

# The Perris Progress

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Vol. 124-49

Friday, December 6, 2024

Since 1901



## Critically Endangered Leopard Dies at Age 21 at The Living Desert Zoo

By JAIMIE DING Associated Press

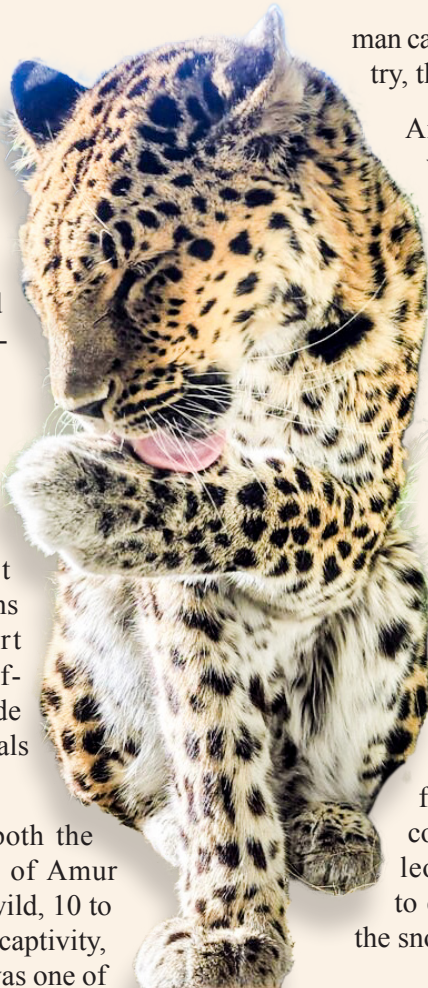
Palm Desert (AP) — A critically endangered species of leopard has died at a Southern California zoo.

Zoya, a 21-year-old Amur leopard, died of old age at 21 at the Living Desert Zoo and Gardens in Palm Desert last Tuesday after over a decade there, zoo officials announced.

Zoya outlived both the life expectancy of Amur leopards in the wild, 10 to 15 years, and in captivity, 15 to 20. Zoya was one of the oldest leopards in hu-

man care in the country, the zoo said.

Amur leopards were classified as critically endangered in 1996 by the International Union for Conservation of Nature. Native to the mountains of eastern Russia and northern China, they have adapted to the cold climate by having thick fur and paler coats than other leopard species to camouflage in the snow.



See Mental Health Page 5

By DORANY PINEDA Associated Press

The California Department of Fish and Wildlife has released a new plan to protect the state's iconic Joshua trees, which are imperiled by wildfires, human development and climate change.

The 294-page draft plan includes calls for avoiding or minimizing direct and indirect impacts from overgrazing, pesticide use and unauthorized off-roading; relocating trees when projects require their removal or could harm them; and identifying and protecting lands where they could thrive in a future projected to be drier and hotter.

"In many ways, it's a good compre-

hensive plan of the things we need to do if the western Joshua tree is going to survive the very, very difficult decades ahead," said Brendan Cummings, conservation director with the Center for Biological Diversity, a nonprofit that in 2019 petitioned to list the western Joshua tree as threatened under the state's Endangered Species Act.

The conservation plan is a requirement of the Western Joshua Tree Conservation Act that passed last year, making it the first law in the state to protect a species from the threats of climate change. The law also prohibits anyone from killing, damaging or removing a tree without a state permit.

See Leap Year Page 5

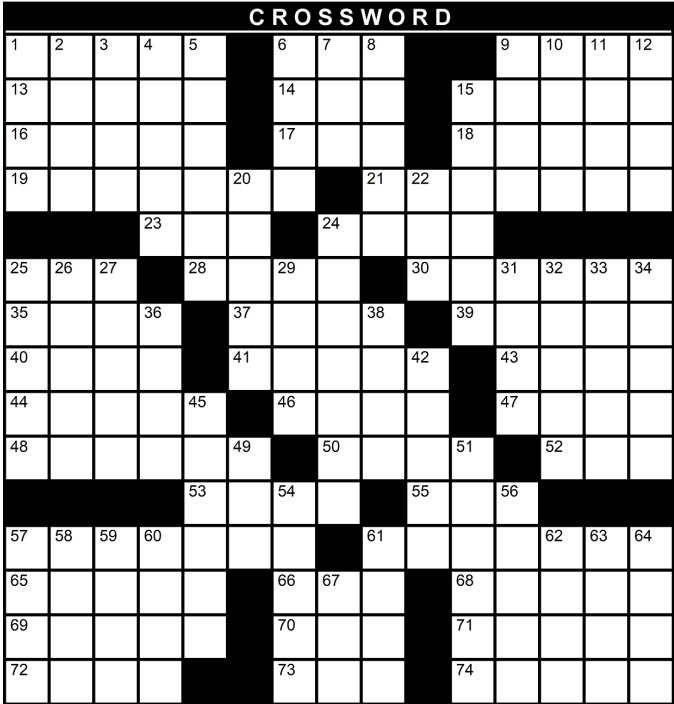
MALCOLM SMITH,  
RIVERSIDE  
MOTORSPORTS  
LEGEND,  
BUSINESSMAN,  
DEAD AT 83



See Page 2

Malcolm Smith in 2000

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THEME: HAPPY HOLIDAYS

ACROSS

1. F, unit of electrical capacity  
6. \*Buche de Noël, e.g.  
9. What influencers do?  
13. Yemeni's neighbor  
14. Another word for Tokyo  
15. Singer Ross of "Where Did Our Love Go" fame  
16. Laundry room fire hazard, pl.  
17. Much of it about nothing?  
18. Furnish with a fund  
19. \*"A Bad Moms Christmas" actress Bell  
21. \*Tiny Tim creator  
23. Tibetan ox  
24. Khrushchev's domain  
25. \*Goo on real Christmas tree  
28. Sketch  
30. \*Poinsettia's motherland  
35. "\_\_\_\_ Good Men", movie  
37. Brussels' org.  
39. Plant fungus  
40. Reluctant  
41. Klutzy  
43. \*"It's beginning to look \_\_\_\_ like..."  
44. Domains  
46. Bog down  
47. Oxen connector  
48. Under epidermis

DOWN

50. Mums' mums  
52. Over, poetically  
53. Alleviate  
55. \_\_\_\_ Mahal  
57. \*Tanne in "O Tannenbaum" (2 words)  
61. \*It is feliz to Feliciano  
65. Radioshow host: "Hello, you're \_\_\_\_"  
66. Knot-tying vow (2 words)  
68. Dispatch boat  
69. Carthage's ancient neighbor  
70. \*Egg\_\_\_\_  
71. Oil lamp dweller  
72. Fishing poles  
73. Bigheadedness  
74. Painter Degas

DOWN

1. Lore people  
2. Mideast ruler  
3. Hindu princess  
4. Jittery  
5. Farthest from point of origin  
6. Ground beef description  
7. Like Lemmon and Matthau together  
8. Merchandise  
9. Swim's alternative  
10. Dwyane, once of Miami Heat  
11. Any day now, to Shake-

RIVERSIDE (CNS) - Malcolm Smith, the motorsports legend and founder of Malcolm Smith Motorsports in Riverside, has died at the age of 83.

Smith died Tuesday at his Riverside home of complications from Parkinson's disease, according to his company's Facebook page.

Born in British Columbia, Smith started racing in Moreno Valley in 1956. As a competitive racer, Smith was a six-time winner of the

Baja 1000, four-time winner of the Baja 500, two-time winner of the Mint 400.

He was also featured in "On Any Sunday," the critically praised 1971 motorcycle racing documentary that also features actor Steve McQueen.

He founded his business in 1967. Located near the Riverside Auto Center by the 91 Freeway, Malcolm Smith Motorsports sells motorcycles, ATVs and other vehicles.



Malcolm Smith retired in 2014, leaving the day-to-day operations of his business to his son Alexander and daughter Ashley Smith.

- speare  
12. Swerves  
15. King's order  
20. Increasing  
22. Philosophy ending  
24. Undo, as in strings  
25. Green side  
26. Before, in the olden days  
27. J.M. Barrie's Pan  
29. "Howdy, \_\_\_\_!"  
31. Internal picture  
32. Melttable home  
33. Singer Sam of "Twistin' the Night Away" fame  
34. Weasel's aquatic cousin  
36. \*"Last Christmas" band, with !

38. Edible pod  
42. Busybody, in Yiddish  
45. Mountain range  
49. Certain fraternity house letters  
51. Cruel  
54. Œle de la CitÈ river  
56. Tripped the light fantastic  
57. \*Number of ghosts in "A Christmas Carol"  
58. \*"He's Just Not That \_\_\_\_ You", movie  
59. Police's surprise  
60. Habitual twitches  
61. Not happening (2 words)  
62. Minor bumper damage  
63. "Heat of the Moment"

- band  
64. Opposite of talker?  
67. \*The Grinch's Max

SOLUTION TO THIS WEEKS PUZZLE

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| D | V | D | I | A | V | N | E | E | R | T | R | I |
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| T | O | T | V | A | K | M | A | G | H | I | O | T |
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Malcolm Smith, Riverside  
Motorsports Legend,  
Businessman, Dead at 83

# Christmas Price Index 2024 Reflects Wage Growth and Rising Service Prices

On the first day of Christmas, holiday gift giving begins with the traditional gift of a Partridge in a Pear Tree. By the first day of January, True Love pays the bill.

Each holiday season, the PNC's Christmas Price Index tabulates the price to gift all the items in the song "The Twelve Days of Christmas," and this year, that figure amounts to \$49,263.47, a 5.4% increase from 2023.

PNC's Christmas Price Index mimics the Bureau of Labor Statistics' (BLS) Consumer Price Index, which measures the average change in prices consumers pay for goods and services over time. Notably higher in 2024 than the BLS' CPI, which increased 2.4% year over year, PNC's index reflects wage growth in the service industry as the primary driver of the overall higher price tag.

"Believe it or not, we're still seeing the cause and effect of the pandemic-inflation hangover, even nearly five years later," says Amanda Agati, chief investment officer of PNC's Asset Management Group. "With years of steep price increases, we'd think inflation has nowhere to go, but we'd be wrong."

## Services Over Goods

The service-based economy is represented by the last four gifts in the index – the Ladies Dancing, Lords-a-Leaping, Pipers Piping and Drummers Drumming. They're traditionally priced based on the cost to hire various performers and musicians. The Ten-Lords-A-Leaping, at \$14,539.20, is the highest priced gift



in the index for the third straight year. Overall, the service-sector gifts rose in price by 7.9% in 2024.

This rise of service-sector prices reflects a long-term evolution away from a focus on manufacturing in the U.S. economy since PNC's index launched in 1984. At that time, goods comprised 70% of the Consumer Price Index, while today that number stands at just 35%.

Many of the gifts in the index representing goods remained unchanged in price in 2024 – the Turtle Doves, Calling Birds, Gold Rings and Swans all stayed flat, though still expensive year over year. The French Hens and Geese were the avian exceptions, with the latter representing one of the most volatile gifts in this year's index, growing by more than 15%.

## Housing Still High

The most volatile gift in the 2024 index is the first one – the Partridge in a Pear Tree – which rose in price by 17.1%. The least volatile gift, the Eight-Maids-a-Milking, has remained unchanged since 2009.

The Christmas Price Index

also calculates the "True Cost of Christmas," which is the cost of purchasing all of the gifts as they repeat in the verses of the song. That cost increased by 3.6% to \$209,272 in 2024, crossing the \$200K threshold for the second year in a row.

If you prefer to shop online, you'll pay nearly \$5K more for the convenience, and of course the packaging and shipping that gifts of birds require. PNC's online Christmas Price Index cost rose by 3.9% in 2024 to a total of \$54,073.69. Most of the gifts commanded an increase for internet shopping, but if you're looking for bargain buys based on last year's budget, the price of the Calling Birds, Gold Rings and Swans remained flat online in 2024.

For more information on the index, individual gifts and a 41-year tradition, visit [pnc.com](https://pnc.com).

"Buying the same gifts year after year may seem boring," says Agati, "but keeping track of changes in your spending enables you to be more brilliant with your money, which is what I think the Christmas Price Index sets out to do." (StatePoint)

# Ship Smarter, Not Harder: Holiday Shipping Insights Unwrapped

In today's fast-paced, digital world, there are many gift-giving options for loved ones far and wide, from sending e-gift cards to their favorite shops and restaurants to creating custom video messages. However, a new survey from Duck brand, a leading maker of mailing and shipping products, finds that the festive fun of sending physical presents isn't lost.

"We learned that most people—98%—send at least one package containing gifts and nearly half—46%—typically mail up to three gifts throughout the season," says Natalie Guillaume, director of product marketing, packaging tapes, at Shurtape Technologies, LLC, the company that markets Duck brand. "To make the process holly and jolly, we recommend planning ahead and purchasing high-quality supplies to ensure presents arrive on time and in one piece."

## Good Tidings Delivered on Time

More than 60% of survey participants say they send their packages two to four weeks in advance of when they need to arrive. Still, 43% express their greatest

concern when mailing goods throughout the yuletide season is the parcel arriving on time. Knowing they can't rely on the magic of Santa's sleigh to make a timely delivery, Guillaume suggests getting ahead of the holiday hustle by checking delivery deadlines for the busy season. Then, leaving a little leeway to account for delays due to winter weather or other logistical challenges.

## Don't Let Tape Get Your Tinsel in a Tangle

When it comes to shipping, the wrong tape can turn anyone into a Grinch. Nearly half of people (45%) say tape not sticking well to boxes is their biggest challenge. In this case, a heavy-duty tape will do the trick. Look for one with a wide temperature range performance, so you don't have to worry about damaged deliveries due to a frosty forecast.

Additionally, 40% of people have experienced difficulty tearing packing tape. Duck Brand EZ Start Packing Tape, made with FrustrationFree technology, provides a simple solution for smooth, easy and quiet removal from the roll.





(c) Paperkites / iStock via Getty Images Plus

## Older Adults Can Prevent Slips, Trips and Falls With These Doctors' Tips

Among older Americans, falls are the number one cause of injuries and death from injury, according to the Centers for Disease Control and Prevention. Not only are seniors more at risk for falls, but when they do fall, they are at a greater risk for injuries, hospitalization and complications. Medical experts say that for people of all ages, a ground-up approach to fall prevention starts with healthy feet.

"Painful foot conditions, such as osteoarthritis, calluses, bunions, hammer-toes and diabetes complications, can make it difficult to maintain balance and coordination when walking or standing," says Bryn J. Laubacher, DPM, FACFAS, a board-certified foot and ankle surgeon and Fellow Member of the American College of Foot and Ankle Surgery (ACFAS). "Compounding the issue is that when you are suffering from a painful foot condition, it can be more difficult to engage in the strength and balance exercises that ultimately reduce fall risk."

Experts say that eliminat-

ing foot pain can lessen one's chances of experiencing a life-altering fall. That's why the foot and ankle surgeons of ACFAS offer these steps for keeping feet and ankles strong and healthy:

**Don't ignore pain:** Foot pain is not just a normal consequence of aging, so don't ignore aching and suffering or resign yourself to it. You likely have a treatable condition. See a foot and ankle surgeon when you experience pain for proper diagnosis and treatment.

**Examine your feet:** Regularly inspect your feet. If you notice any bumps, lumps or other changes, make an appointment with your foot and ankle surgeon for evaluation.

**Exercise:** Simple stretching exercises can help you maintain strength and mobility in your feet and ankles, as well as provide pain relief. Talk to your physician about appropriate exercises for you.

**Protect:** Wear cushioned insoles or any special footwear you are prescribed,

## Why It's Harder Than Ever to Make an Appointment With Your Doctor

Americans face unprecedented wait times to see their doctors. This squeeze is particularly acute in primary care, but is also being felt in specialties like neurology, psychiatry and OB/GYN.

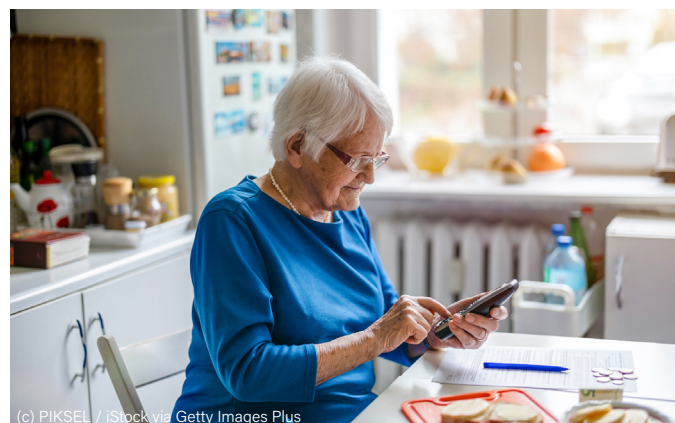
According to the American Medical Association (AMA), here are the top reasons why it's harder than ever to be seen by a health care provider:

1. Not enough doctors. With the U.S. population growing and aging, the need for physicians continues to grow. Yet, according to the American Association of Medical Colleges, the physician shortage is projected to reach 86,000 by 2036.

2. A broken Medicare system. With an aging population and more Medicare patients on the horizon, the Medicare system needs significant reform. Today, Medicare pays physicians nearly 30% less than it did in 2001, when adjusted for inflation. So while the overhead costs of running a practice—equipment, office space, staff salaries—have all soared, payment for caring for Medicare patients has decreased dramatically, making running a practice extremely challenging.

"Physicians have shouldered the burden of a broken Medicare payment system for far too long. Especially in small, independent practices, and practices in rural and underserved areas, physicians have been forced to cut costs, eliminate staff,

along with comfortable, well-fitting and supportive shoes, every day – even around the house.



(c) PIKSEL / iStock via Getty Images Plus

or limit the number of Medicare patients we see," says Bruce A. Scott, M.D., president of the AMA. "These are steps we take simply to keep the doors open and the lights on. But unfortunately, because of this dysfunction, all patients—not just Medicare patients—are put at risk when our flawed and outdated payment system forces physicians to close their practices."

3. Administrative burdens. Increasing bureaucracy and administrative barriers, such as prior authorization, consume significant time for physicians. Doctors today, on average, spend two hours on paperwork for every one hour they spend with patients.

4. Backlog and burnout. One of the ultimate legacies of COVID-19 is a backlog of services and screenings put off during the pandemic, now offered by fewer providers. Two in three doctors admitted to experiencing burnout during the pandemic, according to a survey from the AMA, the Mayo Clinic and Stanford Medicine. That's the highest level of burnout ever recorded by the AMA. One in five phy-

sicians surveyed during the pandemic said they planned to leave medicine within the next two years, while one in three said they'd cut back on their hours.

While there is indeed a crisis in care, the AMA says that there are solutions to address the problem. They include:

- Fixing the broken Medicare payment system. The Medicare Payment Advisory Committee has called for connecting physician payment to the Medicare Economic Index, which would ensure rising practice costs do not continue to overwhelm what Medicare pays.

- Adding voices to the chorus of patients and physicians calling for reform. Those concerned about this problem and worried about continued access to their physician, can visit Fix-MedicareNow.org.

"It is imperative that we take steps as a country to help all patients get the high-quality care they need and to ensure physicians can continue to deliver it," says Dr. Scott. (State Point)

appropriate treatment for a given condition. Fortunately, many surgical techniques

See Slips Page 5

FRIDAY, December 6, 2024

Today in History:

Today is the 341<sup>st</sup> day of 2024.  
There are 25 days left in the year.

On Dec. 6, 1865, the 13th Amendment to The Constitution, abolishing slavery, was ratified as Georgia became the 27th state to endorse it, just shy of eight months after General Robert E. Lee’s surrender, followed by President Abraham Lincoln’s assassination five days later.

Also on this date:

In 1907, the worst mining disaster in U.S. history occurred as at least 361 men and boys died in a coal mine explosion in Monongah, West Virginia.

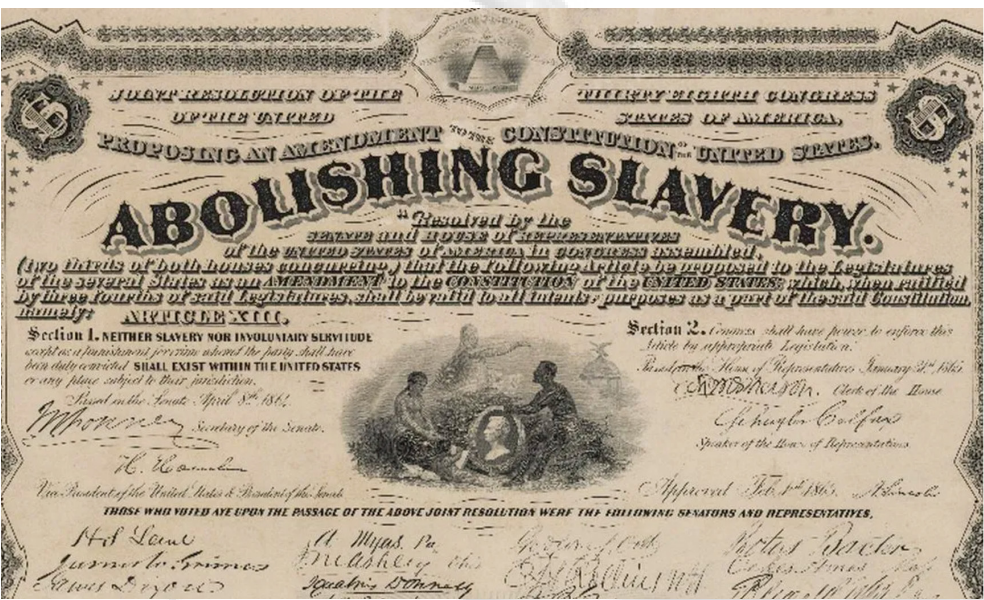
In 1917, more than 1,700 people were killed when an explosives-laden French cargo ship, the Mont Blanc, collided with the Norwegian

vessel Imo at the harbor in Halifax, Nova Scotia, setting off a blast that devastated the Canadian city.

In 1923, a presidential address was broadcast on radio for the first time as Calvin Coolidge spoke to a joint session of Congress.

In 1957, America’s first attempt at putting a satellite into orbit failed as Vanguard TV3 rose about four feet off a Cape Canaveral launch pad before crashing down and exploding.

In 1969, a free concert by The Rolling Stones at the Altamont Speedway in Alameda County, California, was marred by the deaths of four people, including one who was stabbed by a member of the



A Joint Resolution of the United States Senate and House of Representatives became law when Georgia became the 27th state to approve the Thirteenth Amendment on December 6, 1865.

Hells Angels Motorcycle Club that was hired to provide concert security.

In 1973, House Minority Leader Gerald R. Ford was sworn in as vice president, succeeding Spiro T. Agnew.

In 1998, in Venezuela, former Lt. Col. Hugo Chavez (OO’-goh CHAH’-vez), who had staged a bloody coup attempt against the government six years earlier, was elected president.

Leopard

Continued from Page 1

In the 1970s their population in the wild dwindled to fewer than 30, making them one of the world’s most endangered big cats, according to the WildCats Conservation Alliance. There has been some rebound

in recent years, however, with the current population estimated to be around 100.

Zoo officials said that even in old age and with decreasing kidney function, Zoya remained “spry and athletic.” She enjoyed being up high where she could watch the warthogs and guests, as

well as lying on her rock overlooking the pond in the mornings, officials said.

“As we celebrate Zoya’s life, we encourage you to enjoy the little things in life — as she did,” the zoo said in a statement. “Spend some time observing your natural surroundings. Be

playful. Appreciate those special, tranquil moments throughout the day.”

Efforts have been made to stop illegal poaching of Amur leopards, protect their natural habitat and increase the population of prey animals like deer and wild boar, according to the

World Wildlife Fund.

There are more than 200 Amur leopards in 94 institutions around the world, including the San Diego Zoo, the Santa Barbara Zoo, and the Minnesota Zoo. Two leopard cubs were born last year at the San Diego Zoo, its third litter.

Joshua Trees

Continued from Page 1

The plan lists criteria and attributes to help identify land that should be prioritized for conservation, such as large areas with Joshua trees or areas with a high density of healthy and adult trees. It also suggests protecting regions where there is low risk of such

threats as fires, invasive species and development, and where pollinators like moths or small mammal seed dispersers exist. It aims to identify these lands by December 2025 and permanently protect 70% of them by 2033.

The plan also calls on land managers and wildfire responders to create procedures to reduce and fight

wildfires that threaten the species and their habitat, and develop measures to minimize impacts from rehabilitating burned areas. That includes protecting trees, replanting lost ones and other native species, and controlling invasives.

But as the proposed plan notes, its effectiveness and the survival of the trees will depend largely on wheth-

er humanity can limit and reduce the planet-warming greenhouse gas emissions from burning coal, oil and gas that are causing climate change.

Under a business-as-usual scenario, climate change could wipe out most, if not all, of the tree’s habitat, Cummings said.

“Assuming we can keep

to a mid-level emissions trajectory, we have a very good chance of saving the species if all the things outlined in this plan are carried out,” he said. “And primarily that’s doing what we can to protect as many of them as possible.”

The draft plan will have to be approved by the California Fish and Game Commission.

Slips

Continued from Page 4

today can be performed on an outpatient basis. There are also more options than ever before.

According to Dr. Laubacher, new medical technologies and ground-breaking surgical interventions, such as bioengineered scaffolding for reconstructive surgery, minimally invasive techniques and stem cell regeneration, are

helping patients restore functionality and get back to normal faster than ever before,

For more ways to keep feet and ankles healthy and prevent falls, and to find a foot and ankle surgeon near

you, visit FootHealthFacts.org, the ACFAS patient education website. Foot and ankle surgeons are experts in providing both conservative care as well as surgical approaches to foot and ankle healthcare.

“Remember, just one fall can have a major impact on a person’s independence and quality of life. That’s why it’s so important to prevent falls by taking care of your feet and ankles,” says Dr. Laubacher. (StatePoint)

# Landlords Are Using AI to Raise Rents — and California Cities Are Leading the Pushback

By WENDY FRY,  
CalMatters

If you've hunted for apartments recently and felt like all the rents were equally high, you're not crazy: Many landlords now use a single company's software — which uses an algorithm based on proprietary lease information — to help set rent prices.

Federal prosecutors say the practice amounts to “an unlawful information-sharing scheme” and some lawmakers throughout California are moving to curb it. San Diego's city council president is the latest to do so, proposing to prevent local apartment owners from using the pricing software, which he maintains is driving up housing costs.

San Diego's proposed ordinance, now being drafted by the city attorney, comes after San Francisco supervisors in July enacted a similar, first-in-the-nation ban on “the sale or use of algorithmic devices to set rents or manage occupancy levels” for residences. San Jose is considering a similar approach.

And California and seven other states have also joined the federal prosecutors' antitrust suit, which targets the leading rental pricing platform, Texas-based RealPage. The complaint alleges that “RealPage is an algorithmic intermediary that collects, combines, and exploits landlords' competitively sensitive information. And in so doing, it enriches itself and compliant landlords at the expense of renters who pay inflated prices...”

But state lawmakers this year failed to advance legislation by Bakersfield Democratic Sen. Melissa Hurtado that would have banned the use of any pricing algorithms based on nonpublic data provided by competing companies. She said she plans to bring the bill back during the next legislative session because of what she described as ongoing harms from such algorithms.

“We've got to make sure the economy is fair and ... that every individual who wants a shot at creating a business has a shot without being destroyed along the way, and that we're also protecting consumers because it is hurting the pocketbooks of everybody in one way or another,” said Hurtado.

RealPage has been a major impetus for all of the actions. The company counts as its customers landlords with thousands of apartment units across California. Some officials accuse the company of thwarting competition that would otherwise drive rents down, exacerbating the state's housing shortage and driving up rents in the process.

“Every day, millions of Californians worry about keeping a roof over their head and RealPage has directly made it more difficult to do so,” said California Attorney General Rob Bonta in a written statement.

A RealPage spokesperson, Jennifer Bowcock, told CalMatters that a lack of housing supply, not the company's technology, is the real problem — and that its technology benefits residents, property managers, and others associated



with the rental market. The spokesperson later wrote that a “misplaced focus on nonpublic information is a distraction... that will only make San Francisco and San Diego's historical problems worse.”

As for the federal lawsuit, the company called the claims in it “devoid of merit” and said it plans to “vigorously defend ourselves against these accusations.”

“We are disappointed that, after multiple years of education and cooperation on the antitrust matters concerning RealPage, the (Justice Department) has chosen this moment to pursue a lawsuit that seeks to scapegoat pro-competitive technology that has been used responsibly for years,” the company's statement read in part. “RealPage's revenue management software is purposely built to be legally compliant, and we have a long history of working constructively with the (department) to show that.”

The company's challenges will only grow if pricing

software becomes another instance in which California lawmakers lead the nation. Following San Francisco's ban, the Philadelphia City Council passed a ban on algorithmic rental price-fixing with a veto-proof vote last month. New Jersey has been considering its own ban.

Is it price fixing — or coaching landlords?

According to federal prosecutors, RealPage controls 80% of the market for commercial revenue management software. Its product is called YieldStar, and its successor is AI Revenue Management, which uses much of the same codebase as YieldStar, but has more precise forecasting. RealPage told CalMatters it serves only 10% of the rental markets in both San Francisco and San Diego, across its three revenue management software products.

Here's how it works:

In order to use YieldStar and AIRM, landlords have historically provided RealPage

with their own private data from their rental applications, rent prices, executed new leases, renewal offers and acceptances, and estimates of future occupancy, although a recent change allows landlords to choose to share only public data. This information from all participating landlords in an area is then pooled and run through mathematical forecasting to generate pricing recommendations for the landlords and for their competitors.

The San Diego council president, Sean Elo-Rivera, explained it like this:

“In the simplest terms, what this platform is doing is providing what we think of as that dark, smoky room for big companies to get together and set prices,” he said. “The technology is being used as a way of keeping an arm's length from one big company to the other. But that's an illusion.”

“Our tool ensures that [landlords] are driving every possible opportunity to increase price even in the most downward trending or unexpected conditions.”

RealPage document included in federal antitrust lawsuit

In the company's own words, from company documents included in the lawsuit, RealPage “ensures that (landlords) are driving every possible opportunity to increase price even in the most downward trending or unexpected conditions.” The company also said in the documents that it “helps curb (landlords') instincts to respond to down-market

## Rents

Continued from Page 6

conditions by either dramatically lowering price or by holding price.”

Providing rent guidance isn't the only service RealPage has offered landlords. In 2020, a Markup and New York Times investigation found that RealPage, alongside other companies, used faulty computer algorithms to do automated background checks on tenants. As a result, tenants were associated with criminal charges they never faced, and denied homes.

### Impact on tenants

Thirty-one-year-old Navy veteran Alan Pickens and his wife move nearly every year “because the rent goes up, it gets unaffordable, so we look for a new place to stay,” he said. The northeastern San Diego apartment complex where they just relocated has two-bedroom apartments advertised for between \$2,995 and \$3,215.

They live in an area of San Diego where the U.S. Justice Department says information-sharing agreements between landlords and RealPage have harmed or are likely to harm renters.

The department in August filed its antitrust lawsuit against RealPage, alleging the company, through its legacy YieldStar software, engaged in an “unlawful scheme to decrease competition among landlords in apartment pricing”. The complaint names specific areas where rents are artificially high. Beyond the part of San Diego where Pickens lives, those areas include South Orange County, Rancho Cucamonga, Temecula, and Murrieta and northeastern San Diego.

In the second quarter of 2020, the average rent in San Diego County was \$1,926, reflecting a 26% increase over three years, according to the San Diego Union-Tribune. Rents have since risen even more in the city of San Diego, to \$2,336 per month as of November 2024 – up 21% from 2020, according to RentCafe and the Tribune. That's 50% higher than the national average rent.

The attorneys general of eight states, including California, joined the Justice

Renters make up a larger share of households in California than in the rest of the country — 44% here compared to 35% nationwide. The Golden State also has a higher percentage of renters than any state other than New York, according to the latest U.S. Census data.

San Diego has the fourth-highest percentage of renters of any major city in the nation.

“The rent goes up, it gets unaffordable, so we look for a new place to stay.”

2000 and 2017, Americans without a college degree spent a higher percentage of their income on rent. That percentage ballooned from 30% to 42%. For college graduates, that percentage increased from 26% to 34%.

“In my estimation, the only winners in this situation are the richest companies who are either using this technology or creating this technology,” said Elo-Rivera. “There couldn't be a more clear example of the rich getting richer while the rest of us are struggling to

“They're invested in things that are directly hurting their pensioners,” said K Agbebiyi, a senior housing campaign coordinator with the Private Equity Stakeholder Project, a nonprofit private equity watchdog that produced a report about corporate landlords' impact on rental hikes in San Diego.

RealPage argues that landlords are free to reject the price recommendations generated by its software.

RealPage argues that landlords are free to reject the price recommendations generated by its software. But the U.S. Justice Department alleges that trying to do so requires a series of steps, including a conversation with a RealPage pricing adviser. The advisers try to “stop property managers from acting on emotions,” according to the department's lawsuit.

If a property manager disagrees with the price the algorithm suggests and wants to decrease rent rather than increase it, a pricing advisor will “escalate the dispute to the manager's superior,” prosecutors allege in the suit.

In San Diego, the Pickenses, who are expecting their first child, have given up their gym memberships and downsized their cars to remain in the area. They've considered moving to Denver.

“All the extras pretty much have to go,” said Pickens. “I mean, we love San Diego, but it's getting hard to live here.”

“My wife is an attorney and I served in the Navy for 10 years and now work at Qualcomm,” he said. “Why are we struggling? Why are we struggling?”



**San Francisco has approved a ban on the use of algorithmic rent-pricing software of the sort made by market leader RealPage. San Diego and San Jose are considering similar laws.**

Department's antitrust suit, filed in U.S. District Court for the Middle District of North Carolina.

The California Justice Department contends RealPage artificially inflated prices to keep them above a certain minimum level, said department spokesperson Elissa Perez. This was particularly harmful given the high cost of housing in the state, she added. “The illegally maintained profits that result from these price alignment schemes come out of the pockets of the people that can least afford it.”

Alan Pickens, resident of a San Diego neighborhood where pricing software allegedly harmed renters or is likely to do so

The recent ranks of California legislators, however, have included few renters: As of 2019, CalMatters could find only one state lawmaker who did not own a home — and found that more than a quarter of legislators at the time were landlords.

Studies show that low-income residents are more heavily impacted by rising rents. Nationally between

get by.”

The state has invested in RealPage

Private equity giant Thoma Bravo acquired RealPage in January 2021 through two funds that have hundreds of millions of dollars in investments from California public pension funds, including the California Public Employees' Retirement System, the California State Teachers' Retirement System, the Regents of the University of California and the Los Angeles police and fire pension funds, according to Private Equity Stakeholder Project.

## MOANA 2

By Bob Garver

2016's "Moana" is probably my favorite animated Disney movie of the modern era. I have plenty of nice things to say about "Frozen," "Zootopia," "Encanto," and several others, but "Moana," with its timelessly-relatable main character, sharp physical comedy, and multiple memorable songs, puts it just a coir above the competition. When an evidently-rushed sequel was announced earlier this year, I became nervous. What if the new film was so disappointing that it affected my opinion of the original? Now that I've seen the film, I'm happy to report that my enjoyment of the original is not tarnished by this underwhelming sequel.

The film takes place three years after the original, with Moana (Auli'i Cravalho) now her island's premier wayfinder, or boat navigator. The community is thriving, and she's gradually finding clues that will hopefully lead her to discover more islands

with communities that can be joined. But she receives a vision that if she doesn't find far-off island Motufetu very soon, everything she holds dear will be lost. She throws together a mission with a ragtag crew that includes overeager builder Loto (Rose Matafeo), grumpy farmer Kele (David Fane), oafish historian Moni (Hualalai Chung), pet pig Pua, and chicken Heihei, and sets off on an adventure with more self-doubt than she's ever had in her life.

Along the way, she meets up with an old enemy: the tribe of sentient coconuts known as Kakamora. The two sides battle until they discover that they both need somebody to find Motufetu, at which point one of the Kakamora joins the quest as an enforcer. Not long after, the crew find themselves swallowed



by a giant clam, which is home base for new villain Matangi (Awhimai Fraser), who has abducted Moana's former ally, the demigod Maui (Dwayne Johnson). It turns out that Matangi needs Moana to find Motufetu as well, though her motivations probably aren't as pure as the Kakamora just wanting to find their way home. With Maui now officially on the crew, it's a race to reach Motufetu before unhappy god Nalo (Tofiga Fepulea'i) can stop them with his storm-conjuring powers.

Slowly but surely, the downgrades from the first movie come to light. New songwriters Abigail Barlow and Emily Bear try valiantly to give Moana an anthem as powerful as "How Far I'll Go," but "Beyond" falls just a bit short. "Get Lost" from Matangi isn't quite as memorable a villain song as "Shiny." And as far as Maui goes, "Can I Get A Chee Hoo?" is a fall off a cliff from "You're Welcome" that matches Johnson's own falling star power. His tired, somehow-mugging-for-the-camera-even-in-animation schtick is probably the worst thing about this movie, other than an inexplicable overreliance on gags that involve creatures excreting from various orifices.

The movie still gets a recommendation from

me. Cravalho is great as always, the new characters are compelling enough, the jokes hit at an acceptable ratio, and there's an overall agreeable tone for an animated adventure. There's nothing here that makes me want to turn against the "Moana" brand, which is good because we're going to be getting a lot more of it in the future. Supposedly this movie was supposed to be the first few installments of a television miniseries, and harsher critics will say that it should have been stuck on television. I don't agree with that assessment, I think theaters are lucky to have "Moana 2," even if it's a step down from the original. But Moana's journey is clearly far from over, and however it continues, I hope it doesn't lose any more magic than it already has.

Grade: B-

"Moana 2" is rated PG for action/peril. Its running time is 100 minutes.

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

## 'Moana 2,' 'Wicked' Lead Record Holiday Weekend at Box Office

LOS ANGELES (CNS) - Disney's "Moana 2" has scored the biggest five-day opening ever for a Thanksgiving weekend, raking in \$221 million, according to industry estimates released Sunday.

The animated sequel to the 2016 hit about the daughter of a Polynesian village chief and her oceanic adventures topped the previous record for a five-day Thanksgiving weekend set by 2019's "Frozen II" with \$125 million.

Despite the eye-popping haul for "Moana 2," Universal Pictures' "Wicked" also continued to do huge business in its second week in

North American theaters, grossing \$117.5 million Wednesday through Sunday and \$80 million over the three-day weekend, Comscore reported.

The twin blockbusters also produced the biggest overall Thanksgiving weekend grosses in North American history, with an estimated \$420 million for all films. That easily beats the old record of \$315 million set in 2018.

Also in its second week, "Gladiator II" claimed third place with \$44 million over five days and \$30.7 million over the traditional three-day weekend.

"Red One," the Christmas-themed action comedy starring The Rock, slipped to fourth place with \$12.8 million Friday through Sunday in its third week.

"The Best Christmas Pageant Ever" continued the holiday theme, settling into fifth place with \$3.2 million for the three-day weekend in its fourth weekend.

Rounding out the top 10 domestic releases were "Bonhoeffer: Pastor. Spy. Assassin" (\$2.4 million), "Venom: The Last Dance" (\$2.2 million), "Heretic" (\$956,797), "The Wild Robot" (\$670,000) and "A Real Pain" (\$665,000).

This weekend's overall three-day box office haul was estimated at \$272 million. The year-to-date total is \$7.781 billion -- down 6.4% from the figure at this time last year, according to Comscore.



## Ditch the Cloying Casserole for *Tahini-Roasted Sweet Potatoes With Za'Atar*

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

The classic American-style sweet potato casserole is a Thanksgiving staple. It's also sweet enough to be dessert. With added sugar and a finishing layer of broiled marshmallows, it can be a cloying dish that obscures the natural flavor of sweet potatoes.

In this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we use two Middle Eastern pantry staples to boost the flavor of sweet potatoes. First, we coat the potato wedges with nutty tahini, cornstarch and za'atar, a seed and spice blend known for its balance of tangy, savory, earthy and

herbal notes.

The cornstarch helps bind the fatty tahini and gives the sweet potatoes a crisp exterior. We roast the wedges until golden brown and meltingly tender. For the finishing sauce, more tahini and za'atar are stirred into creamy yogurt, with lime juice for a refreshing tang. For garnishes, you have many options, including bright ground sumac, spicy-sweet Aleppo pepper, chopped fresh flat-leaf parsley or a combination of all three.

Tahini-Roasted Sweet Potatoes with Za'atar

Start to finish: 50 minutes  
(20 minutes active)

Servings: 4

Ingredients:

- 1/3 cup plus 3 tablespoons tahini, divided
- 2 tablespoons extra-virgin olive oil
- 2 tablespoons cornstarch
- 1 tablespoon plus 1 teaspoon za'atar, divided
- Kosher salt and ground black pepper
- 2 pounds orange-fleshed sweet potatoes, peeled and cut into 1- to 1 1/2-inch wedges
- 3/4 cup plain whole-milk yogurt
- 1 teaspoon grated lime zest OR lemon zest, plus 2 tablespoons lime juice OR lemon juice



By Connor Forbes

## *Pink* Sauce

- 1/2 sweet onion
- Salt and Pepper to Taste
- 2 tbsp butter
- 1 tbsp olive oil
- 1/2 lemon squeezed

To Make

Dice the garlic and onions finely. In a saucepan melt the butter and add the oil over medium heat. Add in the garlic and onion. Cook until soft and translucent stirring occasionally. About 8 minutes. While the onions and garlic are getting soft, chop the tomato into 1/4 inch squares. Add the tomato to the onions and garlic. Stir. Add lemon juice, salt and pepper. Cook for another 5 minutes. Turn down heat to medium low. Add in the cream and parmesan. Stir. Simmer for 10 minutes.

Serve with pasta and EAT!

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



## Wildfire

Continued from Page 16

that the utility is concerned about rates, too. He said the company is “very committed to stabilizing our customer rates as we go forward without compromising safety. I think that’s clear, that it’s a non-negotiable.... There’s a pretty robust process, and oversight, that we are under.”

Kevin Geraghty, chief operating officer of SDG&E, called the wildfire spending process “the most highly-scrutinized, regulatory utility process I have ever been involved in, in my life.”

Gov. Gavin Newsom issued an executive order in October aimed at tackling the high costs of electricity, asking state agencies to evaluate their oversight of wildfire projects and ensure that the utilities are focused on “cost-effective” measures. He is seeking proposals for changes in rules or laws by Jan. 1.

### Reduced to ash

The spark for the increased spending came seven years ago, after California suffered one of its worst droughts and a series of devastating wildfires in 2017 and 2018, many ignited by utility equipment.

Sixteen fires were caused by PG&E equipment during a rash of October 2017 fires that decimated Napa, Sonoma and other Northern California counties. That December, the Thomas Fire, sparked by Southern California Edison equipment, engulfed parts of Ventura and Santa Barbara counties.

But the devastation of 2017 was only a prelude to an even graver year. On Nov. 8, 2018, the Camp Fire leveled the town of Paradise,

killing 85 people, making it the deadliest wildfire in state history.

The Camp Fire was caused by the failure of an old metal hook attached to a PG&E transmission tower. An intense wind event pushed the fire at a rate of roughly 80 football fields per minute at its peak. The company in 2020 pleaded guilty to 84 counts of involuntary manslaughter for its role in the disaster.

The same day as the destruction in Paradise, another fire ignited some 470 miles south. In the Simi Hills of Ventura County, Southern California Edison wires in two separate locations made contact with others, triggering “arc” flashes that rained hot metal fragments and sparks onto the dry brush below. These triggered two blazes, which soon merged to form the Woolsey Fire.

Santa Ana winds spread the conflagration across parched terrain, with swaths of the nationally protected Santa Monica Mountains reduced to ash.

Moss, the clean energy advocate, evacuated her home with her son that day. Her husband, clinging to hope, stayed until the blaze threatened to swallow him whole. Their neighborhood near Malibu, with its heavily wooded surroundings, was no match for the inferno.

“My husband stayed until the last minute, when it just — it looked like it could cost him his life,” Moss said. “Everybody else left, and just about all of us lost.”

Three people died. Moss’ home was gone, reduced to a hollowed out structure and charred rubble, along with about 100,000 acres of parkland and wilderness, more than any other fire in recorded history for that

**A home burns as the Camp Fire rages through Paradise on Nov. 8, 2018. The wildfire was caused by faulty PG&E equipment.**

Photo by Noah Berger, AP Photo

area.

In 2019, downed PG&E lines ignited Sonoma County’s Kincade Fire. Then two years later, the Dixie Fire, also caused by PG&E equipment, became the second largest wildfire in California history, burning 963,000 acres north of Chico.

The 2021 Dixie Fire, which claimed one life and destroyed 1,311 structures, was the last catastrophic wildfire in California confirmed to be caused by utility equipment.

### ‘It just takes the wrong ignition’

The number of fires triggered by the companies’ equipment fluctuates from year to year, driven by the huge variability in California’s weather. But data from 2014 through 2023 indicate there were substantially fewer fires last year than in other recent years. SDG&E equipment caused 16 fires after its high of 32 fires in 2015, Southern California Edison had 90 fires, compared to a 2021 high of 173, and PG&E reported 374 fires after a high of 510 in 2020.

PG&E also reported that fires in its highest-risk areas trended down every month of 2023 compared to the same months in previous years. But that progress reversed this year, with 62 fires reported by August in

high-risk areas, compared to 65 in all of 2023. (PG&E would not provide 2024 fire data to CalMatters.)

Caroline Thomas Jacobs, inaugural director of the state Office of Energy Infrastructure Safety, established in 2021 to oversee utility safety, said progress can be hard to measure. Nevertheless, she said she has seen a cultural shift at electric companies in recent years, with a more focused approach in high-risk areas and an environment that empowers workers to prioritize safety.

“It just takes the wrong ignition ... under the right conditions, to have a catastrophic fire,” Thomas Jacobs said. “But are we in a better place? The numbers seem to indicate we’re moving in the right direction.”

PG&E has installed more than 1,500 weather stations and 600 AI-enabled cameras to detect severe weather and ignitions, Singh said. Enhanced safety systems now cut power to lines within a tenth of a second. The utility also has cleared vegetation, ordered power shutoffs during high-risk times, insulated lines and buried some lines underground.

“Where do we see the greatest risk?” Singh said the company asks itself, and “what is the most cost-effective way to be able to reduce that risk for every dollar that’s spent?”

Southern California Edison

said since its investments began in 2019, the risk of catastrophic wildfire in its system has dropped between 85 and 90%. The company plans to bury 600 miles of lines in high-risk areas but it is relying much more on less-expensive insulating technology, which already has been used on more than 6,000 miles of lines.

SDG&E began prioritizing wildfire prevention, including underground and insulated lines, a decade ahead of the other two utilities, after its lines sparked three major fires in 2007. The company has avoided a catastrophic fire since 2007, despite operating in one of the nation’s most fire-prone regions.

“We continue to double down, and do and do more tomorrow than we did yesterday,” said Brian D’Agostino, the utility’s vice president of wildfire and climate science. “We don’t take a single day without a fire for granted.”

### Wildfire spending — ‘an odd system’

Critics say the scramble to address the wildfire crisis has left the state vulnerable to overspending by utilities.

About two months before the Camp and Woolsey fires, outgoing Gov. Jerry Brown in 2018 signed a \$1 billion plan to thin forests and clear out the tinderbox of Califor-

See Wildfire Page 11

## Wildfire

Continued from Page 10

nia's dead and dying trees. That measure came too late to prevent the devastation.

But it opened the door to increased spending by utilities beyond limits set in the highly deliberative process known as their general rate cases, which determine what Californians pay.

Newsom and the Legislature in 2019 created a \$21 billion wildfire fund paid for by Wall Street investors and California ratepayers to help PG&E exit bankruptcy and protect utilities from being financially threatened by the wildfires they cause. The utilities cannot access the state's \$21 billion fund unless their wildfire plans are approved by the energy safety office.

One problem, critics say, is that the safety plans are approved by one government entity while the spending to carry them out is approved by another.

"We now have this very odd system," said Lynch, who served on the utilities commission from 2000 through 2004. "The Office of Energy Infrastructure Safety reviews the plans, puts out guidelines, but then the (commission) still has to ratify the plans, so that the utilities can take money from their ratepayers."

### Wildfire safety goes underground

On a temperate, clear morning in the Sierra Nevada foothills east of Placerville in October, a PG&E construction crew donned yellow jackets and safety helmets and went about the work of burying power lines along a narrow, wooded road. Overhead lines snaked through thick trees in this area — prime fire risk ter-



ritory. The workers buried the lines in a trench that had been dug using a heavy piece of equipment designed to cut hard concrete and soil.

**Once those power lines are buried and activated, their risk of fires are all but eliminated.**

Burying lines in high-risk areas improves reliability amid rising wildfire risks and extreme weather, PG&E's Singh said. Though it's pricier up front, it eliminates the yearly expense of trimming trees and vegetation, which makes it a better, long-run value for customers, he said.

"Underground is a no-brainer when you look at it from that lens," Singh said.

But the high cost and the time it takes to do the work has left some skeptical. The company has buried 800 miles of wires underground since 2021, and plans to bury more than 1,600 by the end of 2026. It aims to get the cost per mile down to \$2.8 million by the end of 2026 from \$3 million at the end of 2023.

Michael Campbell, assistant deputy director of energy for the public advocates office, a state entity that represents utility customers, said PG&E should consider other means of preventing wildfire, like insulated wires, otherwise known

as "covered conductors." This can be deployed more quickly and at a lower cost, he said, and is effective when combined with operational techniques like fast trip settings and power safety shutoffs.

"In some areas, (burying power lines) really is the correct approach to minimize risk. But it's also very slow and very expensive, and so there's a need to address safety in as many miles as quickly as possible, to reduce overall risk," Campbell said.

The utilities commission has taken a proof-of-concept approach: The commission scaled back PG&E's plan to bury 2,000 miles through 2026 to 1,230. The commission approved installing covered conductors, or insulated power lines, over 778 miles.

Lynch is skeptical of utilities and their big projects because they can profit from them, and Mark Toney, executive director of The Utility Reform Network, says too much spending is going unchecked.

The sense of urgency following fires paved the way for the multi-billion surge in spending. The commission authorized PG&E, for instance, to spend \$4.66 billion on wildfire costs from 2020 through 2022, but the company ultimately spent

\$11.7 billion and is seeking payment through utility bills, according to The Utility Reform Network.

Audits of nearly \$2.5 billion in 2019 and 2020 wildfire spending found some costs from PG&E, Southern California Edison and SDG&E may already have been covered by previously approved rates, or more documentation was needed to confirm they had not been covered.

The utilities challenged many of the findings, saying they didn't plan to claim some of the costs, and disputed the auditor's conclusions as well as some of their calculations. In interviews with CalMatters, representatives for all three utilities said the process in place to oversee wildfire spending at the utilities commission was robust and thorough.

Geraghty, of SDG&E, said the process is transparent, with public comment periods and hearings. Regarding critics who say wildfire prevention should be cheaper and faster, "every one of them had that voice, had that say, had that transparency through this entire process," he said.

Some expenses, such as operating costs, have an immediate impact on how much people pay in their bills. But other costs, such as long-term investments in insulating or burying power lines, are stretched out over years, meaning they add to bills for decades to come.

Over time, these capital costs are growing due to factors like depreciation and the returns utilities are allowed to generate. This creates a compounding effect, meaning wildfire-related capital costs will take up an increasing share of what California customers are charged in the future.

### Feeling the pinch in Oakland, the fear near Malibu

The burden of the rising bills is hitting many Californians hard. Roshonda Wilson, of Oakland, couldn't afford to pay her power bill even though she said she watches television only after sunset, refrains from running unnecessary appliances and is hyper-aware of every energy-consuming action in her household. At one point PG&E turned her power off this year. "I couldn't catch up," she said.

On the other hand, Moss — who has weathered not just the trauma of losing her home near Malibu but also the difficult process of rebuilding — says the expensive wildfire prevention work is critical to prevent more tragedies.

"Even though (burying power lines) is costly and time-consuming, the cost and time of not doing it is starting to seem more devastating to a broader swath of people," Moss said.

Nevertheless, the rate hikes have alarmed climate activists who fear rising power bills in California may trigger a backlash against the state's effort to switch to renewable energy, and influence other states, too.

"The state, we fear, will start to lose the political will to keep pushing on," said Mohit Chhabra, a senior scientist with the Natural Resources Defense Council. "The problem with that is not that California will be a few years late — we can handle that. But the impact on all the other states who are looking at California."

Natasha Uzcátegui-Liggett and Miguel Gutierrez Jr. contributed to this report.

# Habitual Felon Who Struck, Injured Child in Perris Church Crossing, Sentenced to Three Years

MURRIETA (CNS) - A felon who ran over and seriously injured a 6-year-old boy while fleeing the scene of an accident outside a Perris church was sentenced Monday to three years in prison.

Louie Ahmad Qutami, 30, of Menifee, pleaded guilty to reckless driving and admitted a great bodily injury enhancement under a plea agreement with the Riverside County District Attorney's Office in October. In exchange for his admission, prosecutors agreed to drop a hit-and-run charge against Qutami.

Qutami struck the child at 6:30 p.m. Feb. 14 at a crosswalk fronting St. James Catholic Church in the 300 block of West Third Street, according to sheriff's Sgt. Jeremy Bracey. He said the victim, whose name was not released, was walking with his family when they started across Third Street

at C Street, roughly the same time that Qutami, going southbound in a 2023 Dodge Ram 1500 pickup, clipped a parked vehicle.

"As the truck began fleeing the collision scene, it struck the juvenile," Bracey said, adding that the defendant sped away.

Paramedics reached the location minutes later and found the victim with major, life-threatening injuries. He was taken to Riverside University Medical Center in Moreno Valley for treatment and has since recovered.

His family members weren't hurt.

Deputy Freider Rodriguez wrote in a bail-setting declaration that over the ensuing days, he was able to confirm to whom the pickup belonged -- Qutami -- and that the probationer was at the wheel at the time of the hit-and-run.

"Louie has a history of drug



use DUIs and hit-and-runs," Rodriguez wrote. "He had not checked in with his probation officer since 2022, blatantly disregarding the terms of his probation."

The deputy said he discovered Qutami had been in Mexico, undergoing drug rehabilitation, for two years, returning to the United States on Feb. 9, just five days prior to the hit-and-run.

When the lawman tracked

down the defendant and his pickup on Hospitality Place in Murrieta, "there was a heavy odor of alcohol (permeating) the truck, days after the collision," he said.

"There was also a heavy odor of alcohol coming from (Qutami's) breath," Rodriguez wrote.

He requested that Superior Court Judge Michael Rush-ton order the defendant held without bail because Quta-mi's family has properties

that might enable them to post a seven-figure bond, and "they will lie and cover for him, not holding him accountable for his actions," the deputy said.

The judge granted the request. Qutami was held at the Byrd Detention Center.

Court records show Quta-mi's prior convictions include reckless driving, hit-and-run resulting in prop-erty damage, burglary and auto theft.

## Public Notices

File No.: R-202413527  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. REMS PRECISION  
18510 PASADENA ST, UNIT NO. B, LAKE  
ELSINORE, CA 92530  
Riverside County  
Full Name of Registrant:  
1. JDS MACHINE INC 18510 PASADENA  
ST, UNIT NO. B LAKE ELSINORE, CA  
92530  
This Business is conducted by:  
CORPORATION.  
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/MARCUS SOTO  
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  
10/29/2024.  
PETER ALDANA

Schld:94181 Adld:31782 Custld:2054

APN: 337-183-012 Order: 15951897 TS-  
240715 NOTICE OF TRUSTEE'S SALE  
UNDER DEED OF TRUST YOU ARE IN  
DEFAULT UNDER A DEED OF TRUST,  
DATED 10/14/2015 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  
C.N.A. FORECLOSURE SERVICES, INC. A  
CALIFORNIA CORPORATION, as trustee,  
or successor trustee, or substituted trustee  
pursuant to the Deed of Trust executed  
by Ronald E. Gibson and April R. Bender,  
husband and wife as Joint Tenants Recorded  
on 10/26/2015 as Instrument No. 2015-  
0467564, of Official records in the office of  
the County Recorder of Riverside County,  
California, and pursuant to the Notice of  
Default and Election to Sell thereunder  
recorded 8/13/2024 as Instrument No.  
2024-0241730 of said Official Records, WILL  
SELL on 12/12/2024 At the bottom of the  
stairway to the building located at 849 W.  
Sixth Street, Corona, CA 92882 at 9:00 a.m.  
AT PUBLIC AUCTION TO THE HIGHEST  
BIDDER FOR CASH (payable at the time of  
sale in lawful money of the United States), 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  
hereinafter described. The property address  
and other common designation, if any, of the  
real property described above is purposed  
to be: 28296 Pebble Beach Dr., Menifee,  
CA The undersigned Trustee disclaims any  
liability for any incorrectness of the property  
address and other common designation,  
if any, shown herein. The total amount of  
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: \$66,801.40 (estimated). In  
addition to cash, the Trustee will accept a  
cashier's check drawn by a state or federal  
credit union or a check drawn by state or  
federal savings and loan association, savings  
association or savings bank specified in  
Section 5102 of the Financial Code and  
authorized to do business in this state. In the  
event tender other than cash is accepted the  
Trustee may withhold the issuance of the  
Trustee's Deed until funds become available  
to the payee or endorsee as a matter of  
right. Said sale will be made, but without  
covenant or warranty, express or implied  
regarding title, possession or encumbrances,  
to satisfy the indebtedness secured by said  
Deed, advances thereunder, with interest as  
provided therein, and the unpaid principal  
balance of the Note secured by said Deed  
with interest thereon as provided in said  
Note, fees, charges and expenses of the  
trustee and the trusts created by said  
Deed of Trust. 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 www.  
nationwideposting.com, using the file number  
assigned to this case 240715 Information  
about postponements that are very short in  
duration or that occur close in time to the  
scheduled sale may not immediately be  
reflected in the telephone information or on  
the internet website. The best way to verify  
postponement information is to attend the  
scheduled sale. NOTICE TO TENANT: You  
may have a right to purchase this property  
after the trustee auction, pursuant to Section  
2924m of the California Civil Code. If you

are an "eligible tenant buyer," you can  
purchase the property if you match the  
last and highest bid placed at the trustee  
auction. If you are an "eligible bidder," you  
may be able to purchase the property if you  
exceed the last and highest bid placed at  
the trustee auction. There are three steps  
to exercising this right of purchase. First, 48  
hours after the date of the trustee sale, you  
can call 916-939-0772, or visit this internet  
website www.nationwideposting.com, using  
the file number assigned to this case 240715  
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 potential right to purchase." FOR  
SALES INFORMATION CALL : 916-939-  
0772 C/O C.N.A. Foreclosure Services,  
Inc., a California Corporation as said  
Trustee. 2020 Camino Del Rio N. #230 San  
Diego, CA 92108 (619) 297-6740 DATE:  
11/13/2024 C.N.A. Foreclosure Services,  
Inc., a California Corporation Kimberly  
Curran, Trustee Sale Officer NPP0467845  
To: PERRIS PROGRESS 11/22/2024,  
11/29/2024, 12/06/2024

Schld:94212 Adld:31794 Custld:68

File No.: R-202413002  
FICTITIOUS BUSINESS NAME  
STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
1. LA BONITA CAFE  
391 WILKERSON AVE STE C, PERRIS, CA 92570  
Riverside County  
Full Name of Registrant:  
1. LA BONITA LLC 391 WILKERSON AVE UNIT C PERRIS, CA 92570  
This Business is conducted by: LIMITED LIABILITY COMPANY.  
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/ANTONIO OROZCO PRUDENCIO  
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:94215 Adld:31795 Custld:2054  
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FILE: PFI-231863 TITLE ORDER NUMBER: 2277313CAD LOAN: SAVAGE-2 A.P.N.: 311-462-012 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/23/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that PLACER FORECLOSURE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by: NOE PEREZ GONZALEZ AND DIANA PALOMA PEREZ Recorded 1/19/2021 as Instrument No. 2021-0034859 in book , page of Official Records in the office of the Recorder of RIVERSIDE County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 3/16/2023 in Book , Page , as Instrument No. 2023-0075896 of said Official Records, WILL SELL on 12/17/2024 At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 at 9:00 AM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: Lot 58, of Tract No. 31678, in the City of Perris, County of Riverside, State of California, as per map recorded in Book 380, Pages 1 to 5, inclusive of Miscellaneous Maps, in the office of county recorder of said county. The property address and other common designation, if any, of the real property described above is purported to be: 368 DAYLILY DRIVE, PERRIS, CA 92571 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown herein. 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: \$206,424.24 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, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal

balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 www.nationwideposting.com, using the file number assigned to this case PFI-231863. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case PFI-231863 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. Dated: 11/13/2024 PLACER FORECLOSURE, INC., as said Trustee 12190 Herdal Drive, Suite 9 Auburn, California 95603 (530) 888-8411 By: STELLA SHAO, TRUSTEE SALE OFFICER DIRECTIONS MAY BE OBTAINED PURSUANT TO A WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY C/O PLACER FORECLOSURE, INC., 12190 HERDAL DR., SUITE 9, AUBURN, CA 95603, WITHIN 10 DAYS OF THE FIRST PUBLICATION OF THIS NOTICE. PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NPP0467899 To: PERRIS PROGRESS 11/22/2024, 11/29/2024, 12/06/2024

Schld:94223 Adld:31799 Custld:68  
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File No.: R-202413025  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
1. RAVYN'S FARM  
24242 ACACIA ST., MENIFEE, CA 92584  
Riverside County  
Full Name of Registrant:  
1. ALONDRA ALICIA KROST 24242 ACACIA ST. MENIFEE, CA 92584  
This Business is conducted by: INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on: 1/1/2023.

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/ALONDRA KROST  
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 10/16/2024.  
PETER ALDANA

Schld:94240 Adld:31805 Custld:2054  
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SUMMONS CASE NO. CVRI2400973.  
NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): 1. Horace R. Jackson, an individual: DOES 1 to 100  
YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): 1. Inland Asset Holdings, Inc., dba 24/7 House Offers, a California corporation. NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.  
Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion 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 telefonica 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 desearchar el caso.  
The name and address of the court is: (El nombre y direccion de la corte es): Riverside Superior Court, 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): Prominent Law Group, APC 333 City Blvd. West Suite 1700 Orange CA 92868  
Phone: (714)-236-9330  
Date: 2/23/2024  
W. SAMUEL HAMRICK, JR., Clerk

Schld:94272 Adld:31819 Custld:2431  
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File No.: R-202414191  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
1. HOSPITALITY CAR WASH  
40495 WINCHESTER ROAD, TEMECULA, CA 92591  
Riverside County  
Full Name of Registrant:  
1. ROYAL HOSPITALITY GROUP, INC  
40495 WINCHESTER RD. TEMECULA, CA 92591  
This Business is conducted by: CORPORATION.  
The registrant commenced to transact business under the fictitious business name or names listed above on: 09/20/2001.  
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/AMRIT PAL TOOR  
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).  
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 11/13/2024.  
PETER ALDANA

Schld:94280 Adld:31821 Custld:2054  
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T.S. No. 126789-CA APN: 330-622-001 NOTICE OF TRUSTEE'S SALE  
IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/17/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 1/28/2025 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 9/18/2020 as Instrument No. 2020-0444314 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: JOSAFATH BARRON, AN UNMARRIED MAN. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 all right, title

and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 3105 PRODUCE STREET, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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: \$394,198.43 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 126789-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 126789-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:94301 Adld:31827 Custld:670

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File No.: R-202414704  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. JOE 76 & CIRCLE K  
19248 HARVILL AVENUE, PERRIS, CA  
92570  
Riverside County  
MAILING ADDRESS: 2337 NORCO DR,  
NORCO, CA 92860  
Full Name of Registrant:  
1. K.A.R. & D. FIRST GENERAL INLAND  
MANAGEMENT COMPANY, LLC 2337  
NORCO DR NORCO, CA 92860  
This Business is conducted by: LIMITED  
LIABILITY COMPANY.

The registrant commenced to transact  
business under the fictitious business name  
or names listed above on: 04/01/2004.  
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/FAYEZ SEDRAK  
NOTICE - In accordance with subdivision  
(a) of Section 17920, a fictitious name  
statement generally expires at the end of  
five years from the date on which it was  
filed in the office of the county clerk, except,  
as provided in subdivision section 17920,  
where it expires 40 days after any change in  
the facts set forth in the statement pursuant  
to section 17913 other than a change in  
residence address or registered owner. A  
new fictitious business name statement must  
be filed before the expiration. The filing of  
this statement does not of itself authorize the  
use in this state of a fictitious business name  
in violation of the rights of another under  
Federal, State, or Common Law (see section  
14411 ET SEQ., Business and Professions  
Code).  
THIS STATEMENT WAS FILED WITH  
THE COUNTY CLERK OF RIVERSIDE ON  
11/25/2024.  
PETER ALDANA

Schld:94323 AddId:31833 CustId:2054

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Job No. P24-156

NOTICE INVITING SEALED PROPOSALS  
(BIDS)

PUBLIC NOTICE

SECTION 1 – NOTICE OF BIDS

The CITY OF PERRIS invites online bids  
on the Active Bidder website, until 2:00 p.m.  
on January 2, 2025, for ETHANAC ROAD  
BRIDGE OVER SAN JACINTO RIVER (CIP  
S139).

The project is located in the City of Perris,  
and in general, includes construction of a  
CastInPlace PreStressed bridge over the  
San Jacinto River, bridge approaches  
and connecting roadways. As part of  
the work the Contractor shall furnish all  
labor, technical and professional services,  
supervision, materials and equipment, and  
shall perform all operations necessary and  
required in conformity with the requirements  
in the specifications and plans.

No hard copy of bid package will be  
accepted. The Bid Closing Date and time  
shall be simultaneous with the Bid Opening.  
The Bid Opening will be held online on the  
active bidder website.

The plans and specifications are available  
online to download through Active Bidder  
website which can be accessed through the  
City of Perris website (<http://cityofperris.org/city-hall/bids.html>).

All questions and requests for information  
and acceptability of substitutes, including  
any questions addressing the interpretation  
or clarification of the Contract Documents  
must be submitted directly to the Active  
Bidder website prior to December 18, 2024.  
Answers will be posted on Active Bidder on  
or before December 23, 2024.

The successful bidder shall begin and  
complete all work within 400 working days of  
the Notice to Proceed. The award, if made,  
may be made to the lowest responsive/  
responsible bidder whose Bid is determined  
responsive to the Bid Documents. All  
contractors will be required to comply with  
all applicable Equal Opportunity laws and  
regulations. The City hereby notifies all  
bidders that it will not discriminate against  
any person or firm interested in providing  
goods or services to the City on the basis  
of race, color, religion, sex, marital status,  
national origin, age, veterans' status or

handicap.

Bidders are advised that this Contract is a  
public work for purposes of the California  
Labor Code, which requires payment of  
prevailing wages. Contractors must be  
registered and qualified with the California  
Department of Industrial Relations, in  
accordance with Labor Code 1771.1(b).  
All bids  
must include proof of current, valid  
registration and qualification status with  
the Department of Industrial Relations.  
Owner has obtained from the Director of  
the Department of Industrial Relations the  
general prevailing rate of per diem wages  
and general prevailing rate for holiday  
and overtime work. These rates will be  
on file at the Owner's office and they will  
be made available to any interested party  
upon request. Each Contractor to whom a  
Contract is awarded must pay the prevailing  
rates, post copies thereof at the job site and  
otherwise comply with applicable provisions  
of state law.

Bids must be accompanied by cash, a  
certified or cashier's check, or a Bid Bond  
in favor of the City in an amount not less  
than ten percent (10%) of the submitted total  
contract amount.

Pursuant to Section 7028.15 of the Business  
and Professions Code and Section 3300  
of the Public Contract Code, all bidders  
shall possess a State Contractor's license,  
Class A or appropriate license at the time of  
contract award.

All Bidders will be required to hold their  
original bid prices, without change, for a  
period of forty-five (45) days from the date  
bids are opened, except to the extent relief  
is available pursuant to Public Contract  
Code, Section 5100 et. Seq. The successful  
bidder will be required to provide backup  
calculations for their bid.

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

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

Schld:94326 AddId:31834 CustId:1759

NOTICE OF TRUSTEE'S SALE  
T.S. No. 24-02422-GMCA Title No.  
240423989-CAVOI A.P.N. 308-354-008  
YOU ARE IN DEFAULT UNDER A DEED  
OF TRUST DATED 08/10/2021. UNLESS  
YOU TAKE ACTION TO PROTECT  
YOUR PROPERTY, IT MAY BE SOLD  
AT A PUBLIC SALE. IF YOU NEED AN  
EXPLANATION OF THE NATURE OF  
THE PROCEEDING AGAINST YOU, YOU  
SHOULD CONTACT A LAWYER. A public  
auction sale to the highest bidder for cash,  
(cashier's check(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: Erick A Beltran,  
a single man and Imelda Palma Contreras,  
an unmarried woman, as joint tenants  
Duly Appointed Trustee: National Default  
Servicing Corporation Recorded 08/13/2021  
as Instrument No. 2021-0487286 (or Book,  
Page) of the Official Records of Riverside  
County, California. Date of Sale: 12/27/2024  
at 9:00 AM Place of Sale: 2410 Wardlow

Road #111, Corona, CA 92880 - Auction.  
com Room Estimated amount of unpaid  
balance and other charges: \$472,683.54  
Street Address or other common designation  
of real property: 2067 Mount Verdugo Lane,  
Perris, CA 92571 A.P.N.: 308-354-008 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 Default  
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 800-280-2832  
or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned  
to this case 24-02422-GMCA. 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](http://www.ndscorp.com), using the file number  
assigned to this case 24-02422-GMCA 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: 11/25/2024 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 800-280-2832;  
Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie  
Hernandez, Trustee Sales Representative  
A-4829657 12/06/2024, 12/13/2024,  
12/20/2024

Schld:94328 AddId:31835 CustId:64

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NOTICE OF TRUSTEE'S SALE T.S. No.  
23-02516-LCCA Title No. 230429368-CAVOI

A.P.N. 338-191-003 YOU ARE IN DEFAULT  
UNDER A DEED OF TRUST DATED  
06/01/2022. UNLESS YOU TAKE ACTION  
TO PROTECT YOUR PROPERTY, IT  
MAY BE SOLD AT A PUBLIC SALE.  
IF YOU NEED AN EXPLANATION OF  
THE NATURE OF THE PROCEEDING  
AGAINST YOU, YOU SHOULD CONTACT  
A LAWYER. A public auction sale to the  
highest bidder for cash, (cashier's check(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: Kathleen Gooding, a single woman  
Duly Appointed Trustee: National Default  
Servicing Corporation Recorded 06/06/2022  
as Instrument No. 2022-0256588 (or Book,  
Page) of the Official Records of Riverside  
County, California. Date of Sale: 01/10/2025  
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:  
\$463,775.06 Street Address or other  
common designation of real property: 29207  
Waverly Dr, Menifee, CA 92586 A.P.N.:  
338-191-003 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 Default  
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](http://www.ndscorp.com/sales), using the file number assigned  
to this case 23-02516-LCCA. 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](http://www.ndscorp.com), using the file number  
assigned to this case 23-02516-LCCA 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: 11/20/2024 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](http://www.ndscorp.com) Connie  
Hernandez, Trustee Sales Representative  
A-4829338 12/06/2024, 12/13/2024,  
12/20/2024

Schld:94331 AddId:31836 CustId:64

NOTICE OF TRUSTEE'S SALE T.S. No. 24-  
01954-FMCA Title No. 240340714-CAVOI  
A.P.N. 331-310-033 YOU ARE IN DEFAULT  
UNDER A DEED OF TRUST DATED  
12/06/2021. UNLESS YOU TAKE ACTION  
TO PROTECT YOUR PROPERTY, IT  
MAY BE SOLD AT A PUBLIC SALE.  
IF YOU NEED AN EXPLANATION OF  
THE NATURE OF THE PROCEEDING  
AGAINST YOU, YOU SHOULD CONTACT  
A LAWYER. A public auction sale to the  
highest bidder for cash, (cashier's check(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:  
Yeugeny Gene Skopinsky, a single man  
Duly Appointed Trustee: National Default  
Servicing Corporation Recorded 12/10/2021  
as Instrument No. 2021-0728962 (or Book,  
Page) of the Official Records of Riverside  
County, California. Date of Sale: 01/08/2025  
at 9:00 AM Place of Sale: 2410 Wardlow  
Road #111, Corona, CA 92880 Auction.com  
Room Estimated amount of unpaid balance  
and other charges: \$404,570.60 Street  
Address or other common designation of  
real property: 27493 Partridge Ct, Menifee,  
CA 92585 A.P.N.: 331-310-033 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 Default  
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 800-280-2832 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 24-01954-FMCA. 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](http://www.ndscorp.com), using the file number assigned to this case 24-01954-FMCA 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: 11/20/2024 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 Sale Line 800-280-2832; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative AFN4829336 12/06/2024, 12/13/2024, 12/20/2024

Schld:94334 AdId:31837 CustId:64  
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NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010071140 Title Order No.: 240114453 FHA/VA/PMI No.: APN #: 327-062-015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/13/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/23/2020 as Instrument No. 2020-0327431 of official records in the office of the County Recorder of RIVERSIDE County, State of CALIFORNIA. EXECUTED BY: KIM KARZIN, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST AND RICHARD KARZIN AND HELGA KARZIN, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States).DATE OF SALE: 12/27/2024 TIME OF SALE: 9:00 AM PLACE OF SALE: 2410 Wardlow

Road #111, Corona, CA 92880, Auction. com Room. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:27956 CALLE DE LEON, MENIFEE, CALIFORNIA 92585 APN#: 327-062-015The 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 \$368,024.19. 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 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) for information regarding the sale of this property, using the file number assigned to this case 00000010071140. 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: 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 833-561-0243, or visit this internet website [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) using the file number assigned to this case 00000010071140 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 [WWW.SALES.BDFGROUP.COM](http://WWW.SALES.BDFGROUP.COM) BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.BARRETT DAFFIN FRAPPIER

TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350Ontario, CA 91764(866) 795-1852 Dated: 11/19/2024 AFN4829097 12/06/2024, 12/13/2024, 12/20/2024

Schld:94337 AdId:31838 CustId:64  
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Notice of Public Sale Notice is hereby given pursuant to California Civil Code Section 798.78 and California Commercial Code Sections 7209 and 7210 that the following described property will be sold by Sun City Mobile Home Estates (Warehousman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Sun City Mobile Home Estates, payable at time of sale, on Thursday, December 26, 2024 at 9:00 a.m., at the following location: In the area in the front of 847 W. Sixth St., Corona, Ca 92882. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale to a thirdparty bidder, the mobilehome must be removed from the Premises. The property which will be sold is described as follows: Manufacturer: Unknown Trade Name: Meteor Year: 1974 H.C.D. Decal No: ABC5671 Serial No.: 10016 The current location of the subject property is: 27601 Sun City Blvd., Space 232 aka 27601 Sun City Bl Space 232, Sun City, Ca 92586. The public auction will be made to satisfy the lien for storage of the abovedescribed property that was deposited by The Estate of Beatrice A. Diaz/ Beatrice A. Diaz with Sun City Mobile Home Estates. The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is \$7,812.93. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: December 6, 2024 HART KIENLE PENTECOST By: Ryan J. Egan, Esq. Authorized Agent for Sun City Mobile Home Estates Contact: Julie Rosario (714) 432-8700 (IFS# 37371 12/06/24, 12/13/24)

Schld:94355 AdId:31843 CustId:2236  
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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at [www.StorageTreasures.com](http://www.StorageTreasures.com). Bidding will begin at Friday December 13, 2024 at 10:00 am and auction will close at or after Friday December 20, 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: 00311 - Carlos Mercado 00917 - Miriam Cardenas 01216 - Joshua Newton 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 subject to cancellation. Perris Progress Published: December 06, 2024

Schld:94359 AdId:31844 CustId:2344  
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NOTICE OF PETITION TO ADMINISTER ESTATE OF Margarita Cardova Limon Case No. PRR12402977 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Margarita Cardova Limon.

A PETITION FOR PROBATE has been filed by Virginia Limon in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that Virginia Limon be appointed as personal representative to administer the estate of the decedent.

A HEARING on the petition will be held on 11/13/2025 at 8:30am in Department 12 located at 4050 Main St, 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.

Ronald W. Ask, Esq. (SBN103895)  
Renee S. Fahrenholz, Esq.  
Elder Law Center, P.C.  
3600 Lime Street, #4-412  
Riverside CA 92501  
Phone: (951)-684-5608 Fax: (951)-684-1106

Schld:94369 AdId:31849 CustId:2283  
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Notice of Public Sale Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Friday December 20, 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](http://www.selfstorageauction.com).

Jose J Lara  
Gladys M Aldrete  
Diandre S Childers  
Michelle A Moers  
Antoinette Jones  
Paul Walls  
All sales are subject to prior cancellation. All terms, rules and regulations are available online at [www.selfstorageauction.com](http://www.selfstorageauction.com). Dated this December 06, 2024 by StorAmerica - Perris, 2926 N. Perris Blvd., Perris, CA, 92571 (951) 943-2331 12/6/24 CNS-3876091# PERRIS PROGRESS

Schld:94375 AdId:31851 CustId:61  
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Job No. P24-157  
Recruitment to Fill One (1)  
Planning Commission Open Seat

Planning Commission Open Seat The City's Planning Commission has one vacant seat, which is due to expire on June 30, 2025. Residents with a strong desire and willingness to serve the community are encouraged to apply. The Planning Commissioner Application form is available on the City's website at [www.cityofperris.org](http://www.cityofperris.org) or can be obtained from City Hall located at 101 North D Street in Perris. Completed applications must be submitted to the Office of Human Resources via email to [hrdivision@cityofperris.org](mailto:hrdivision@cityofperris.org) by Monday, December 23, 2024, before 5:00 p.m. Applications received after December 23, 2024, 5:00 p.m. will not be accepted.

Recruitment Opening Date: November 22, 2024  
Deadline to Apply Date: December 23, 2024

Recruitment and Selection Vacancies for the Planning Commission will be filled by appointment as provided by Section 2.37.03 of the Perris Municipal Code. Appointment to the current open seat will be made by the Mayor and ratified by the City Council. Prior to filling any vacancy, the open seat shall be advertised pursuant to the terms of the Maddy Act. (Cal. Govt. Code § 54970 et seq.). Each member of the Planning Commission must be a qualified elector (registered voter) of the city at the time of the appointment and is required to remain registered during the term in office. Selection of Planning Commissioners shall remain at the discretion of the members of the City Council; however, qualifications for appointment may include knowledge of planning issues, experience in constructionrelated trades or occupations, and familiarity with the City. The City has the right to invite only qualified applicants to participate in the selection process.

Planning Commission's Mission The City of Perris Planning Commission is committed to promoting a high quality of life in the community through responsible

land use decisions. The Commission takes pride in preserving the City's heritage and ensuring sustainable development for future generations. The Planning Commission plays important advisory, regulatory, and procedural roles in land use decisions for the City of Perris. The Commission is responsible for the review of issues related to community growth and development, and approval of land development requests such as Development Plan Reviews, Conditional Use Permits, and Major Modifications. The Commission administers land use regulations and provides the City Council with recommendations on matters relating to the implementation of the City's General Plan, Zoning Code, Subdivision Code, and municipal policies.

The compensation for Planning Commissioners is established as a stipend of one hundred (\$100) dollars per regular meeting attended, not to exceed a total of two hundred (\$200) dollars per month. The Commission meets on the 1st and 3rd Wednesday of each month at 6:00 p.m. in the Perris City Council Chambers.

For more information on this open seat, please contact the Office of Human Resources at (951) 943-6100 [hrdivision@cityofperris.org](mailto:hrdivision@cityofperris.org) or you may also email Planning Manager, Patricia Brenes, at [pbrenes@cityofperris.org](mailto:pbrenes@cityofperris.org).

Schld:94383 AdId:31854 CustId:1759  
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Job No. P24-158  
Recruitment to Fill Two (2)  
Motlagh Scholarship Foundation Board of Directors: Open Seats

Motlagh Scholarship Foundation Board Open Seats The City's Motlagh Scholarship Foundation Board of Directors ("Motlagh Scholarship Foundation Board") has two vacant seats, with an initial term set to expire in February 2026, date to be selected by the Motlagh Scholarship Foundation Board at the annual meeting. Residents with a strong desire and willingness to serve the community are encouraged to apply. The Motlagh Scholarship Foundation Board Application form is available on the City's website at [www.cityofperris.org](http://www.cityofperris.org) or can be obtained from City Hall located at 101 North D Street in Perris. Completed applications must be submitted to the Office of Human Resources via email to [hrdivision@cityofperris.org](mailto:hrdivision@cityofperris.org) by Friday, January 3, 2025, before 5:00 p.m. Applications received after January 3, 2025, 5:00 p.m. will not be accepted.

Recruitment Opening Date: December 6, 2024  
Deadline to Apply Date: January 3, 2025

Recruitment and Selection Vacancies for the Motlagh Scholarship Foundation Board will be filled by appointment as provided by Article VII "Directors" of the Bylaws of Resolution 6541. Appointment to the current open seats will be made by the Mayor and City Council and ratified by the City Council. Prior to filling any vacancy, the open seat shall be advertised pursuant to the terms of the Maddy Act. (Cal. Govt. Code § 54970 et seq.). Each member of the Motlagh Scholarship Foundation Board must be a qualified elector (registered voter) of the city at the time of the appointment and is required to remain registered during the term in office. Selection of Motlagh Scholarship Foundation Board shall remain at the discretion of the members of the City Council. The City has the right to invite only qualified applicants to participate in the selection process.

Motlagh Scholarship Foundation Mission The mission of the City of Perris Motlagh Scholarship Foundation, a California Nonprofit Public Benefit Corporation shall include without limitation, to provide scholarships to graduating high school students or students transferring from a twoyear postsecondary institution also referred to as a Community College pursuing a college education in engineering, sciences, or a related field. The City of Perris is dedicated to promoting higher education and is aligned with the overall mission to contribute to the wellbeing of all Perris students who are committed to investing in their education for a brighter future. The Motlagh Scholarship Foundation Board will establish meeting dates for the upcoming year, to be held at the Perris City Council Chambers.

For more information on this open seat, please contact the Office of Human Resources at (951) 943-6100 [hrdivision@cityofperris.org](mailto:hrdivision@cityofperris.org) or you may also email Director of Public Services, Sabrina Chavez

Schld:94388 AdId:31857 CustId:1759



BY ALEJANDRO LAZO, Cal Matters

Diane Moss lost her home in the Santa Monica Mountains after power lines ignited the apocalyptic Woolsey Fire in 2018. Since then, she's pressed for a safer electric grid in California.

"It's so easy to forget the risk that we live in — until it happens to you," said Moss, a longtime clean energy advocate. "All of us in California have to think about how we better prepare to survive disaster, which is only going to be more of a problem as the climate changes."

In recent years, California's power companies have been doing just that: insulating power lines and burying lines underground, trimming trees, deploying drones and using risk-detection technology.

As wildfires across the U.S. intensify, California is on the leading edge of efforts to prevent more deadly and destructive fires ignited by downed power lines and malfunctioning equipment.

Customers have shouldered a hefty price for wildfire safety measures. From 2019 through 2023, the California Public Utilities Commission authorized the three largest utilities to collect \$27 billion in wildfire prevention and insurance costs from ratepayers, according to a report to the Legislature.

And the costs are projected to keep rising: The three companies — Pacific Gas & Electric, Southern

California Edison and San Diego Gas & Electric — continue to seek billions more from customers for wildfire prevention spending. Rates are expected to continue outpacing inflation through 2027.

Fire safety projects are a big part of the reason that Californians pay the highest electric rates in the nation, outside of Hawaii. Other reasons include rooftop solar incentives, new transmission systems and upgrades for electric vehicles.

High electric bills have helped fuel a statewide affordability crisis alongside soaring housing prices, expensive groceries and costly gasoline. Small businesses are feeling the burden, along with the state's poorest residents: One in three low-income households served by the three utilities fell behind in paying their power bills this year.

California's three investor-owned utilities are regulated monopolies, so when they spend money on costs related to wildfires, they recover it through customers' bills.

The price of electricity has ignited debate about how much California families should bear for the cost of wildfire prevention, whether utilities are balancing risk and affordability and whether the money is being spent wisely.

Loretta Lynch, a former head of the state utilities commission, said lack of oversight is a problem, with the commission "rubber-stamping outrageous costs" and allowing the companies to "address wildfires in

**AFTER UTILITY EQUIPMENT SPARKED TRAGIC WILDFIRES, PG&E, SCE AND SDG&E RECEIVED STATE APPROVAL TO COLLECT \$27 BILLION FROM RATEPAYERS. AS CALIFORNIA ELECTRIC BILLS SOAR, QUESTIONS HAVE EMERGED ABOUT OVERSIGHT AND COSTS.**

the most expensive, least effective way possible."

One of the biggest controversies is whether the utilities should be spending so much on burying power lines, an extremely costly and slow process.

Last year, a state audit concluded that the utilities commission and the state's advocates office must do more to verify whether utilities were completing the work they sought payment for.

PG&E has buried 800 miles of power lines since 2021, with each mile costing between \$3 and \$4 million. Last year the company's \$3.7 billion plan to bury 1,230 miles of lines through 2026 was approved.

The three companies say the billions of dollars in spending is necessary as climate change worsens wildfires across the state. Utility equipment has caused less than 10% of the state's fires but nearly half of its most destructive fires, according to the utilities commission.

SCOREBOARD

HOME

00:00

GUEST

Football - Championship

Newbury Park31Murrieta Valley28

Murrieta Mesa17Glendora7

Basketball

Big VIII

Kimball (TX)59Centennial46

St. Michael's (TX)59Centennial46

Bellaire (TX)42Roosevelt69

Brennan (TX)67Roosevelt64

Miller60Corona76

Orange Vista63King61

Notre Dame36King49

South83Norco45

North61Norco49

Redlands32Norco53

Arlington62Norco54

South Pasadena64Santiago70

Ramona59Santiago79

Grand Terrace54Santiago74

Southwestern

La Jolla Country Day62Temecula Valley59

Rancho Buena Vista91Temecula Valley75

Schurr38Chaparral68

Yorba Linda53Chapparral45

Hillcrest60Murrieta Mesa46

Corona del Mar79Murrieta Mesa38

Walnut51Murrieta Valley78

Villa Park67Murrieta Valley59

Poly70Murrieta Valley72

San Diego Academy15Vista Murrieta109

La Canada82Great Oak52

Redlands East Valley44Great Oak86

Sunbelt

Eisenhower39Heritage35

Heritage47San Gorgonio52

JW North72Jurupa Hills59

JW North58Colony50

Silverado39JW North49

Liberty44Rancho Cucamonga86

Orange Vista65St. Francis69

Damien83Orange Vista63

Inland Valley

Norte Vista105Citrus Hill54

RAA53Lakeside58

Adelanto75Perris45

West Valley74Perris65

Victor Valley71Perris58

Bloomington50Vista del Lago53

Mountain Pass

Los Osos75Elsinore52

Adelanto60Elsinore41

Chino Hills73West Valley30

West Valley53Bloomington49

West Valley58Santa Rosa Academy56

Rancho Verde68Temescal Canyon28

Grand Terrace70San Jacinto44

San Jacinto50Ramona64

Tahquitz41Kaiser49

PG&E, which a few years ago came out of bankruptcy triggered by its liability for several deadly, destructive fires, has adopted the stance that "catastrophic wildfires shall stop." The company, which serves the most high-risk areas in California, is the state's largest spender on wildfire prevention.

PG&E plans to bury 10,000 miles of power lines in its highest-risk areas — work that is highly contentious because it is costly and slow. The company has buried 800 miles since 2021, with each mile costing between \$3 and \$4 million. Last year, the commission approved a \$3.7 billion plan for PG&E to bury 1,230 miles of lines through 2026.

Sumeet Singh, PG&E's chief operating officer, told CalMatters