It would take an annual income of nearly \$160,000 — or \$77 an hour — with a 10% down payment to buy such a home in Temecula, according to Wells Fargo’s mortgage calculator.

The missing middle

For years LaMont has fought for better options for what she calls the “missing middle,” often referred to as workforce housing.

“There’s no starter homes,” said LaMont, a single mom. “There’s no opening door for the lesser earning, or the single earner.”

Community land trusts offer that entryway to homeownership, she argues.

Under the model, a nonprofit pur-

chas- es land and builds homes for lease or sale at stable monthly rates. In the for-sale version residents can buy a home, but not the land, which is restricted to low- or moderate-income housing for up to 99 years. If they leave, residents may take limited equity to their next home.

LaMont formed her organization, Upward Community, in 2020 with Melissa Bourbonnais, a political science professor, and Aaron Cook, a civil engineer. They’re trying to raise the money needed to form a 501C3 nonprofit, which would enable it to seek grants for a community land trust, LaMont said.

The organization is pressing the city to get on board. With a blonde pixie cut and quick smile, LaMont appears disarming but acknowledges she and her fellow activists can be “abrasive” in political exchanges.

“We go to every single council meeting and we do not go in gently,” she said. “Every Tuesday we just walk on up there and give them an earful.”

She has made headway with some council members. Mayor Pro Tem Brenden Kalfus said he thinks a community land trust could be useful in Temecula.

“I don’t think it’s the solution to the housing crisis, but it helps go in the right direction,” he said. “I think the community land trust gives the community local control.”

Various city-owned parcels could be used for that purpose, Kalfus said. He leans toward townhomes or small single-family homes with limited equity over condos or apartments.

“I think that would best serve the workforce in Temecula,” Kalfus said. “When you go to sell the home, you can’t make more than a certain amount, so it keeps the price reasonable.”

Temecula’s big homes

City officials are working with legal

See Affordable Housing Page 9

FOOTBALL

HOME 00:00 GUEST

POSS

Big West Upper			
Centennial (8-2, 5-0)	54	Chaparral (7-3, 3-2)	12
Murrieta Valley (8-2, 4-1)	56	Roosevelt (2-8, 0-5)	3
Vista Murrieta (6-4, 2-3)	20	Norco (3-7, 1-4)	16
Big West Lower			
Temecula Valley (5-5, 3-2)	45	Corona (2-8, 0-5)	0
King (7-3, 3-2)	25	Great Oak (4-6, 3-2)	15
Santiago (2-8, 1-4)	3	Murrieta Mesa (6-4, 5-0)	29
Inland Valley			
Perris (7-3, 3-2)	33	Heritage (4-6, 2-3)	12
Citrus Hill (3-7, 1-4)	28	Lakeside (0-10, 0-5)	8
Moreno Valley (8-2, 5-0)	41	Canyon Springs (8-2, 4-1)	28
Mountain Pass			
Yonge Vista (6-4, 5-0)	13	Rancho Verde (6-4, 4-1)	12
Liberty (4-6, 2-3)	35	Paloma Valley (5-5, 1-4)	20
Vista del Lago (8-2, 3-2)	42	JW North (1-9, 0-5)	21
Mountain Pass			
West Valley (7-1, 3-0)	28	Tahquitz (2-8, 0-4)	10
San Jacinto (6-3, 3-0)	46	Temescal Canyon (5-4, 2-2)	0