

The Perris Progress

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Vol. 125-5

Friday, January 31, 2025

Since 1901



Abandoned Commercial Project at Major Menifee Intersection Due for Demolition

The skeleton of a project
never realized

MENIFEE (CNS) - The demolition of an unfinished commercial complex in Menifee that's been in a state of abandonment for almost two years got started last Friday, no longer held up by legal wrangling.

"We share in the community's frustration that this project has not moved forward, and that the site does not represent the high standards we hold for the Menifee community," City Manager Armando Villa said. "As this is a private project on personally owned property, it was necessary for us to follow the right legal process to be successful in having the structures removed and the site restored to its original condition to allow for future de-

velopment opportunities that will benefit our residents."

The Krikorian Entertainment Complex had been planned at the intersection of Newport Road and Town Center Drive, across from the Menifee Town Center plaza. However, the developer, Show-prop Menifee LLC, suspended construction for unclear reasons, leaving only the skeletal structure in place in the first half of 2023.

According to the city, legal proceedings for removal of the unfinished building, which had been intended as a venue for a bowling alley, cinema and sports bar, got underway in October 2023, with abatement notices issued.

See Demolition Page 4



The proposed property was to include a movie theatre, bowling alley, and sports bar.

krikorianmenifee.com

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Perris and Lake Elsinore Companies Awarded County Towing Contracts

RIVERSIDE (CNS) - The Board of Supervisors Tuesday approved contracts with seven tow truck companies to handle transports of inoperable Riverside County sheriff's patrol units, fire engines and other county autos over the next four years at a potential annual cost of \$487,000.

In a 5-0 vote without comment, the board signed off on the collective

contracts requested by administrators from the Department of Purchasing & Fleet Services.

The agency last summer originally sought a single vendor to handle the tow work, in keeping with past practices, but after further review, the decision was made to extend agreements to seven companies.

See Towing Page 3

BOARD APPROVES MEASURE INTENDED TO ASSIST UNDOCUMENTED IMMIGRANTS

By PAUL J. YOUNG
City News Service

RIVERSIDE (CNS) - Following a lengthy public hearing, the Board of Supervisors Tuesday signed off on a measure emphasizing Riverside County is a "safe place for all residents, irrespective of immigration status," paving the way for expansion of resources, including potential financial assistance, benefiting those who may face deportation under renewed federal immigration law enforcement.

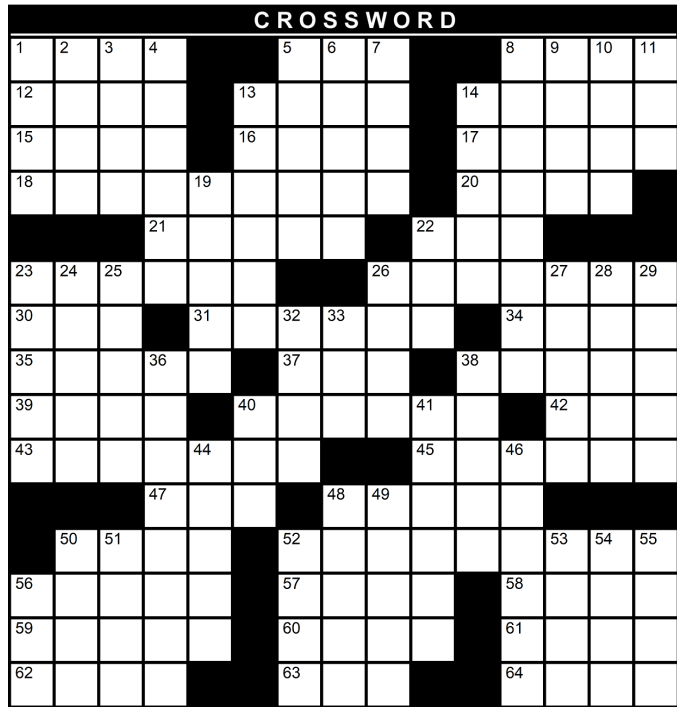
"Everybody should be protected, especially those individuals who are here because they want a better future for themselves and their families," board Chairman Manuel Perez said.

"They're working hard every day, paying their taxes, giving back to society one way or another. There's no language referring to this becoming a 'sanctuary county.'"

**TODEC Executive
Director Luz
Gallegos
addressing
the
Riverside
County
Board of
Supervisors
on Tuesday.**



See Immigrants Page 5



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STATEPOINT CROSSWORD THEME: VALENTINE'S DAY

ACROSS

- Past participle of spit
- King Kong, e.g.
- Greek portico
- Not to be mentioned
- Congel
- ____ cell carcinoma
- Top of Kilimanjaro, e.g.
- Periods of time
- D-Day beach
- *Holiday the day before Valentine's Day
- Shade of beige
- Quantities on doctors' prescriptions
- Not amateur
- *Letters to Juliet destination
- Come to final conclusion
- *Ultimate Valentine's vow?
- Purchaser
- Zelensky's capital
- Move a plant
- High-____, as in an image
- Tubular pasta
- Not Visa or MC
- *Moving Valentine's Day date option

DOWN

- "Annie get your ____"
- a.k.a. ladybird
- Maximum
- "Rub A Dub Dub" vessel
- Suburb of Dallas
- Skunk's defense
- *Sweet Valentine's gesture
- Long stories
- Rhythmic way of talking
- Yours and mine
- Send, as payment
- The E of B.P.O.E.
- A bit of water
- Biblical paradise
- Elfin
- Sign of boredom
- Doe's mate
- One of Three Bears
- Cain's brother
- Prom night garb
- Bird of prey's nest
- *Make them in advance of Valentine's Day
- "Or ____?"
- *"Cupid" singer (2 words)
- Russia's Terrible one,

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Clerk Cited for Alleged Alcohol Sale to Minor in Perris

RIVERSIDE (CNS) - A retail clerk has been cited for allegedly selling alcohol to a minor following a decoy operation in Perris, authorities said.

Deputies from the Riverside County Sheriff's Department coordinated with the Department of Alcoholic Beverage Control to conduct nine minor decoy operations and an additional shoulder tap operation at retail stores earlier this month, sheriff's officials said Friday.

The clerk was given the ci-

tation on Jan. 12 and could face a minimum fine of \$250 and/or 24 to 32 hours of community service for a first-time violation.

The decoy operations involved minors who were under the supervision of authorities attempting to purchase alcohol from numerous retail licensees in order to target employees or owners of the establishments.

The shoulder tap operation involved minors attempting to ask patrons outside a liquor or convenience store

to buy them alcohol with the supervision of a peace officer nearby, according to the sheriff's department.

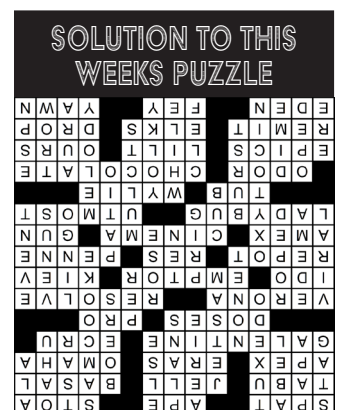
The fines and penalties for a shoulder tap may include arrests for the adult who purchases alcohol for minors, a minimum \$1,000 fine and 24 hours of community service, officials said.

Funding for the operations were provided by a grant from the California Office of Traffic Safety, through the National Highway Traffic Safety Administration.

- e.g.
- Pearl Harbor island
 - Between Fla. and Miss.
 - Ship's floating wreckage
 - Afrikaners' ancestors
 - Group of nine singers
 - For each
 - All over the internet
 - Possible allergic reaction
 - Lassoed
 - *Baby's breath's partner
 - Texting vocabulary, e.g.
 - *Cupid's mom

- Black tie ____
- Snob
- Gymnast's goal
- *a.k.a. "love hormone"
- Deck alternative
- Chicago baseballer
- Defrauds
- Explosion
- Pleasing notes succession
- At the same time
- Too much egg middle
- Newspaper piece
- Five and ____
- Staff leader
- Heavenly glow
- Think, archaically

- speaking
- Sport spectator's TV acronym
 - Before, old English



Felon Who Fatally Beat His Grandmother Sentenced

RIVERSIDE (CNS) - A convicted felon who fatally beat his 83-year-old grandmother during an argument at her Menifee home was sentenced Friday to 30 years to life in state prison.

Andrew Daniel Joseph, 45, was convicted in November of second-degree murder, elder abuse and a sentence-enhancing allegation of inflicting great bodily injury on a person over 70 years old for the 2020 death of Ethel Mae Hayes.

During a hearing at the Riverside Hall of Justice Friday, Riverside County Superior Court Judge Matthew Perantoni imposed the sentence required by law.

According to a trial brief filed by the District Attorney's Office, on the afternoon of Sept. 18, 2020, Joseph was alone with his grandmother in her and her husband's single-story residence in the 26000 block of Ridgemoor Drive, near Menifee Road, when an unspecified verbal dispute erupted.

The brief said Joseph confessed to one of his cousins later the same day that "Ethel had 'spazzed out' on him, and he, in response, 'went off' on her."

"The defendant did not de-

scribe exactly what he did to his grandmother," court papers stated. "He claimed that he blacked out and could not remember what happened."

Evidence collected at the scene indicated Joseph had slammed Hayes' face and head into a cabinet and possibly a wall several times, according to the brief.

The gravely injured senior managed to walk to a neighbor's house and ring the doorbell. Although the neighbor wasn't home, she activated her "ring" front porch camera via her mobile phone and spoke directly to Hayes, who had blood on her face and visible swelling around her eyes, the prosecution said.

"She said she had been assaulted by her grandson, 'Andrew,' repeating several times that her grandson had attacked her," the brief recounted.

The victim collapsed unconscious on the porch, and the neighbor called 911. Hayes was taken to Riverside University Medical Center in Moreno Valley, where she succumbed to the blunt force trauma injuries two days later.

Joseph went to his sister's house in Hemet, where

Menifee police officers located him and arrested him the day of the assault.

His cousin, Harry Fouse, told detectives that "Joseph is a 'mental patient' ... explaining the defendant has episodes where he becomes violent and screams," according to the brief.

"Those bouts are shortly followed by him staring straight ahead and appearing calm," the narrative said.

In a letter to the court received last summer, Steven Lloyd, the victim's nephew, wrote that his aunt's life was "cut short in a manner that is both heartbreaking and incomprehensible. Ethel was a source of immense love and support for those around her. She was a victim of a senseless and violent act by someone who should have been a source of support and care."

Joseph had been welcomed into his grandparents' house after being paroled from prison, prosecutors said.

Court records show a prior conviction for assault with a deadly weapon resulting in great bodily injury, which had been reduced from attempted murder. He served more than 10 years behind bars.

Towing

Continued from Page 1

"The decision to contract with multiple towing vendors throughout Riverside County allows for multiple contracted options as the county's potential needs exceed the capacity of any single towing provider," according to a statement posted to the board's agenda. "Utilizing multiple towing providers throughout the county's five districts ensures that employees are receiving timely response, 24 hours per day, every calendar day of the year."

The annual allocation of \$487,000 is a not-to-exceed sum. Expenditures will be covered by each individual agency's budget, in accordance with previously determined needs, with the Department of Purchasing & Fleet Services permitted to make the biggest outlay at \$270,000 annually, officials said.

The Sheriff's Department will be next at \$117,000 annually, followed by the

Fire Department and Transportation & Land Management Agency, each allowed a maximum of \$50,000 yearly to meet vehicle removal and transportation requirements.

The following companies will be awarded contracts: Auto Aide Towing of Perris; Classic Auto Towing of Indio; Complete Towing & Recovery of San Jacinto; Lifesavers Towing of Redlands; Stagecoach Towing of Banning; Statewide Road Solutions of Riverside; and Town & Country Towing of Lake Elsinore.

"This multi-agency awarding approach will ensure each department will be responsible for managing their respective agreements, including amendments as applicable, tracking spend, collaborating with the awarded contractors for services and handling any performance issues directly," documents stated.

The contracts take effect immediately and run to Nov. 30, 2029.

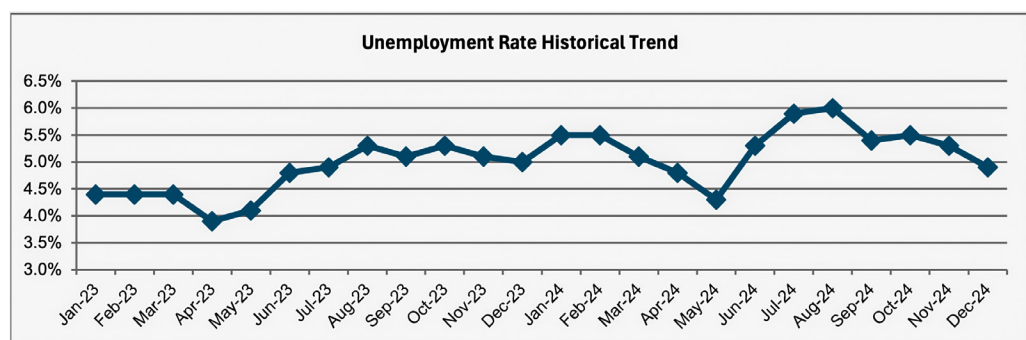


Report: County's Jobless Rate Drops in December

RIVERSIDE (CNS) - Payroll gains outweighed losses across the regional economy last month, pushing Riverside County's unemployment lower, according to figures released Friday by the

California Employment Development Department.

The countywide jobless rate in December, based on preliminary EDD estimates, was 5%, compared to 5.4% in



November.

According to data, the December rate was one-

tenth of a percentage point below the year-ago level, when countywide unemployment stood at

5.1%.

The combined

See Unemployment Page 4

Fed Hold Rates Steady, Sees Inflation As 'Elevated,' As Powell Declines Comment on Trump

By CHRISTOPHER RUGABER AP
Economics Writer

WASHINGTON — The Federal Reserve left its benchmark interest rate unchanged Wednesday after cutting it three times in a row last year, a sign of a more cautious approach as the Fed seeks to gauge where inflation is headed and what policies President Donald Trump may pursue.

In a statement, the Fed said the job market is "solid," and noted that the unemployment rate "has stabilized at a low level in recent months." The Fed also appeared to toughen its assessment of inflation, saying that it "remains somewhat elevated." Both a healthier job market and more stubborn inflation typically would imply fewer Fed rate cuts in the coming months.

In a news conference Wednesday, Fed Chair Jerome Powell largely deflected questions about recent comments from President Trump, including one from last week, when Trump said he would

lower oil prices and then "demand" lower rates. He also said he would speak with Powell about it.

"I'm not going to have any response or comment on whatever the president said," Powell said. Asked if Trump had communicated his desire for lower rates directly to Powell, the Fed chair said he had "no contact."

Regarding the Fed's key rate, Powell conveyed a more deliberate approach, noting that the economy is mostly healthy — the unemployment rate is a low 4.1% and growth topped 3% at an annual rate in the fall.

"With ... the economy remaining strong, we do not need to be in a hurry to adjust our policy stance," Powell said.

Asked about the potential impact of the sharp policy changes Trump has proposed regarding tariffs, immigration, tax cuts, and

deregulation, Powell said Fed policymakers are "waiting to see which policies are enacted."

"We don't know what will happen," he added. "We need to let those policies be articulated before we can even begin to make a plausible assessment of what their implications for the economy will be."

Kathy Bostjancic, chief economist at Nationwide Financial, said Powell's comments suggest the Fed won't cut rates again until the middle of this year.

"We are all in wait-and-see mode, including the Fed," she said.

The Fed reduced its rate last year to 4.3% from 5.3%, in part out of concern that the job market was weakening. Hiring had slowed in the summer and the unemployment rate ticked up, leading Fed officials to approve an outsized half-point cut in

September. Yet hiring rebounded last month and the unemployment rate declined slightly, to a low 4.1%.

Powell has said it is harder to gauge where inflation is headed, in part because of increased uncertainty around what policies Trump will adopt and how quickly they will affect the economy. Higher tariffs and tax cuts could push inflation higher, while deregulation could possibly reduce it.

The Fed typically keeps interest rates high to slow borrowing and spending and cool inflation.

In December, Fed officials signaled they may reduce their rate just twice more this year. Goldman Sachs economists believe those cuts won't happen until June and December.

Powell acknowledged that higher rates have made it harder for many would-be homebuyers to afford a home, and said that would likely continue.

The stock and bond markets had muted reactions to the Fed's decision, which was widely expected.

Demolition

Continued from Page 1

By April 2024, the Menifee Office of the City Attorney procured warrants allowing for on-site inspections by engineers to determine what hazards there might be at the location. Two months later, the City Council approved a resolution declaring the existing structure a public nuisance and ordered demolition at the property owner's expense.

However, the developer challenged the order in court, obtaining temporary injunctions barring the city from taking further action pending a possible sale of the acreage, according to city officials.

After efforts to sell the property failed to gain traction, the injunctions were lifted, and the council approved a final resolution last month declaring the plot abandoned. A Los Angeles County contractor, Downey-based AD Improvements, was hired to clear the site at a cost of \$231,000, officials said.

"The city will seek to recover the full costs of abatement through a lien or assessment placed on the property, or through direct recovery efforts against the property owner," according to a municipal statement.

There was no word on how long the demolition and clearance may take.



Unemployment

Continued from Page 4

unemployment rate for Riverside and San Bernardino counties -- the Inland Empire -- was 4.9%, down from 5.3% in

November, the EDD said.

Bi-county data indicated payrolls expanded by the widest margin in the trade and transportation sector, mainly in retailing and warehousing, which added

1,600 positions amid the holiday shopping season.

The financial services, information technology and manufacturing sectors grew by an aggregate 900 positions, according to

figures.

Payrolls shrank in the agricultural, construction, health services and professional business services sectors, which altogether shed an

estimated 3,800 jobs.

The hospitality, mining and public sectors were unchanged, along with miscellaneous unclassified industries, according to data.

FRIDAY, January 31, 2025

Today in History:

Today is the 31st day of 2024.
There are 334 days left in the year.

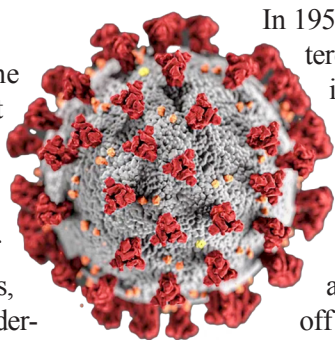
Today in history:

On Jan. 31, 2020, the United States declared a public health emergency over the new coronavirus, and President Donald Trump signed an order to temporarily bar entry to foreign nationals, other than immediate family of U.S. citizens, who traveled in China in the preceding 14 days.

Also on this date:

In 1863, during the Civil War, the First South Carolina Volunteers, an all-Black Union regiment composed of many escaped slaves, was mustered into federal service at Beaufort, South Carolina.

In 1945, Pvt. Eddie Slovik, 24, became the first U.S. soldier since the Civil War to be executed for desertion as he was shot by an American firing squad in France.



In 1958, the United States entered the Space Age with its first successful launch of a satellite, Explorer 1, from Cape Canaveral.

In 1971, astronauts Alan Shepard, Edgar Mitchell and Stuart Roosa blasted off aboard Apollo 14 on a mission to the moon.

In 1988, Doug Williams, the first Black quarterback to play in the Super Bowl, led the Washington Redskins (now Washington Commanders) to a 42-10 victory over the Denver Broncos and was named Super Bowl

MVP.

In 2000, an Alaska Airlines MD-83 jet crashed into the Pacific Ocean off Port Hueneme (wy-NEE'-mee), California, killing all 88 people aboard.

In 2001, a Scottish court sitting in the Netherlands convicted one Libyan and acquitted a second in the 1988 bombing of Pan Am Flight 103 over Lockerbie, Scotland. (Abdel Baset Ali al-Megrahi was given a life sentence but was released after eight years on compassionate grounds by Scotland's government. He died in 2012.)

Immigrants

Continued from Page 1

Perez and Supervisor Yxstian Gutierrez jointly proposed an action plan to establish a one-stop web portal with information on how undocumented immigrants can receive legal and other aid, as well as directing county staff to seek out possible funding mechanisms to help the undocumented community -- prioritizing so-called "dreamers" -- and draft a formal resolution declaring the county's position on the status of non-citizens.

"The county is dedicated to ensuring that it is a safe place for all residents, irrespective of immigration status, to work, attend school and access available and eligible resources," according to a joint statement by Perez and Gutierrez.

Over more than three hours, the board heard testimony prior to voting 4-0 in favor of the plan, with Supervisor Karen Spiegel departing early to attend a funeral.

"These are us, not others," Diana Fox, executive director of the nonprofit Reach Out, told the board. "These people are the fabric of our society. We need to stand up together."

A child, identifying himself only as Amman, barely able

I'm talking for my friends who have stopped going to school because of immigration...I want them to keep going to school so I can play with them." -SCHOOLBOY NAMED AMMAN

to see over the podium, told the board, "I'm talking for my friends who have stopped going to school because of immigration. I don't want their parents to go away from them. And I want them to keep going to school so I can play with them."

Donna Aarons called the supervisors' proposal "a slap in the face to those of us who came here legally."

"Those who are here illegally cause a strain on the country," she said. "California cannot afford to provide funding and services to those who aren't here legally -- housing, food stamps, cash aid. They are illegal aliens, and it doesn't matter whether they abide by the law."

Paul Petrella rejected the concept of "an undocumented immigrant."

"There's no such thing," he said. "Anybody who has entered our country illegally has committed a crime. There should be no socialist, leftist,



3.35 27066 SUPERVISORS V. MANUEL PEREZ & YXSTIAN GUTIERREZ:
Evaluation of how data for DACA program participants & law-abiding undocumented immigrants is collected, managed, stored, & protected.

un-American resistance to the law of the land. Do not disregard federal law. This is not hateful. I'm married to a Mexican woman who came here legally."

Representatives from multiple nonprofit organizations vowed ongoing support for those who may face deportation proceedings, including Todec Legal Center, League of United Latin American Citizens, or LULAC, and Inland SoCal United Way.

Perez and Gutierrez said they were originally inspired to propose an action plan to enhance community understanding of what undocumented immigrants are entitled to in California, particularly those residents who availed themselves of the Deferred Action for Childhood Arrivals program, which was initiated during the Obama administration.

Nearly 1 million DACA recipients, or "dreamers," established residency until the program was halted by President Donald Trump during his 2017-21 term. It was brought back under the Biden administration but largely tied up by legal challenges. The program facilitated permanent residency for border crossers who were minors at the time.

The supervisors moved beyond DACA in their proposal, in response to the upswing in U.S. Immigration & Customs Enforcement apprehensions of migrants, with the current focus ostensibly on criminal offenders.

In his first week back in the White House, Trump declared a national emergency along the southern border with Mexico under a "Securing Our Borders" directive, ending

the Biden administration's "catch-and-release" program and re-instituting the "Remain-in-Mexico" policy that prohibits automatic asylum for those seeking entry.

During the Biden administration, Riverside County received a constant stream of border crossers, most of whom were dropped by Border Patrol agents in Blythe, Indio and Murrieta. One county Executive Office estimate put the figure at anywhere from 120 to 200 "drop-offs" per day.

CBP figures show that from 2022 to 2024, there were about 7 million "land border encounters" involving people entering the U.S. from Mexico. Figures released last year by the California Legislative Analyst's Office indicated nearly 360,000 arrivals

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How to Organize Your Financial Life Ahead of Natural Disasters

By CORA LEWIS Associated Press

NEW YORK (AP) — If you live in a part of the world prone to wildfires, floods, blizzards, tornadoes, or earthquakes, there are ways you can make sure you're financially prepared for disaster, beyond insurance.

The Federal Emergency Management Association and the Red Cross advise that households gather important documents and contacts in a safe place, take photographs or record a video of the rooms in your home and any valuable belongings, and to have cash on hand, in case ATMs and electronic or online banking resources aren't available, among other guidance.

Lisa Berdie, director of policy and research for the Financial Health Network, an organization that focuses on underserved consumers, refers to these steps as "preparedness," but stresses the need for "investments in efforts to lessen the severity of climate impacts, reduce risks, and minimize financial harm."

"Key here is recognizing that it is not just the headline-grabbing events, but smaller-scale events and chronic stressors (for example, heat) that have dramatic financial consequences for households," Berdie said. "Some of the action steps that households can consider (there)... include weatherizing homes and addressing health hazards that are worsened by climate hazards, like mold and air quality."

Here's what you can do to be more financially pre-



pared and organized in case of disaster:

First, compile and assess

According to FEMA, the first thing to do is compile important documents. These include: birth and marriage certificates, social security cards, military service records and your pet's ID tags, microchip and vaccination records.

Other documents to have organized include: housing payments, utility bills, credit/debit card information, receipts from child support, checking, savings, and retirement account numbers, insurance policies, paystubs, tax statements, and wills, according to FEMA.

Medical information to have on hand includes: health insurance and pharmacy cards, records of immunizations and allergies, copies of prescriptions, and records of medical devices or equipment for disabilities.

Also make records of important contacts, such as:

1. Landlord or mortgage representatives
2. Doctors, dentists, or other health care providers
3. Insurance agents

4. Representatives in charge of military benefits and social and disability services

5. Assistive technology or medical equipment providers

6. Lawyers

7. Financial advisors

8. Banking institutions

9. Neighborhood, civic, and house of worship contacts

"Make sure you store important phone numbers somewhere besides just your cell phone," FEMA advises.

Why is this information necessary?

When you apply for disaster assistance, you may need to show proof of ID or income. You may also need to re-establish financial accounts if checks are destroyed or if online access is down.

Other records can help you prove the identity of household members, maintain or re-establish contact with family and friends, maintain contact with employers, and apply for other forms of assistance.

How else can I organize my financial life to pre-

pare for disaster?

If you don't have an original version of a document listed above, contact the appropriate company or agency to request a copy. If you receive paper checks for any federal benefits, consider enrolling in automatic benefits, and if you receive paper checks from an employer, consider requesting direct deposit or prepaid debit cards.

FEMA also advises printing or downloading statements of any bills paid automatically, such as rent or mortgage payments, utilities, loan payments, and membership fees. Downloading banking and bill payment apps for your phone can also help you stay mobile in times of emergency.

Photographing or recording a video of the rooms in your home and any valuable belongings is also advisable as a form of record keeping.

Store cash along with important documents

FEMA and the Red Cross advise individuals to keep cash in the same safe location as one's important documents to pay for emergency purchases in the event that ATMs aren't functioning or banks

are closed. The amount of cash should be based on the basic needs of your family, including gas, food, and medications.

Make sure your information is up-to-date

Review insurance policies and financial paperwork to be sure they're accurate and current — that includes homeowners, auto, and renters insurance.

Store documents securely

Store paper and electronic copies of all files in safe locations. Consider keeping paper copies in a fireproof and waterproof box or safe, a bank safe deposit box, or with a trusted friend or relative.

If you're already using a safe deposit box, check state laws to confirm who can and can't access the safe if the owner dies or can't access it themselves due to injury or illness, FEMA advises.

To store electronic copies of important documents, use a password-protected format on a flash or external hard drive, which you can also keep in the fireproof, waterproof box.

Finally, update consistently

Revisit and update your documents regularly.

Updates are especially important when significant changes in your life occur, such as: when your insurance changes, when you move, open or close bank accounts, become married or divorced, when you have a child, when your child changes schools, during retirement planning, and if there's a death in the household.

Bills

Continued from Page 16

CalMatters looked at California's three main investor-owned utilities' shareholder return rates and the average 10-year treasury bond yields from 2006 through November, including the utilities' actual returns during that period through 2023, the most recent data available.

The average rates for such treasury bonds didn't break 5% from 2006 through November. Only within the last year have any of California's three major investor-owned utilities dipped below double digits. California's gap between the shareholder and treasury rates has closed slightly since 2006, with shareholder rates for the three companies declining between less than 2 percentage points each. Treasury bond rates largely held steady during that period, with 10-year notes going from a yield of 4.53 percent

to 4.18 percent.

Despite this dip, the dollar amount the state's power companies are authorized to collect for shareholders has increased nearly every year as their customer bases grow and utilities add more costs that can be charged to customers.

One contributing factor nationwide, studies found, is that regulators often hesitate to approve shareholder rates below 10% and rarely take into consideration the gap between what utility shareholders earn and the treasury bond rates. Psychology comes into play here – 10 can feel like a substantial round number, and moving below that may feel like a large move.

And the companies regularly ask for more. Had regulators landed at PG&E's request for 2023 – one percentage point above what was approved – the company would have been allowed to collect \$12.5 million more.

Southern California Edison requested the equivalent of about \$9.4 million above what was later approved, and San Diego Gas & Electric requested the equivalent of \$2.5 million more than what was later approved.

Cal Advocates, the body responsible for advocating for ratepayers before the commission, often pushes back against these, requesting lower shareholder rates.

"We generally think they've been set a bit too high," Michael Campbell, assistant deputy director of energy at Cal Advocates, said. "The utilities' arguments of just how risky it is to be a utility in California and their ability to recover their costs from ratepayers is overstated."

Rising costs are of particular concern for Californians, whose bills, especially under PG&E, have risen steadily because of wildfire response. A law passed in 2019 attempted to cushion some of that blow on ratepayers,

prohibiting utilities from collecting for shareholders a return on the first \$5 billion they collectively spend on wildfire safety measures.

"The business is not meant

to be risk free," said Janice Beecher, political science professor at Michigan State University who specializes in utility economics. "If it's risk free, give them treasury returns and go home early."

What Are Dual Eligible Special Needs Plans (D-SNPs)?

(NAPSI)—Over 12.5 million Americans are eligible for both Medicare and Medicaid, but many don't realize this and could be missing out on some valuable benefits. People who qualify for both health care programs can enroll in a type of Medicare Advantage plan called a Dual Eligible Special Needs Plan (D-SNP), offered by Aetna® and other health care companies.

D-SNPs work with your Medicare and Medicaid benefits to help you maximize your benefits. They provide all the traditional benefits of a Medicare Advantage health plan, while also offering added benefits, such as flexible allowances, which can help pay for healthy food and certain over-the-counter items. Depending on the state where you live, some additional benefits that come with an Aetna D-SNP may include:

- Dental, vision and hearing coverage
- \$0 co-pays for covered Part D prescriptions at in-network pharmacies
- Extra Benefits Card with a monthly allow-

ance to use on certain everyday expenses, like healthy foods and over-the-counter items, such as aspirin and bandages

- SilverSneakers® fitness membership
- Fresh meals home-delivered after a hospital stay

D-SNPs may also come with a personal care coordinator, who can help you find in-network doctors, arrange transportation and schedule appointments. They can also connect you with programs to help beyond health care services.

D-SNPs may help save you money. Most people pay little or no cost for their coverage. Covered Part D prescription drugs are available at no cost at in-network pharmacies, and doctors' visits may also be fully covered at no cost to you.

If you qualify, a D-SNP can offer you more complete health care coverage so you can take charge of your health and access the care you need.



Immigrants

Continued from Page 5

were awaiting immigration hearings statewide.

Gutierrez said he and the chairman felt it important to recognize "most immigrants are law-abiding folks who care about their community."

"With something like this, we're looking at finding them resources," he said. "I don't see anything wrong with that."

The supervisors published a California Department of Justice fact sheet containing explanations for the California Values

Those who are here illegally cause a strain on the country."
- DONNA AARONS

Act, Trust and Truth acts, which together prohibit local law enforcement agencies from directly participating in federal immigration enforcement actions, including not reporting foreign nationals' presence in correctional facilities, barring a court order.

Undersheriff Don Sharp read an email from Sheriff Chad Bianco -- who is

in Washington, D.C., meeting with Border Patrol administrators -- saying "the board should be working to ensure that county government is here to protect all residents, (not causing) a political divide."

The board directed the Executive Office to draft a resolution declaring support for "law-abiding" asylum seekers and dreamers, along with researching revenue options to assist them and establishing the web portal.

"We need to take a stand," Perez said. "We will not support the separation of families."

T.S. No.: 2024-10549-CA APN: 333-824-010Property Address: 27591 ARDEN STREET, MENIFEE, CA 92585NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/11/2021. 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 drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter

described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably

estimated to be set forth below. The amount may be greater on the day of sale.Trustor: Patrick Bates, a married man as his sole and separate property Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 5/13/2021 as Instrument No. 2021-0298290 in Book -- Page -- of Official Records in the office of the Recorder of Riverside County, California Date of Sale: 2/11/2025 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance

and other charges: \$465,469.68 Street Address or other common designation of real property: 27591 ARDEN STREET MENIFEE, CA 92585A.P.N.: 333-824-010The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may

Public Notices

See Notices Page 10

"Flight Risk"

By Bob Garver

I notice that I've given a "C" rating to every movie I've reviewed in 2025. That's four straight times I've basically said that the movie, while not worth writing off entirely, isn't worth recommending. I even split the review last weekend and gave out two "C" ratings. Director Mel Gibson's "Flight Risk" ends the "C" streak. It doesn't end the streak by earning my recommendation, but by being a movie that I feel is indeed worth writing off.

The film follows U.S. Marshal Madolyn Harris (Michelle Dockery) as she captures mob accountant Winston (Topher Grace) in rural Alaska. Winston agrees to testify against a dangerous crime boss, which means that he and Madolyn will be targets for assassination until she can deliver him to ironclad protective custody in Anchorage. The handoff will be easy, as long as nothing goes wrong with the transfer flight. Things go wrong with the transfer flight.

The pilot, ostensibly named Booth (Mark Wahlberg), seems like a nice guy, if a little bumpkin-y and eager to share his romantic history. But there's nothing to indicate that he isn't a competent pilot, so Madolyn and a bound Winston board his rickety plane. It's only when the three are in the air and miles away from anywhere safe to land that things start to go awry. The plane goes through more turbulence than it should. The communication system goes on the fritz. Booth says things

that don't add up. And Winston finds an ID for the plane's pilot, who looks nothing like Mark Wahlberg.

It turns out that Wahlberg's never-properly-named character is an assassin that took out the real Booth and stole his plane in an effort to kill Madolyn and Winston. The reason he didn't kill them as soon as they boarded was that he wants to fly them deep into the wilderness and have unspecified "fun" with them. It's weak reasoning, but without it the film can't set up its central conflict: that of Madolyn and Winston trying to stay alive despite the threat from both the assassin inside the plane and the elements outside. Because neither Madolyn nor Winston know how to fly the plane and the assassin doesn't have much interest in getting them to safety.

The bulk of the film is the three characters playing off each other as they try to make it out in one piece. Occasionally a call is placed to someone on the ground, like Madolyn's superior at the Marshal's office (Leah Remini) or the office's director (Paul Ben-Victor) or a flirty piloting expert (Maaz Ali), but if the plane is going to land safely, it's going to have to be by somebody on the plane. Arguments and negotiations inevitably ensue, but it's easy to tell that the whole thing is going to come down to violence.

"Flight Risk" is trying to be the kind of "bottle movie" where the isolation itself makes for an intense atmosphere and what the cast lacks in quantity, the



actors make up for in quality and chemistry. The problem is that these actors can't come close to saving this material. Grace brings a sitcom-level energy to a character with sub-sitcom-level jokes. Wahlberg's assassin, once exposed, is so sadistic and crazy that it's unbelievable that he was ever smart enough to keep up the ruse for so long. At least Dockery gets out relatively unscathed with her perfectly rootable heroine that keeps this movie above the "D" level. Everything else about this movie wishes it could pass for

average. The dialogue is below average. The action (especially at the end) is below average. And once his character loses his cap, we see that Wahlberg's hairline is way, way below average.

Grade: C-

"Flight Risk" is rated R for violence and language. Its running time is 91 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Flight Risk' on top at box office

LOS ANGELES (CNS) - "Flight Risk," a thriller starring Mark Wahlberg and Michelle Dockery, stands atop the box office with a weekend gross of \$12 million to lead all films in North America, according to industry estimates released Sunday.

The Lionsgate release sits above "Mufasa: The Lion King," which earned \$8.7 million Friday through Sunday in its sixth week in theaters, Comscore reported.

"One of Them Days," Sony's comedy starring Keke Palmer and SZA, earned \$8 million for

third place in its second weekend.

"Sonic the Hedgehog 3" was fourth with \$5.5 million in its sixth weekend, followed by "Moana 2," in fifth place with \$4.3 million.

Rounding out the top 10 domestic releases were "Presence" (\$3.4 million), "Wolf Man" (\$3.4 million), "A Complete Unknown" (\$3.1 million), "Den of Thieves 2: Pantera" (\$3 million), and "The Brutalist" (\$2.9 million).

This Puerto Rican Pork Roast Boasts Tender Meat and Crackling, Crisp Skin

By CHRISTOPHER KIMBALL Christopher Kimball's Milk Street

Pérnil al caldero is a Puerto Rican staple of succulent slow-cooked pork with shatteringly crisp skin that's seasoned with adobo, a garlicky, oregano-spiced marinade. The name is a combination of pérnil — a pork roast, usually either the shoulder or ham — and caldero, the dish's cooking vessel, an aluminum pot with rounded sides, a tight-fitting lid and excellent heat conduction.

Puerto Rican Slow-Cooked Pork Roast (Pérnil al Caldero)

Start to finish: 6 hours (45 minutes active), plus refrigeration

Servings: 8

Ingredients:

15 medium garlic cloves, peeled, divided
2 tablespoons dried oregano, divided
3 tablespoons white vinegar, divided, plus more to taste
2 tablespoons extra-virgin olive oil, divided
Kosher salt and ground black pepper
5- to 7-pound bone-in, skin-on Boston butt roast or pork picnic shoulder
1½ cups grapeseed, vegetable or other neutral oil

Directions:

In a mortar, combine 10 garlic cloves, 1 tablespoon oregano, 1 tablespoon vinegar, 1 tablespoon olive oil, 1½ tablespoons kosher salt and 1 tablespoon pepper. Pound with the pestle to form a smooth paste.

Using a sharp, slender knife, pull back the skin of the



pork with one hand while cutting horizontally into the fat between the skin and meat to remove the skin in a single piece, leaving it attached, or hinged, along one edge. With the skin peeled back, rub the garlic-herb paste on all sides of the roast; do not coat the surface of the skin. Replace the skin. Wrap the roast tightly with plastic wrap and set on a large plate. Refrigerate for at least 4 hours but preferably longer (up to 24 hours).

When ready to cook, unwrap the roast and pat it dry with paper towels. In a large (at least 7-quart) Dutch oven or caldero over medium-high, heat the remaining 1 tablespoon olive oil until barely smoking. Add the pork skin side up and cook until well browned on the bottom, 5 to 7 minutes. Add 2 to 3 cups water around, not over, the pork to a depth of about 1½ inches; the amount of water will vary depending on the diameter of the pot and size of the roast. Scatter the remaining 5 garlic cloves and the remaining 1 tablespoon oregano into the liquid around the pork. Bring to a boil, then cover the pot, reduce to low and simmer gently until the center of

the pork (not touching bone) registers 195°F, or a skewer inserted into the meat meets no resistance, about 5 hours; if the liquid evaporates, add more water to maintain a depth of about 1½ inches.

Remove the pot from the heat. Transfer the roast to a large plate and tent it with foil. Tilt the pot to pool the liquid to one side and use a wide spoon to skim off and discard as much fat as possible from the surface. Using a potato masher, mash the garlic cloves until smooth. You should have about 2 cups cooking liquid. Stir in the remaining 2 tablespoons vinegar, then taste and season with pepper; set aside.

Using the sharp, slender knife, cut the skin free from the roast and place it fatty side up on a cutting board. With a soup spoon, carefully scrape off and discard as much fat as possible. Pour the neutral oil into a 12-inch nonstick skillet, then place the skin fatty side up in the pan. Partially cover and cook over low, occasionally shaking the pan, until the skin is golden brown and crisped on the bottom, 25 to 30 minutes. Uncover and wipe any condensation from the inside of the lid. Flip the skin, partially re-cover and cook until the second side is golden brown and crisped, about 5 minutes. Transfer to a wire rack set in a rimmed baking sheet.

Remove and discard the bone from the pork. Slice the pork or cut it into chunks. Arrange on a large platter and pour some of the juices over the meat. Cut the crisped skin into pieces and scatter over the pork. Serve with the remaining juices on the side.



This week we are celebrating my wife's birthday. And the celebration is a week-long event. No one and done here. We do it big. And since it is also the lunar new year, we wanted to do something special to celebrate that as well.

So I made shrimp gyoza and enoki mushroom and pork soup dumplings. And to say these turned out well would be an understatement. Gasps of oh wow these are good, and these are the best dumplings I've ever had were bantered around generously. It was exactly what I need to here because these took forever to make, and I had to excuse myself to the garage once or twice to let out a roar. Thank goodness my mom was around to help with the 3 kids, or I would have not had dinner ready until the next breakfast.

Anyways, these are totally worth it but it will be a few hours of prep and cooking. No 15-minute meal here.

Ingredients

• 1 lb shrimp, peeled, deveined, and chopped

Shrimp Gyoza

- 1 tbsp sake
- 1 tbsp tamari or soy sauce
- ¼ cup blanched, drained, and chopped bok choy
- 2 tbsp finely diced carrots
- 1 tsp sesame oil
- 2 cloves garlic finely diced
- 1 green onion finely diced
- 1 package gyoza wrappers
- 2 tbsp cooking oil
- ¼ cup water

To Make

Combine all the ingredients except for the gyoza wrappers, cooking oil, and water in a bowl and mix. Note the bok choy needs to be wrung dry after you blanch it. Try and get all the moisture out that you can. To stuff the gyoza, take a wrapper and fill with about 1 tbsp of the filling. Dip your finger in water and draw a water line around the edge of the wrapper. Pinch one end, then push the other end forward to create folds and pinch folds down, repeating 2 or 3 times. Seal the other end of wrapper. Repeat until all wrappers are used. In a large sauce pan heat cooking oil. Place gyoza in oil and cook for 5 minutes getting a good sear. Add water and cover. Steam for 3 minutes. Serve with soy sauce and EAT!

For More Recipes Visit
www.zapinin.com/food



Notices
Continued from Page 7

be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-10549-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-10549-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. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/3/2025 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 42263 Pub Dates 01/17, 01/24, 01/31/2025

Schld:94599 Adld:31942 Custld:2244

T.S. No.: 24-31156 A.P.N.: 330-450-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/3/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding

title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Carlos E Mendoza And Michelle L Mendoza Duly Appointed Trustee: Carrington Foreclosure Services, LLC Recorded 1/13/2006 as Instrument No. 2006-0032879 in book , page Loan Modification recorded on 7/12/2012 as Instrument No. 2012-0326249 of Official Records in the office of the Recorder of Riverside County, California , Described as follows: As more fully described in said Deed of Trust Date of Sale: 2/19/2025 at 9:00 AM Place of Sale: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$493,864.70 (Estimated) Street Address or other common designation of real property: 300 MONUMENT PKWY PERRIS, CA 92570 A.P.N.: 330-450-024 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 24-31156. 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. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you

are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 24-31156 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 01/08/2025 Vylla Solutions, LLC formerly known as Carrington Foreclosure Services, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or www.STOXPOSTING.com for NONSALE information: 888-313-1969 Tai Alailima, Director

Schld:94613 Adld:31946 Custld:670

NOTICE OF TRUSTEE'S SALE TS No. CA-22-938832-CL Order No.: FIN-22008195 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/17/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Matthew S. Castleberry and Angelina Castleberry, husband and wife as joint tenants Recorded: 12/20/2018 as Instrument No. 2018-0495434 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 2/19/2025 at 01:00 PM Place of Sale: In the front of the Corona Civic Center, located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$437,344.93 The purported property address is: 3434 PRESIDIO LANE, PERRIS, CA 92570 Assessor's Parcel No.: 330-503-006 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 (844) 477-7869 or visit this Internet Web site www.STOXPOSTING.com, using the file number assigned to this case 24-31156. 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. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you

applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-938832-CL. 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-938832-CL 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. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-22-938832-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-800-280-2832 Or Login to: http://www.qualityloan.com PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 Quality Loan Service CORPORATION TS No.: CA-22-938832-CL IDSPub #0226171 1/17/2025 1/24/2025 1/31/2025

Schld:94616 Adld:31947 Custld:608

File No.: R-202500285 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. SOLAR N AUTO 24632 CHALONE DR. MURRIETA, CA 92562 Riverside County Full Name of Registrant: 1. KRISTIAN ORNELAS 24632 CHALONE DR. MURRIETA, CA 92562 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of

Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/KRISTIAN ORNELAS 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 1/8/2025. PETER ALDANA

Schld:94632 Adld:31952 Custld:2054

File No.: R-202500080 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. S&M DOOR AND WINDOW 2015 WILLOWBROOK LN, PERRIS, CA 92571 Riverside County Full Name of Registrant: 1. 4 GEN ENTERPRISES, INC 2015 WILLOWBROOK LN PERRIS, CA 92571 This Business is conducted by: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 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/REYDESEL MENDEZ IV 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 1/3/2025. PETER ALDANA

Schld:94643 Adld:31956 Custld:2054

File No.: R-202500101 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. ALFA CANDLES & CO 2. SILLY SLIME SOCIETY 24695 EUCALYPTUS AVE, MORENO VALLEY, CA 92553 Riverside County Full Name of Registrant: 1. RYDER QUEZADA 24695 EUCALYPTUS AVE MORENO VALLEY, CA 92553 This Business is conducted by: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/RYDER QUEZADA 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 1/3/2025.

PETER ALDANA

Schld:94647 Adld:31957 Custld:2054

NOTICE OF TRUSTEE'S SALE TSG No.: 8786616 TS No.: 23-010493 APN: 333-680-060 Property Address: 28917 ALMONDWOOD COURT, MENIFEE, CA 92584 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/12/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02/07/2025 at 09:00 AM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/16/2016, as Instrument No. 2016-0349169, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: LAMON KEITH PETTEWAY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 333-680-060 The street address and other common designation, if any, of the real property described above is purported to be: 28917 ALMONDWOOD COURT, MENIFEE, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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 \$495,318.48. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "ASIS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the

rescheduled time and date for the sale of this property, you may call 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 23-010493 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 23-010493 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0469861 To: PERRIS PROGRESS 01/17/2025, 01/24/2025, 01/31/2025

Schld:94651 Adld:31958 Custld:2221

NOTICE OF TRUSTEE'S SALE TSG No.: 2074734CAD TS No.: 24-004874 APN: 364-240-089 Property Address: 29101 GOOSENECK TRL, MENIFEE, CA 92584 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/12/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02/07/2025 at 09:00 AM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/13/2019, as Instrument No. 2019-0468574, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: Valrie A Manard, an unmarried man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 364-240-089 The street address and other common designation, if any, of the real property described above is purported to be: 29101 GOOSENECK TRL, MENIFEE, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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 \$501,664.58. The beneficiary under said

Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "ASIS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 24-004874 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 24-004874 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0469864 To: PERRIS PROGRESS 01/17/2025, 01/24/2025, 01/31/2025

Schld:94654 Adld:31959 Custld:2221

T.S. No. 125777-CA APN: 311-252-013 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/6/2018. 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 3/12/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 11/19/2018 as Instrument No. 2018-0455271 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: KAREN PERAU, A WIDOW WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 642 ROADRUNNER WAY, 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: \$223,567.08 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 125777-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 125777-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:94657 Adld:31961 Custld:670

NOTICE OF TRUSTEE'S SALE TSG No.: 8785064 TS No.: 23-006800 APN: 286-220-025 Property Address: 14230 OAKDALE DR, PERRIS, CA 92570 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02/19/2025 at 01:00 PM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/26/2019, as Instrument No. 2019-0536032, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: ROGER CHARLES PATROW, UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) In the 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 286-220-025 The street address and other common designation, if any, of the real property described above is purported to be: 14230 OAKDALE DR, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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 \$565,864.11. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "ASIS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 23-006800 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 23-006800 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0469866 To: PERRIS PROGRESS 01/17/2025, 01/24/2025, 01/31/2025

Schld:94661 AdId:31962 CustId:2221

SUMMONS CASE NO. CVME2404577. NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): 1. DANIELLE R. GARCIA; AND DOES 1 THROUGH 40 INCLUSIVE, YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): 1. TECHNICOLOR FEDERAL CREDIT UNION. 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 desechar el caso. The name and address of the court is: (El nombre y direccion de la corte es): RIVERSIDE COUNTY SUPERIOR COURT 27401 MENIFEE CENTER DRIVE, MENIFEE, CA 92584. 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): Anaya Law Group ALANA B. ANAYA 195758 2629 Townsgate Road Suite 140 Westlake Village CA 91361 Phone: (805)-230-9222 Date: 10/24/2024 W. SAMUEL HAMRICK, JR., Clerk

Schld:94682 AdId:31970 CustId:2311

NOTICE OF PETITION TO ADMINISTER ESTATE OF William A. Scudder, Sr. Case No. PRR12402879 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of William A. Scudder, Sr.. A PETITION FOR PROBATE has been filed by Markus D. Williamson in the Superior Court of California, County of Riverside. THE PETITION FOR PROBATE requests that Markus D. Williamson be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on 2/21/2025 at 8:30am in Department 8 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. Dublas O. Paniagua, Esq. (SBN: 311082) Law Offices of Dublas O. Paniagua 23001 Hawthorne Blvd #201 Torrance CA 90505 Phone: (562)-556-9209 Fax: (562)-758-1367 dublas@socal-attorneys.com

Schld:94690 AdId:31972 CustId:2437

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 168828 Title No. 95527912-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/27/2020. 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 02/14/2025 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/28/2020, as Instrument No. 2020-0523851, in book xx, page xx, of Official Records in the office of the County Recorder of Riverside County, State of California, executed by Ronald E. Wood, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924n(b), (payable at time of sale in lawful money of the United States), 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 339-062-003 The street address and other common designation, if any, of the real property described above is purported to be: 25801 Roanoke Rd, Menifee, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$252,920.75 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 1/15/25 The Mortgage Law Firm, PLC The Mortgage Law Firm, PLC, may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Foreclosure Manager The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 866-539-4173 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 (866) 539-4173 for information regarding the trustee's sale or visit this Internet Web site www.servicelinkauction.com for information regarding the sale of this property, using the file number assigned to this case: TS#168828. 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 (866) 539-4173 for information regarding the trustee's sale, or visit this internet website www.servicelinkauction.com for information regarding the sale of this property, using the file number assigned to this case TS#168828 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. A-4832982 01/24/2025, 01/31/2025, 02/07/2025

Schld:94699 AdId:31975 CustId:64

NOTICE OF TRUSTEE'S SALE TS No. CA-24-995974-NJ Order No.: 230505847-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/28/2009. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): MARIO MENDEZ AND JOSEFINA MENDEZ, HUSBAND AND WIFE Recorded: 2/2/2009 as Instrument No. 2009-0049279 and modified as per Modification Agreement recorded 8/27/2018 as Instrument No. 2018-0342478 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 2/19/2025 at 01:00 PM Place of Sale: In the front of the Corona Civic Center, located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$126,940.76 The purported

property address is: 628 MAINSAIL LN, PERRIS, CA 92571 Assessor's Parcel No.: 320-310-004-1 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 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-995974-NJ. 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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-995974-NJ 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. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-995974-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which

case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-995974-NJ IDSPub #0226342 1/24/2025 1/31/2025 2/7/2025

Schld:94722 Adld:31982 Custld:608

T.S. No. 24-69484 APN: 311-351-011NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/7/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ERIC C. AFALAVA, A SINGLE MAN AND EDUARDO U. BAYARDO, A SINGLE MAN AS JOINT TENANTNTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 12/17/2004, as Instrument No. 2004-1003737, Judgment recorded 11/29/2017 as instrument # 2017-0499535 , THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2013-0248828 AND RECORDED ON 05/24/2013., of Official Records in the office of the Recorder of Riverside County, California, Date of Sale:2/19/2025 at 1:00 PM Place of Sale: In the front of the Corona Civic Center at 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$312,614.21Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property484 WILSON AVENUE PERRIS, CALIFORNIA 92571Described as follows: As more fully described on said Deed of Trust .A.P.N #.: 311-351-011The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California

Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website www.auction.com, using the file number assigned to this case 24-69484. 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 (855) 976-3916, or visit this internet website trucker.auction.com/sb1079, using the file number assigned to this case 24-69484 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. Dated: 1/17/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For NonAutomated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42378 Pub Dates 01/24, 01/31, 02/07/2025

Schld:94725 Adld:31983 Custld:2244

NOTICE OF TRUSTEE'S SALE T.S. No.: 24-0065 Loan No.: ***086 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/29/2022 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) will be held by the duly appointed Trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JESSE GABRIEL PEREZ, AN UNMARRIED MAN Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 07/08/2022 as Instrument No. 2022-0306984 in book --, at Page -- of Official Records in the office of the Recorder of RIVERSIDE County, California, Date of Sale: 02/18/2025 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$14,727.13 estimated - as of date of first publication of this Notice of Sale The purported property address is: ROBIN RD. (VACANT LAND) NUEVO, CA 92567, LEGALLY DESCRIBED AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF LAND ONLY EXHIBIT "A" LEGAL DESCRIPTION REAL PROPERTY IN THE AREA OF NUEVO, COUNTY OF RIVERSIDE,

STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS OF SAID COUNTY. TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES WITH RIGHT OF INGRESS AND EGRESS OVER THE NOW EXISTING ROAD IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS OF SAID COUNTY A.P.N.: 427-350-003 The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's 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. 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 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. 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 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 24-0065. 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 24-0065 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional

immediately for advice regarding this potential right to purchase. Date: 01/14/2025 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0470106 To: PERRIS PROGRESS 01/24/2025, 01/31/2025, 02/07/2025

Schld:94763 Adld:31994 Custld:2221

APN: 364-250-051 TS No: CA06000166-23-1 TO No: 230391120-CAVOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 23, 2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 25, 2025 at 09:00 AM, In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on April 4, 2023 as Instrument No. 2023-0095326, of official records in the Office of the Recorder of Riverside County, California, executed by FRANK JAMES MALLARD SR, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EMORTGAGE FUNDING, LLC, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 29221 LODEN CIRCLE, MENIFEE, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$517,614.43 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding

liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address <https://www.servicelinkauction.com/> or call ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000166-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file number assigned to this case CA06000166-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 9, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000166-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/> FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0469822 To: PERRIS PROGRESS 01/31/2025, 02/07/2025, 02/14/2025

Schld:94779 Adld:32000 Custld:2221

APN: 308-214-005 TS No: CA06000010-22-1 TO No: 2087819CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 23, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 25, 2025 at 09:00 AM, In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on September 29, 2016 as Instrument No. 2016-0424800, and a Judgment was recorded January 12, 2024 as Instrument Number 2024-0011484, of official records in the Office of the Recorder of Riverside County, California, executed by SEAN E. DARE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY , as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, as nominee for LAND HOME FINANCIAL SERVICES, INC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain

property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3661 WHIELDON DRIVE, PERRIS, CA 92571 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$338,329.28 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address <https://www.servicelinkauction.com/> or call ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000010-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file

JOB NO. P25-008
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a Public Hearing on Tuesday, March 11, 2025, at 6:30 pm, in the City Council Chambers, 101 North "D" Street, Perris, California, to consider the levying of assessments and the annexation of DPR 22-00011 to Benefit Zone 157, City of Perris Flood Control Maintenance District Number 1 pursuant to the provisions of the Benefit Assessment Act of 1982, consisting of Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (the "Act").

The assessments are to be used for the maintenance of flood control facilities that benefit properties within Benefit Zone 157. The total annual assessment levied on the benefiting property is \$49,175.84.

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

NOTICE IS HEREBY FURTHER GIVEN that pursuant to the Act,

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

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

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

Nancy Salazar
City Clerk

number assigned to this case CA06000010-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 9, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000010-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/> FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0469826 To: PERRIS PROGRESS 01/31/2025, 02/07/2025, 02/14/2025

Schld:94782 AdId:32001 CustId:2221

File No.: R-202500881
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. THE SHARP CORNER BARBERSHOP 586 SOUTH D ST, PERRIS, CA 91570 Riverside County
Full Name of Registrant:
1. MARIA ALEJANDRA CHAVEZ 586 SOUTH D ST PERRIS, CA 92570
2. JOSE EDUARDO LUPERCIO 586 SOUTH D ST PERRIS, CA 92570
This Business is conducted by: CO-PARTNERS.
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/MARIA ALEJANDRA CHAVEZ
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 1/21/2025.
PETER ALDANA

Schld:94826 AdId:32014 CustId:2054

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST Loan No.: CASTRO RESS Order No.: 2024-78280 A.P. NUMBER 455-040-031 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/26/2016, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 02/25/2025, at 09:00 AM of said day, At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, RESS Financial Corporation, a California corporation, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by MELISSA BALBINA CASTRO, A SINGLE WOMAN AND NILAH E.A.J. QUINONES, A SINGLE WOMAN AS JOINT TENANTS recorded on 10/14/2016, in Book N/A of Official Records of RIVERSIDE County, at page N/A, Recorder's Instrument No. 2016-0452559, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/9/2024 as Recorder's Instrument No. 2024-0305123, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Parcel 2, inclusive together with Lots "B", "C", "D" and "F", "H", inclusive of Parcel Maps No. 14,692, of file in BK, 86, PGS. 4 & 5 of Pacel Maps. Refer to Deed of Trust for full Legal Description. The street address or other common designation of the real property hereinabove described is purported to be: 32626 DUVALL ROAD, HOMELAND, CA 92548. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Directions may be obtained pursuant to a written request submitted to the beneficiary within 10 days from the first publication of this notice. Name of Beneficiary or Mortgagee: ADELAIDO DELGADO, a Married Man as his sole and separate property c/o RESS FINANCIAL CORPORATION 1780 TOWN AND COUNTRY DRIVE, SUITE

Job No. P25-011
NOTICE OF PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the item below:

CASE: Ethanac Travel Center Development Project

APPELLANT: City of Menifee
29844 Haun Rd,
Menifee, CA 92586

APPLICANT: Alan Robertson
Ethanac Travel Center LLC

LOCATION: Northwest corner of Ethanac Road and Trumble Road (APNs 329-250-011 and 329-250-012) in the Commercial Community (CC) Zone.

PROPOSAL: To consider an appeal of Planning Commission Resolution No. 24-15, certifying an Environmental Impact Report (SCH No. 2024010850), adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, and approving Conditional Use Permit No.'s 22-05002 and 22-05003 for a 13,980 square foot travel center with a drive-thru restaurant, convenience store, fueling facilities for trucks and passenger vehicles, and truck shop, and Variance No. 24-05022 for a freeway-oriented sign.

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2024010850) was certified by the Planning Commission as part of the aforementioned resolution. The potential impacts associated with the project were evaluated in the EIR and were determined to be less than significant with the incorporation of Project specific mitigation measures as set forth in the Mitigation Monitoring and Reporting Program (MMRP) adopted by the Planning Commission, except certain impacts related to Air Quality and Greenhouse Gases, which were determined to be significant and unavoidable. With respect to these impacts, the Planning Commission adopted a Statement of Overriding Considerations (SOC). The EIR and associated technical studies are available on the City's website at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-418#docan1206_1313_479. Copies of the EIR, MMRP, SOC and supporting studies are available at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200.

PUBLIC HEARING: This appeal is scheduled to be heard and considered by the City Council on February 11, 2025, at 6:30 p.m. The

Planning Commission considered the project on October 16, 2024, and approved the aforementioned resolution by a vote of 4 ayes and 0 noes. Any person affected or concerned by this appeal may submit written comments to the Office of the City Clerk before 5:00 p.m. the day of the City Council hearing. At the public hearing, any person may appear and be heard in support of or opposition to the appeal. The City Council, at the hearing or during deliberations, may decide to uphold the Planning Commission's decision, grant the appeal, or take another action, subject to compliance with applicable law. Any person challenging the City's decision on this appeal in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at: <https://www.cityofperris.org/home/showpublisheddocument/15875/638102339679387909>. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy.



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

Date & Time: February 11, 2025 – 6:30 p.m.
Project Planner: Lupita Garcia, Associate Planner
Phone: (951) 943-5003 Extension 236
Email: Lgarcia@cityofperris.org
Si necesita un intérprete por favor llámenos al (951) 943-5003

105, NORCO, CA 92860-3618 Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$129,233.45. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four singlefamily residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien,

you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold

Job No. P25-013

NOTICE OF PUBLIC HEARING

This may affect your property. Please read:

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASE: Specific Plan Amendment (SPA) 22-05375 and Development Plan Review 22-00036

APPLICANT: Deirdre McCollister
Brew Harley Knox
Warehouse Enterprises.

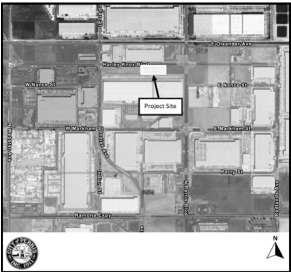
LOCATION: The Project Site is located south along Harley Knox Boulevard about 650 feet west of Perris Boulevard (APN: 302-090-021).

PROPOSAL: To 1) amend a 4.01-acre lot from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Development Plan Review to construct a 58,974-square-foot industrial building.

ENVIRONMENTAL DETERMINATION: Adoption of the Mitigated Negative Declaration (MND No. 2396) in compliance with the requirements of the California Environmental Quality Act (CEQA). The MND 2396 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570. The Planning Counter is open Monday – Friday 8:00 a.m. – 6:00 p.m. Electronic copies can be viewed on the City's website at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/folder-420#docan1206_1313_479 The MND/Initial Study was circulated for a 30-day review period from February 16, 2024, to March 18, 2024.

REVIEW AND COMMENT PERIOD
Any person affected or concerned by this application may submit

written comments to the Office of the City Clerk before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could approve an alternative proposal for the above project, including any changes to or modifications to the proposal. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in writing. Correspondence delivered to the City Council prior to the public hearing to raise only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

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

Date & Time: February 19, 2025 – 6:00 p.m.
Project Planner: Alfredo Garcia,
Associate Planner
Phone : (951) 943-5003 Extension 287
Email: algarcia@cityofperris.org

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

more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee's sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-78280. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772 for information regarding the trustee's sale, or visit this internet website <https://www.nationwideposting.com> for information regarding the sale of this property, using the file number assigned to this case 2024-78280 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. Dated: 01/24/2025 RESS Financial Corporation, a California corporation, ____ as Trustee By: ANGELA GROVES, TRUSTEE SALE OFFICER 1780 Town and Country Drive, Suite 105, Norco, CA 92860-3618 (SEAL) Tel.: (951) 270-0164 or (800)343-7377 FAX: (951)270-2673 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0470466 To: PERRIS PROGRESS 01/31/2025, 02/07/2025, 02/14/2025

Schld:94837 AdId:32019 CustId:2221

Job No. P25-012

NOTICE OF AVAILABLE
THE PERRIS GATEWAY PROJECT
DRAFT ENVIRONMENTAL IMPACT
REPORT (DRAFT EIR)
SCH NO. 2024080050

Project Title: The Perris Gateway Project

- Environmental Impact Report/SCH No. 2024080050, Specific Plan Amendment (SPA) 22-05280, Tentative Parcel Map (TPM's) No. 38567 and 38985, Conditional Use Permits (CUP's) 22-05295, 24-05141, and 24-05142, and Development Plan Review's (DPR's) 22-00028 and 23-00021.

Lead Agency: City of Perris
101 North D

Street Perris, CA 92570
Contact: Mathew
Evans, Project Planner, (951) 943-5003, Ext 115, mevans@cityofperris.org

Project Location - City: Perris

Project Location - County: Riverside

NOTICE IS GIVEN by the City of Perris, as the lead agency pursuant to the California Environmental Quality Act (CEQA), that the Perris Gateway Project Draft Environmental Impact Report (EIR) is available for public review and comment. Comments on the Draft EIR will be received for 45 days, commencing on January 31, 2025, and ending at 5:00 p.m. on March 17, 2025, after which a final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the final EIR. The City of Perris City Council will use the final EIR to consider the proposed Perris Gateway Project, described below.
PROJECT LOCATION:
The Project site is located in the City of Perris (City), in Riverside County (County), California, near Ramona Expressway and Webster Avenue. The Project site consists of approximately 20.28 acres and contains disturbed vacant land previously used for agricultural purposes. Ramona Expressway generally bounds the Project site to the south, Interstate (I-) 215 to the west, and Webster Avenue to the east. It is located approximately 6.5 miles south of State Route (SR) 60, and approximately one mile south of March Air Reserve Base/Inland Port Airport (March ARB/IPA). The Project site is within the Perris Valley Commerce Center area of the City, the March ARB/ IPA Airport Influence Area Boundary, and the City's Airport Overlay Zone. The Project site comprises Assessor's Parcel Numbers (APNs) 314-170-020, 314-170-023, and 314-180-024.

PROJECT DESCRIPTION:
The proposed Project involves constructing and operating a selfstorage facility, two sitdown restaurants, six fastfood restaurants, two gas stations including convenience stores, and a car wash. Specifically, the Project would include 80,478 square feet of selfstorage use across 22 buildings, two 6,000-squarefoot sitdown restaurants, six drivethrough fastfood restaurants comprised of 18,400 square feet of building area, 32 vehicle fueling positions across two gas stations including 10,039 square feet of convenience store uses, and a 5,425-squarefoot automated car wash building.

The City of Perris requires the following permits and discretionary actions to implement the proposed Project:

Certification of EIR 2024080050 with the determination that the EIR has been prepared in compliance with the requirements of CEQA.

Specific Plan Amendment SPA 22-05280 to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to add selfstorage as a conditionally permitted use within the PVCCSP Commercial land use designation.

Development Plan Review DPR 22-00028 and DPR23-00021 to approve the proposed western and eastern site development plans.

Conditional Use Permit CUP 22-05295, CUP 24-05141, and CUP 24-05142 to allow selfstorage uses, drivethrough services, and gas station uses with alcohol sales for offsite consumption on the site.
Tentative Parcel Map No. 38567 and 38985 to subdivide the existing twoparcel western site into four parcels and the existing oneparcel eastern site into four parcels.

SIGNIFICANT IMPACTS:
The Draft EIR identifies potentially significant impacts in the following CEQA environmental issue areas: air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; tribal cultural resources; and cumulative effects. As described in the Draft EIR, many of these impacts can be fully mitigated, but some cannot and would remain significant and unavoidable. Unavoidable impacts include effects on air quality (4.1), greenhouse gas emissions (4.2), and cumulative impact on air quality and greenhouse gas emissions.

HAZARDOUS MATERIALS/WASTE ON SITE:
The Project site contains no sites listed on State databases compiled under California Government Code Section 65962.5.

PUBLIC REVIEW PROCESS:
This Notice of Availability, consistent with Sections 15086 and 15087 of the State CEQA Guidelines, is to consult with and request comments on the Draft EIR's environmental analyses from responsible agencies, organizations, and interested parties.

Document Availability:
The Draft EIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, at the City of Perris Planning Division, 135 North D Street, Perris, CA 92570. The Draft EIR is also available for review or download at the City of Perris website:

Draft EIR and Technical Appendices <https://www.cityofperris.org/departments/developmentservices/planning/environmentaldocumentsforpublicreview>

Public Comment Period: Comments on the Draft EIR will be received for 45 days, commencing on January 31, 2025, and ending at 5:00 p.m. on March 17, 2025. All comments on the Draft EIR must be received by the City by 5:00 pm on March 17, 2025, to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Mathew Evans - Project Planner
City of Perris Planning Division
135 North D Street
Perris, CA 92570
mevans@cityofperris.org

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Perris Planning Commission and City Council. The date, time, place, and format of future public hearings will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately.

Schld:94840 AdId:32020 CustId:1759

File No.: R-202500654
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. BAUBLES AND BOONS
31915 RANCHO CALIFORNIA RD, STE
200-258, TEMECULA, CA 92591
Riverside County
Full Name of Registrant:
1. KRISTEL UY 31915 RANCHO
CALIFORNIA RD STE 200-258 TEMECULA,
CA 92591
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 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/KRISTEL UY
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
1/15/2025.
PETER ALDANA

Schld:94845 AdId:32022 CustId:2054

File No.: R-202500251
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. JLM RESOURCES

4825 SIERRA STREET, RIVERSIDE, CA 92504
Riverside County
Full Name of Registrant:
1. JOSE LUIS MARTINEZ 4825 SIERRA STREET RIVERSIDE, CA 92504
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 01/01/2024.
I declare that all information in this statement
is true and correct. (A registrant who
declares information as true any material
matter pursuant to Section 17913 of
Business and Professions Code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
/S/JOSE L MARTINEZ
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
1/8/2025.
PETER ALDANA

Schld:94849 AdId:32023 CustId:2054

NOTICE OF PETITION TO ADMINISTER
ESTATE OF Wayne Edward Morse
Case No. PRRI 2500106
To all heirs, beneficiaries,
creditors, contingent creditors, and persons
who may otherwise be interested in the will
or estate, or both, of Wayne Edward Morse.
A PETITION FOR PROBATE
has been filed by Christine Horvath in the
Superior Court of California, County of
Riverside.
THE PETITION FOR
PROBATE requests that Christine Horvath
be appointed as personal representative to
administer the estate of the decedent.
THE PETITION requests
authority to administer the estate under the
Independent Administration of Estates
Act. (This authority will allow the personal
representative to take many actions without
obtaining court approval. Before taking
certain very important actions, however,
the personal representative will be required
to give notice to interested persons unless
they have waived notice or consented to
the proposed action.) The independent
administration authority will be granted
unless an interested person files an objection
to the petition and shows good cause why
the court should not grant the authority.
A HEARING on the petition
will be held on 3/5/2025 at 8:30am in
Department 8 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.

Christopher Nelson (SBN 220566)
Chandler Law Firm
3800 Orange St., Suite 270
Riverside CA 92501
Email: CLNelsonAttorney@gmail.com
Phone: (951)-276-3022 Fax: (951)-782-0230

Schld:94861 AdId:32026 CustId:2331

One Reason Your Power Bill Is High: Baked-in Profits That Critics Call Excessive

BY MALENA CAROLLO,
CalMatters

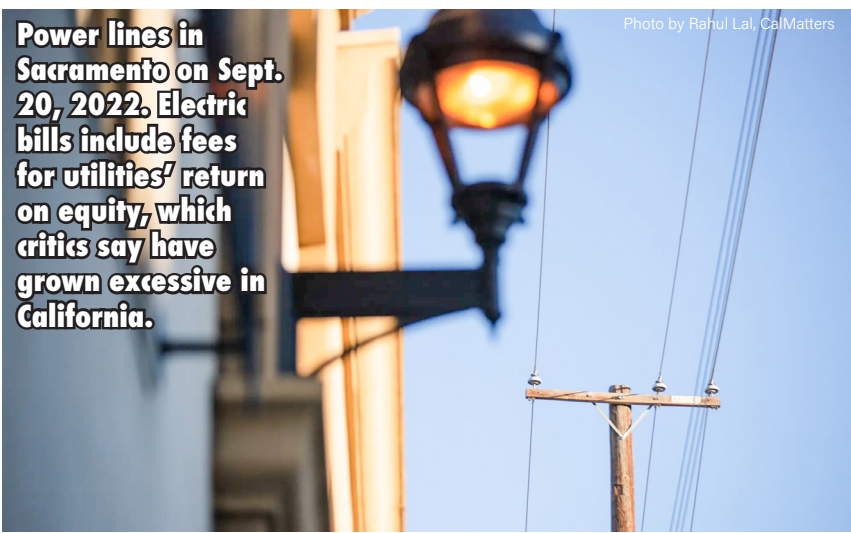
Making sense of the alphabet soup of charges on a monthly power bill is challenge enough. But there's a surprising cost baked into customers' bills that doesn't have its own line item.

A portion of each payment goes directly in the pockets of shareholders. Called a "return on equity," the amount is meant to compensate investor-owned utilities for the risk of doing business. It pays back shareholders for their investment in the companies and helps utilities maintain a higher credit rating to attract better loan rates for future projects.

Each state's utility regulator, including the California Public Utilities Commission, is responsible for determining these often double digit rates of return, which is a key part of utilities' profits. Studies found that the shareholder rates regularly outpace a common economic benchmark, costing customers across the country as much as \$7 billion annually. CalMatters examined these rates since 2020 and found they amount to hundreds of millions of dollars annually from California customers.

Approved rates of return in the state are hovering around 10%, more than double the rate for the benchmark, 10-year U.S. treasury bonds. Utilities can earn less than that if they do not meet performance targets, but California's three major investor-owned utilities still earned hundreds of millions of dollars from return on equity in 2023. Critics call that excessive and say utilities are exaggerating the risks they face.

"Across all the utilities, we seem to be providing some rather generous rates," said David Rode, a Carnegie Mellon University professor who studies decision making in finance and utilities. "It's easy to look at a single utility and go, 'well this rate makes sense for this utility' and miss the broader implications [but]... It's kind of like missing the forest for



the trees."

Customers across the state are facing steep power bills from the state's three main investor-owned power companies. Californians pay among the highest electricity rates in the country, the largest portions of which come from new hikes for wildfire mitigation and rooftop solar programs. PG&E bills in particular have risen several times in the last year alone, and ratepayers will see another increase after regulators voted to keep the Diablo Canyon nuclear power plant open to address concerns over energy reliability during the shift to renewable sources.

Gov. Gavin Newsom announced an executive order last fall to address high energy bills, and the state Legislative Analyst's Office released a report this month examining the state's climate policies and residential electricity rates, which it found were increased by efforts to curb wildfires and global warming, among other factors.

Southern California Edison's 2024 approved shareholder return rate was the highest among its Golden State peers at 10.75%, followed by PG&E at 10.7%, and San Diego Gas & Electric at 10.65%.

The utility commission's preliminary decisions for return on equity rates this year, which have not been finalized, are all just above 10%. That's comparable to the industry average, also about 10%.

Each company's financial performance throughout the year deter-

"
The business is not meant to be risk free. If it's risk free, give them treasury returns and go home early."
-JANICE BEECHER, POLITICAL SCIENCE PROFESSOR FOCUSED ON UTILITY ECONOMICS, MICHIGAN STATE UNIVERSITY

mines whether they will achieve their full shareholder rate of return or even above it. But even a fraction of their approved shareholder rates represents millions of dollars from ratepayers. In 2023, for example. Southern California Edison collected \$91 million out of a possible \$198 million for shareholders (approved for 10.05%), PG&E collected more than \$111 million out of a potential \$125 million (approved for 10%), and San Diego Gas & Electric collected \$41.9 million out of a possible \$42 million (approved for 9.95%).

"A competitive return on equity is important to ensure that PG&E can continue to attract the level of investment needed to meet the energy needs of our hometowns," PG&E spokesperson Mike Gazda said. "The state regulator determines that return on equity through an open, transparent and public process.

Gazda said the "vast majority" of that return is reinvested into PG&E. The company, he said, has cut expenses to customers through federal loans and grants, as well as "new

SCOREBOARD

Basketball

Big VIII

Centennial	80	King	51
St. Augustine	60	Centennial	76
Roosevelt	88	Corona	38
Roosevelt	70	Bishop Gorman (NV)	64
Corona	53	Santiago	84
King	63	Arlington	55
Norco	51	King	46
Norco	40	Santiago	45
Hoover	46	Santiago	75

Southwestern

Temecula Valley	85	Murrieta Valley	64
Temecula Valley	73	Vista Murrieta	95
Vista Murrieta	89	Chaparral	66
Murrieta Mesa	41	Chaparral	48
Great Oak	57	Murrieta Mesa	52
Murrieta Valley	50	Great Oak	69
Mission Bay	50	Vista Murrieta	49

Sunbelt

Orange Vista	90	Heritage	31
Heritage	51	Moreno Valley	66
Orange Vista	56	JW North	51
Liberty	38	Canyon Springs	51
Moreno Valley	55	Liberty	51
Liberty	54	Orange Vista	79
Riverside Prep	52	Liberty	70
Liberty	51	Temescal Canyon	38

Inland Valley

Paloma Valley	54	Citrus Hill	49
Citrus Hill	53	Perris	68
Lakeside	42	Paloma Valley	58
Paloma Valley	64	California Lutheran	53
Perris	55	Hemet	77

Mountain Pass

San Jacinto	54	Elsinore	76
Elsinore	67	Tahquitz	33
Temescal Canyon	47	West Valley	34
Tahquitz	30	Temescal Canyon	54
Temecula Prep	38	Temescal Canyon	52
San Jacinto	54	Elsinore	76

technologies, improved processes, and renegotiated contracts." He did not directly answer a question about whether lower shareholder returns would be part of the company's future plans but said PG&E will work on bill affordability with regulators and policymakers.

The shareholder rates as approved by the utility commission have outpaced those for the 10-year treasury bonds, which are often used as a benchmark by researchers because they track inflation and are considered riskless. Riskier businesses tend to earn returns above this, experts said. But Rode's study and others found that utilities' shareholder return rates are going up nationally, while the risk the industry faces doesn't match that increase.

Treasury bond yields are part of the model the California Public Utilities Commission uses when setting these shareholder rates.

"Without capital market funding, necessary grid work would have to be funded immediately in part through the rates customers pay, and this would significantly raise those rates," Jeff Monford, spokesperson for Southern California Edison, said. "Providing our investors with a competitive [return on equity] is crucial to the success of this model."