

The Perris Progress

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Vol. 125-8

Friday, February 21, 2025

Since 1901



Amazon to End Operations at March Air Reserve Base

RIVERSIDE (CNS) - Amazon Inc. will be shuttering its sorting facility at March Air Reserve Base in less than four months, ceasing all flights into and out of the base, but the company confirmed Thursday that employees working there will have the option of transferring to any of the many facilities operated by the e-tailing giant throughout the Inland Empire.

"We're always evaluating our network to make sure it fits our business needs and to improve the experience for our employees, customers and partners," according to a company statement. "We've made the decision to cease operations at our Riverside Air Facility."

The official closure will arrive before the end of May.

According to published reports, about 400 people are employed at Amazon's March ARB warehouse.

"All employees are able to transfer to other facilities we have nearby, and there will be no impact on our customers," the company stated.

The few Amazon Prime Air flights that make scheduled runs into and out of the airport, which

shares boundaries with the cities of Riverside and Moreno Valley, reportedly will be shifted to San Bernardino International Airport, where Amazon has maintained operations since April 2021.

It established the March ARB facility about six years ago.

The company has over three dozen facilities in the Riverside-Ontario-San Bernardino metropolitan area.

March has been under a joint powers authority going back to the mid-1990s, when it was deactivated as an active-duty military installation and converted to a reserve base, hosting Air National Guard and Air Force Reserve units. The JPA relies on the combined decision-making of civilian and military officials to identify optimal uses of the space.

Civilian flight operations have been permitted there for a quarter century.

Moves are afoot to create a new 34-acre jet port, dubbed the "Meridian Gateway Aviation Center Project." The proposed facility would provide docking bays for up to seven cargo airliners at a time, possibly operating all hours of the day and night.

See Amazon Page 5

Riverside County Sheriff Becomes the First Major Republican to Say He'll Run for California Governor

RIVERSIDE, Calif. (AP) — Riverside County Sheriff Chad Bianco said Monday he is running for governor of California in 2026, becoming the first major Republican to announce a bid for an election nearly two years away.

Bianco, an outspoken supporter of President Donald Trump and his policies, was first elected sheriff in 2018 and has been in law enforcement for more than 30 years. He is joining a growing number of candidates looking to replace Gov. Gavin Newsom as the GOP struggles to field a serious statewide candidate.

See Bianco Page 3



Riverside Sheriff Chad Bianco announcing his candidacy for governor on Monday.

City of Perris Scholarship Now Open to Applicants

The City of Perris is now accepting applications for the Motlagh commitment to furthering their education.

Scholarship Foundation whose mission is to provide financial assistance for higher education to the city's future leaders. The application period runs from now until March 31, 2025.

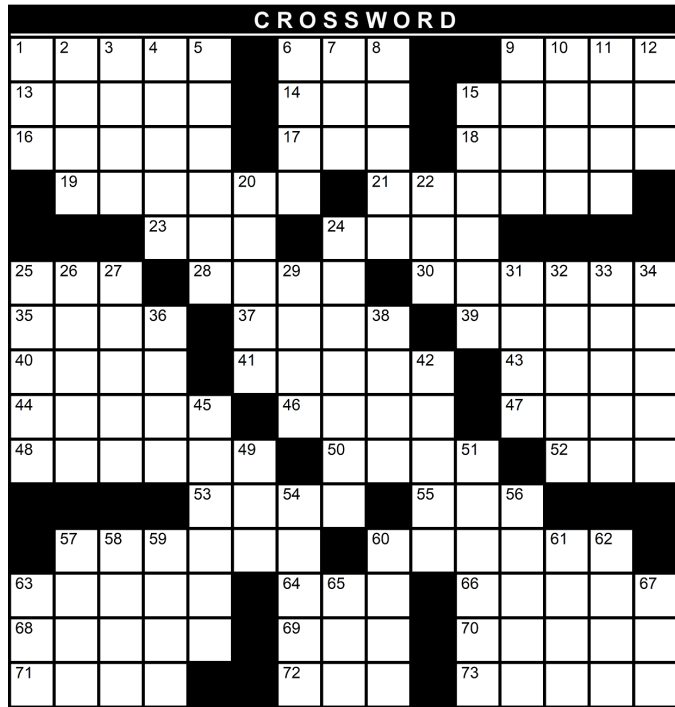
The Motlagh scholarship will be awarded to students with academic aspirations that demonstrate community involvement and a

For More information visit www.cityofperris.org/scholarships.



Applicants must reside in Perris, be a graduating high school senior or transferring from a two-year postsecondary institute, be enrolled in an accredited college or university and have a minimum 3.5 weighted gpa.

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ACROSS

1. 1/10
6. European tourist tax, acr.
9. "Germinal" author ... mile
13. Bye, in Paris
14. Bigheadedness
15. Relating to wine, arch.
16. Tabletop mountains
17. H+, e.g.
18. Large key on the right
19. *" Boys"
21. *" Emilia PÉrez" leading actress
23. H in HMS, sometimes
24. Kids' get-away
25. Like certain Four
28. Queen of Carthage
30. Razzed
35. Scary fairytale creature
37. Soft drink
39. Like certain egg order
40. Sir Mix- -
41. *Sean Baker's original screenplay
43. Loyal, arch.
44. Caldecott award
46. Ascus, pl.
47. AI's learning material

48. Harry , once of One Direction
50. Wearing footwear
52. *At 2024 Oscars, Ryan Gosling sang "I'm Just "
53. Sushi restaurant libation
55. Unit of length of yarn
57. *This year's Academy Awards host
60. *Elphaba and Galinda story
63. Antique shop item
64. Metal-bearing rock
66. Mountain nymph
68. Southeast Asian org.
69. Lavatory, abbr.
70. * Theatre
71. Whimper
72. Sodium hydroxide
73. Follow

DOWN

1. Scottish cap
2. Barbara of "I Dream of Jeannie"
3. Not yet final, at law
4. Mold a mind
5. Like ear of corn that is ready to cook
6. Bride's cover

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Perris Man, 54, Nabbed in Online Sex Predator Sting

PERRIS (CNS) - A 54-year-old man suspected of trying to arrange a sexual encounter with a preteen girl -- who was actually an undercover law enforcement officer using a fake internet profile -- was arrested Friday in Perris.

Victor Bustamante of Perris was booked into the Byrd Detention Center in Murrieta on suspicion of arranging to meet a minor for felonious purposes, sending pornographic material to a minor and attempted lewd

acts on a child.

Bustamante was being held on \$55,000 bail.

According to Riverside County sheriff's Sgt. Chris Varela, investigators from the Special Enforcement Team initiated an undercover predator sting operation on Jan. 28 in which a peace officer posed as a 13-year-old girl with social media accounts.

"A response was received from Bustamante," Varela said. "During several days

of communication with Bustamante, he ultimately agreed to meet to perform sex acts with the under-aged female."

A meet-up was arranged by the suspect for Friday morning at a location on South Redlands Avenue, according to the sergeant.

He said that when Bustamante appeared for the rendezvous, he was taken into custody without incident.

Background information on the suspect was unavailable.

7. Opposite of hence
8. Polynesian kingdom
9. Zn
10. "I'm you!"
11. Property right
12. Acronym, abbr.
15. Evening worship
20. "All My Children" vixen
22. Invoice qty.
24. Colossus, pl.
25. Fizzes
26. End of a shoelace
27. *" The Brutalist" leading actor
29. Spanish lady
31. Old, in Scottish
32. Go stealthily

33. Related on mother's side
34. *Chalamet's role
36. Et alibi, abbr.
38. St. Louis' Gateway
42. Garlicky mayonnaise
45. Acne, technically
49. Famous frat house
51. Crack
54. Grassy mound
56. Ohio metropolis
57. Yorkshire river
58. Tea or beer
59. Iranian money
60. We have
61. Mature elves
62. Dabu- , chili pepper condiment

63. Operator's equip.
65. *Jamie Foxx won Best Actor in 2005 for this biopic
67. Yellow #5, e.g.

SOLUTION TO THIS WEEKS PUZZLE



Report: Regional Inflation Rises Almost 2% Over Two-Month Period

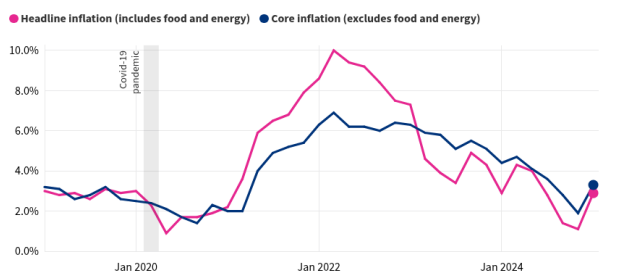
RIVERSIDE (CNS) - Inflation throughout the Riverside metropolitan area increased nearly 2% over the previous two months, pushed higher by rising costs across most sectors of the regional economy, according to data released by the U.S. Bureau of Labor Statistics.

The agency's bimonthly report, posted on Wednesday, covering northwestern Riverside County, as well as the cities of Ontario and San Bernardino, indicated that the Inland Empire's Consumer Price Index was up 1.8%.

BLS officials said that shelter costs, or property rents, were among the main drivers of price hikes in the months of December and January, climbing an estimated 2%.

Food costs weren't far behind at 1.6%, "with higher prices in four of the six major grocery store food groups," according to the

Headline inflation was lower than core inflation in January 2025.
Year-over-year percent change of CPI-U, Riverside, CA area, not seasonally adjusted



Source: U.S. Bureau of Labor Statistics

USA FACTS

agency.

The energy sector showed a modest uptick of .7% during the two-month period, data showed.

Trending lower were prices categorized as miscellaneous "goods and services," which dropped 2%, while education costs fell by .6%, according to figures.

Longer term, the regional CPI was 2.9% higher over the previous 12 months, led by increasing pocketbook pressure for rents at 4.2% and grocery prices at 4%, federal officials said.

Energy costs were down 2.3% over the yearlong pe-

riod, with prices on goods and services lower by 6.8% in the year-over-year CPI.

The report showed inflation was up .5% nationwide last month, and 3% from January 2024 to January 2025.

The current rate of inflation reflects the elevated price trajectory impacting most sectors of the economy.

Accelerating consumer price hikes had been blamed by the Biden administration on the war in Ukraine and consequent energy supply disruptions, but critics pointed to the administration's restrictive domestic

See Inflation Page 5

catastrophic fires, a broken home insurance market and people across our state are struggling to afford groceries and gas. Californians deserve better."

Bianco, a law-and-order conservative, said his campaign won't focus on the divide between Republicans and Democrats but on a common goal of having "a better California."

"We will take our message of restoring sanity to every corner of our beautiful state," he said.

The Democratic candidates include former Los Angeles Mayor and Assembly Speaker Antonio

Villaraigosa, Lt. Gov. Eleni Kounalakis, former Senate President Pro Tem Toni Atkins, former state Controller Betty Yee and state Superintendent of Public Instruction Tony Thurmond. Polling from the Public Policy Institute of California shows former Vice President Kamala Harris would be in a strong position if she runs, but she hasn't said what she'll do.

The race to replace Newsom, whose term limit runs out in 2027, will be a Democratic free-for-all sure to attract the party's top talent for the chance to lead the nation's most populous state and the world's fifth largest economy.

City to Start Construction on Agricultural Innovation Center

RIVERSIDE (CNS) - Officials from the city of Riverside joined residents of the Northside neighborhood and others last Thursday to celebrate the start of construction on an agricultural facility intended to highlight the positives of using green technology to grow food.

"Riverside has a deep agricultural history as the birthplace of the citrus industry," Mayor Patricia Lock Dawson said. "The NAIC is an opportunity to show the same level of leadership on ag issues into the coming century."

The center will be constructed in space long impacted by blight and will serve as both an educational facility and community garden, according to officials.

"Northside residents have played a key role in developing the NAIC from concept into reality," City Councilman Philip Falcone said. "We are grateful for their input as we take an important step forward with this project."

The city received about \$4 million in state and federal grants over the last four years to pay for construction.

The Phase 1 plan calls for

installation of 50,000 square feet of solar photovoltaic greenhouses, 14,000 square feet of agri-voltaics, 14,000 square feet dedicated for a "solar PV pole barn," a 30-plot community garden, outdoor farmer training grounds, trails, 450 trees and standard utility feeds to meet water infrastructure needs, covering an 8-acre area.

The goal is to create "a beacon of recreation, innovation and education, and bring people together through a variety of programmed spaces, including a community garden, learning center and new farmer incubation facilities," according to a municipal statement.

Phase 2, for which no date has been set due to delayed funding, will entail building an enclosure for the PV pole barn, which will include "classrooms, offices, demonstration kitchen and a farm stand," the city stated.

Additionally, there will be street improvements and completion of the trails system in the final phase.

More information is available at <https://riversideca.gov/sustainability/northside-agriculture-innovation-center-naic>.

Bianco

Continued from Page 1

During his campaign announcement in downtown Riverside, Bianco criticized Democratic policies that he says have led to the homeless crisis on city streets and the state's housing affordability problems.

"It is only our Democrat elected officials who are responsible for the decline of California," he said. "What is it they have given us? Rampant crime, higher taxes, the highest cost of living in our nation, tent encampments in every major city, more fentanyl deaths,



How to Pick the Right Plants for Your Location

When planning your yard or garden, you likely focus on the what and the where. After all, a beautiful plant in a prime location enhances curb appeal and even bragging rights.

You may pay less attention though to understanding how your location, or plant hardiness zone, impacts your garden's success. To help ensure your plants don't just survive, but thrive, the experts at lawn care equipment manufacturer Exmark are sharing the following insights about plant hardiness:

What is Plant Hardiness?

Plant hardiness is the secret sauce of any healthy outdoor space. Plant hardiness is the ability of a plant to survive adverse growing conditions such as drought, flooding, heat and cold. Have you ever watched with frustration as a late-season temperature dip leaves your beautiful buds with a serious case of frostbite? Plant hardiness zones were developed to help landscapers, gardeners and lawn care enthusiasts avoid this heartache.

American farming contributes billions of dollars to the gross national product annually, which is one reason why the USDA has long monitored weather data. If determining when the average final frost may occur for every region in the country is worth billions, what could that same knowledge mean for your garden? Well, choosing plants with hardiness levels appropriate to specific planting zones gives you the best chance of cultivating healthy, beautiful plants.



(c) DavidPratt / iStock via Getty Images Plus

What is My Growing Zone?

The United States is divided into 13 zones. Zones 1-6 being the coldest, and 7-13 the warmest. Zone 1 averages -60 degrees F while zone 13 never drops below 70 degrees F. A general guideline is to plant anything designated for your zone or lower, but never higher. Know what zone you live in and make a point of checking the tag on the back of the plant or seed pack before planting.

Perennials Versus Annuals

There's a reason you see palm trees in Sarasota, Florida, not Saginaw, Michigan. When it comes to perennials, it's not about when the first frost is, but how cold it gets, and whether that plant can survive and thrive through winter.

Plant hardiness zones are less important however when it comes to annuals. Because these plants are only meant to last one growing season; waiting until after the average first frost date will save you from having to re-plant. Know that even if your plant survives the frost, it may never match the photo you saw advertised at the nursery.

Planting Zone Rule of Thumb

Plant hardiness zone maps are, well, all over the map. Consider the number assigned to your zip code as a starting point. You may live right at the break between one zone and the other. When in doubt, guess too low, rather than too high. In the South, the heat stress a plant not made for the conditions. Your particular geography can also affect your hardiness zone, like if you live on a hill or in a valley.

For more insights, check out the USDA Plant Hardiness Zone Map, and watch "Find Your Plant Hardiness Zone," an episode of "Backyard Smart," an original series from lawn care equipment manufacturer, Exmark. To watch the video, visit Backyard Life, which is part of a unique multimedia destination with a focus on helping homeowners improve their outdoor living spaces. There you can also download additional tips and view other Exmark Original Series videos.

Understanding what plants will thrive in your climate is essential to a healthy landscape. Fortunately, free resources abound to help you plant successfully. (StatePoint)

Winter Sowing in Upcycled Containers Creates Stronger Seedlings in Spring

By JESSICA DAMIANO
Associated Press

It's either time -- or nearly time -- to start seeds indoors for the upcoming growing season, depending on where you live. But what about starting them outdoors, despite the frozen ground, whipping winds and, perhaps, snow cover?

I'm gearing up to sow tomatoes, beets, herbs and zinnias, among others, in a couple of weeks. But instead of allowing all of them to take over my kitchen counter and spare bedroom for the following six to eight weeks, I'll be starting some seeds outdoors.

Winter sowing is an easy, low-maintenance technique for planting seeds in miniature, makeshift greenhouses that you can make yourself from upcycled materials. And it may even be better than nurturing seeds indoors.

Left to their own accord, seeds would drop to the ground in late summer or autumn, survive winter, then germinate when the soil and air temperatures are optimal. So why not

mimic nature by creating your own, albeit somewhat controlled, version of the process?

What you'll need

Forget the heat mats and grow lights. The only materials and equipment you'll need for winter sowing are suitable containers, potting mix and seeds.

Any food-safe container with a lid that can hold roughly 3 inches of potting mix will do. Plastic milk and water jugs are popular choices, as are takeout containers and clamshell salad packages.

If using plastic jugs, poke holes in the bottom for drainage, then cut them roughly in half horizontally, but not all the way through (allow a section to remain connected to serve as a hinge).

If using shallow, lidded containers, also poke a few holes in their lids for ventilation. For jugs, holes in the top aren't necessary; instead, you will be leaving their caps off.

Add 3 inches of moistened

See Sowing Page 5

Gloria Frazee/ReWild Long Island via AP



This image provided by ReWild Long Island shows plastic egg cartons serving as miniature greenhouses for seedlings in East Hampton, New York.

FRIDAY, February 21, 2025

Today in History:

Today is the 52nd day of 2024.
There are 313 days left in the year.

By The Associated Press

Today in history:

On Feb. 21, 1965, civil rights activist Malcolm X, 39, was shot to death inside Harlem's Audubon Ballroom in New York. Three men identified as members of the Nation of Islam were convicted of murder and imprisoned; all were eventually paroled. (The convictions of two of the men were dismissed in November 2021, when prosecutors said new evidence had undermined the case against them.)

Also on this date:

In 1885, President Chester Arthur dedicat-

ed the Washington Monument.

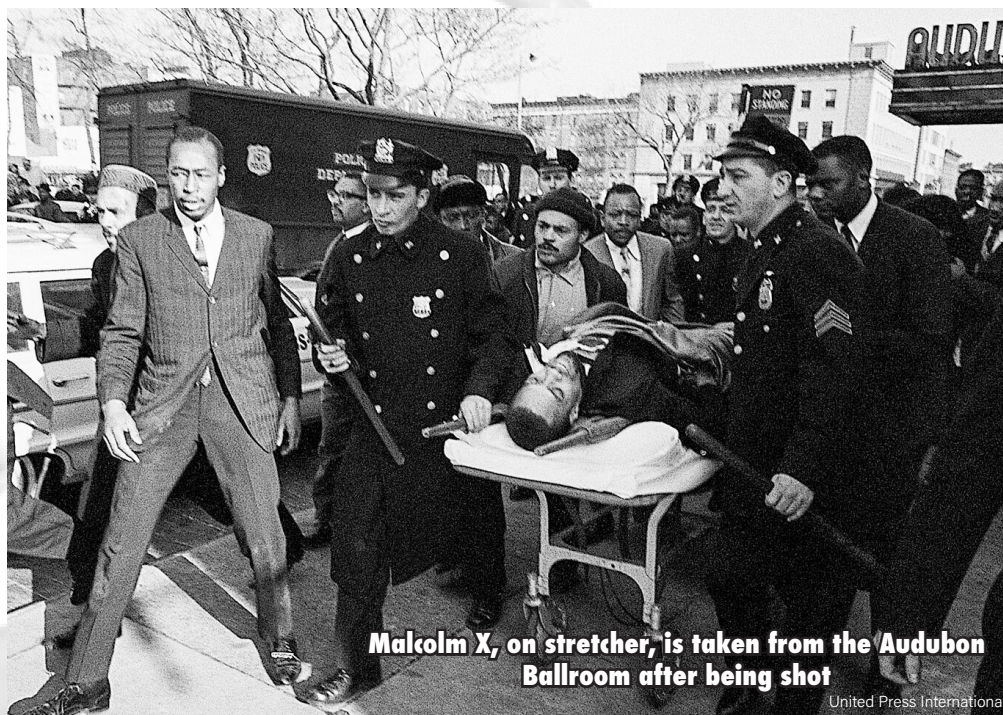
In 1911, composer Gustav Mahler, despite a fever, conducted the New York Philharmonic at Carnegie Hall in what turned out to be his final concert. (He died the following May.)

In 1916, the Battle of Verdun, the longest battle of World War I, began in northeastern France.

In 1972, President Richard M. Nixon began a historic visit to China, where he met with Chinese leader Mao Zedong.

In 1973, Israeli fighter planes shot down Libyan Arab Airlines Flight 114 over the Sinai Desert, killing all but five of the 113 people on board.

In 1975, former Attorney General John N. Mitchell, former White House Chief



Malcolm X, on stretcher, is taken from the Audubon Ballroom after being shot

United Press International

of Staff H.R. Haldeman, and former White House Domestic Affairs Adviser John D. Ehrlichman were sentenced to 2 1/2 to 8 years in prison for their roles in the Watergate cover-up. (Each ended up serving less than two years.)

In 1992, Kristi Yamaguchi of the United States won the gold medal in women's figure skating at the Albertville Winter Olympics; Midori Ito of Japan won the silver, Nancy Kerrigan of the U.S. the bronze.

In 1995, Chicago adventurer Steve Fossett became the first person to fly solo across the Pacific Ocean by balloon, landing in Leader, Saskatchewan, Canada, after a 5,400 mile, four-day flight from South Korea.

Inflation

Continued from Page 3

energy policies, as well as excessive spending, including the flood of dollars contained in relief packages, as

root causes.

The national debt is \$36.2 trillion, according to the U.S. Treasury Department. Estimated annualized interest rate payments on the country's debt passed

the \$1 trillion mark in November 2023, according to Bloomberg News. That same month, Moody's Investors Service lowered its outlook on the U.S.'s credit rating from "stable"

to "negative."

The Federal Reserve's Open Market Committee increased its benchmark, or target, lending rate in the spring of 2022 to soak up excess liquidity, though the

FOMC stopped hikes in the fall of 2023, and last year initiated gradual cuts, bringing the rate down to roughly 4.5% on the belief that inflation had been tamed.

Amazon

Continued from Page 1

The project remains the subject of scrutiny, with a

final environmental impact report due out later this year.

Among opponents of the project is the Community Alliance for Riverside's

Economy & Environment, whose members argue it will dramatically increase pollutants, noise and other hazards, creating hardships for residents in the vicinity

of the base.

Supporters include Upland-based Lewis Group, which has commercial developments throughout the

region. One of its executives told City News Service in November the proposed jet port would be an economic boon.

Sowing

Continued from Page 4

seed-starting mix to shallow containers or the bottom halves of jugs. Avoid using garden soil, which is too dense for seedlings and may harbor pathogens that could threaten their health.

Choosing your plants

Not all plants are suitable for winter sowing. Heat lovers, like my tomatoes and zinnias, are best started indoors (or outdoors after the

danger of frost has passed) because their sprouts are too tender to withstand low temperatures.

But cold-tolerant herbs, such as parsley, sage and cilantro; cool-season vegetables like spinach, kale, broccoli, beets, lettuce and cauliflower; hardy perennials, such as milkweed, black-eyed Susans and coneflowers; and tough annuals, like pansies and snapdragons are all good candidates.

Now for the sowing...

Plant your seeds in the mix, following the depth recommended on their package labels, and snap on container lids or, if using jugs, use duct tape to affix the top and bottom sections back together.

Use a permanent marker to label each container with the type of seed sown within it. You might think you'll remember which is which come spring, but trust me — you won't.

Group containers together in a sunny spot that's some-

what protected from wind, such as against a wall, and leave them be. Snow and rain will water them naturally, and the freeze-thaw cycles of the great outdoors will aid their germination.

Seeds germinate when they're good and ready. They don't follow calendars but instead respond to daylengths and temperatures. When seedlings are about 2 inches high and freezing temperatures no longer threaten, remove container lids (or detach the

top halves of jugs) during the day to acclimate them to the weather. Cover and re-seal the containers at night, when frost could damage or kill them.

When the danger of frost has passed in your horticultural zone, your seedlings will be ready for transplanting into the garden or pots. Since they'll already be hardened against weather conditions, they will be more resilient and vigorous than their indoor-sown counterparts.

California Homeowners Will Have to Fund Half of High-Risk Insurer's \$1 Billion 'Bailout'

BY LEVI
SUMAGAYSAY,
CalMatters

After saying it would run out of funds by March, California's last-resort fire insurance provider will impose a special charge of \$1 billion on insurance companies — which will in turn pass the costs along to homeowners — the first such move in more than three decades.

The state Insurance Department today approved a request from the provider, the FAIR Plan, to impose the charge and ensure it stays solvent as it covers claims from victims of the Los Angeles County fires, the department said in an order by Commissioner Ricardo Lara.

Most California home and fire insurance customers will see temporary fees added to their insurance bills as part of the charge, known as an assessment — marking the first time insurance companies will have imposed an assessment directly on customers.

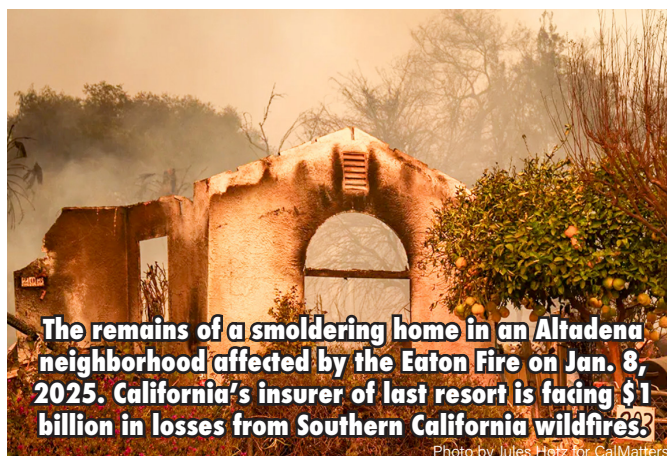
The FAIR Plan is a pool of insurers required by law to provide fire insurance to property owners who can't

find insurance elsewhere. Its customer base has grown dramatically in the past several years as insurance companies have increasingly refused to write or renew policies in the state, citing increased risk of wildfires. It now has more than 451,000 policies.

Many LA fire victims have insurance through the FAIR Plan. Residents of the Pacific Palisades, where thousands of structures burned last month, held 85% more FAIR Plan policies in September than they had a year prior.

The FAIR Plan assessment is the latest insurance fallout from the LA fires. State Farm, California's largest property insurance provider, recently asked for permission to temporarily raise its premiums an average of 22% because of the claims it is facing from the fires. The insurance department is still considering that request.

The FAIR Plan's president, Victoria Roach, had been warning about its ability to pay claims in case of catastrophe, telling a state Assembly committee last year that the plan "one event away from a



large assessment."

As of Feb. 9, the plan had paid more than \$900 million in claims, the commissioner's order said. "A \$1 billion assessment puts the FAIR Plan at an estimated cash position of just under \$400 million by July 2025, as the 2025 wildfire season is just beginning," Roach told the insurance department in the plan's request for the assessment.

Insurance companies will need to submit filings with the insurance department before they can collect the one-time fees from their customers, said Michael Soller, department spokesperson.

It is unclear on what percentage of policyholders' premi-

ums the fees will be based.

"The FAIR Plan does not have a role in determining how insurers manage costs associated once an assessment is approved," the plan said in a press release.

Under new regulations that took effect this year as part of Insurance Commissioner Ricardo Lara's effort to address the growing difficulty of finding property insurance in California, insurance customers will now have to shoulder 50% of any assessment through a temporary fee added to their premiums. Before the new rules went into effect, the plan would have gotten all the additional funds directly from its member companies, which would

have then tried to recoup that money by raising premiums.

The insurance industry supports the change. "This is essential to prevent even greater strain on California's already unbalanced insurance market and avoiding widespread policy cancellations that would jeopardize coverage for millions of Californians," said Mark Sektnan, vice president for state government relations for the American Property Casualty Insurance Association, in a written statement.

But Consumer Watchdog, a consumer advocacy group, is considering suing over the fact that consumers are now on the hook for the additional funding for the FAIR Plan, which its executive director calls a "bailout."

"We'll be exploring every legal option to protect (consumers) from those surcharges," Carmen Balber told CalMatters.

Balber added that some insurers, such as Mercury General Corp., said shortly after the L.A. fires began in early January that they expected to have adequate reinsurance to

See Insurance Page 16

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NOTICE OF TRUSTEE'S SALE TS No. CA-24-998635-BF Order No.: 3237174 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/14/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 of 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): JORGE AMEZCUA, A MARRIED PERSON Recorded: 12/9/2005

as Instrument No. 2005-1020417 and modified as per Modification Agreement recorded 11/9/2007 as Instrument No. 2007-0683193 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 3/4/2025 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 Amount of unpaid balance and other charges: \$18,562.32 The purported property address is: 1225 CREEKWOOD COURT, PERRIS, CA 92571 Assessor's Parcel No.: 311-423-018 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Lot 100 of Tract No. 24541, in the City of Perris, County of Riverside, State of California, as shown by Map on file in Book 216, Pages 88 through 95, inclusive of Maps, records of Riverside County, California. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are

encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 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-24-998635-BF. 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-24-998635-BF 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-24-998635-BF 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: 916-939-0772 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

See Public Notices Page 7

Public Notices

Continued from Page 6

LOAN SERVICE CORPORATION TS
No.: CA-24-998635-BF IDSPub #0226357
2/7/2025 2/14/2025 2/21/2025

Schld:94732 AdId:31985 CustId:608

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:94829 AdId:32014 CustId:2054

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:94848 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:94852 AdId:32023 CustId:2054

NOTICE OF TRUSTEE'S SALE T.S. No. 24-
02509-MSCA Title No. 240445903-CAVOI
A.P.N. 350-152-007 YOU ARE IN DEFAULT
UNDER A DEED OF TRUST DATED
10/25/2019. UNLESS YOU TAKE ACTION
TO PROTECT YOUR PROPERTY, IT
MAY BE SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLANATION OF
THE NATURE OF THE PROCEEDING
AGAINST YOU, YOU SHOULD CONTACT
A LAWYER. A public auction sale to the
highest bidder for cash, (cashier's check(s))
must be made payable to National Default
Servicing Corporation), drawn on a state
or national bank, a check drawn by a
state or federal credit union, or a check
drawn by a state or federal savings and
loan association, savings association, or
savings bank specified in Section 5102 of
the Financial Code and authorized to do
business in this state; will be held by the
duly appointed trustee as shown below, of
all right, title, and interest conveyed to and
now held by the trustee in the hereinafter
described property under and pursuant to a
Deed of Trust described below. The sale
will be made in an "as is" condition, but
without covenant or warranty, expressed
or implied, regarding title, possession,
or encumbrances, to pay the remaining
principal sum of the note(s) secured by
the Deed of Trust, with interest and late
charges thereon, as provided in the note(s),
advances, under the terms of the Deed
of Trust, interest thereon, fees, charges
and expenses of the Trustee for the total
amount (at the time of the initial publication
of the Notice of Sale) reasonably estimated
to be set forth below. The amount may be
greater on the day of sale. Trustor: Andrew
V Cortes, a married man, as his sole and
separate property Duly Appointed Trustee:
National Default Servicing Corporation
Recorded 11/04/2019 as Instrument No.
2019-0447448 (or Book, Page) of the Official
Records of Riverside County, California.
Date of Sale: : 04/02/2025 at 1:00 PM Place
of Sale: in the front of the Corona Civic
Center, 849 W. Sixth Street, Corona CA
92882 Estimated amount of unpaid balance
and other charges: \$246,424.15 Street
Address or other common designation of
real property: 23441 Ohio Pl, Quail Valley,
CA 92587 A.P.N.: 350-152-007 The
undersigned Trustee disclaims any liability
for any incorrectness of the street address
or other common designation, if any, shown
above. If no street address or other common
designation is shown, directions to the
location of the property may be obtained by
sending a written request to the beneficiary
within 10 days of the date of first publication
of this Notice of Sale. If the Trustee is unable
to convey title for any reason, the successful
bidder's sole and exclusive remedy shall be
the return of monies paid to the Trustee, and
the successful bidder shall have no further
recourse. The requirements of California
Civil Code Section 2923.5(b)/2923.55(c)

were fulfilled when the Notice of Default
was recorded. NOTICE TO POTENTIAL
BIDDERS: If you are considering bidding
on this property lien, you should understand
that there are risks involved in bidding at a
trustee auction. You will be bidding on a
lien, not on the property itself. Placing the
highest bid at a trustee auction does not
automatically entitle you to free and clear
ownership of the property. You should also
be aware that the lien being auctioned off
may be a junior lien. If you are the highest
bidder at the auction, you are or may be
responsible for paying off all liens senior to
the lien being auctioned off, before you can
receive clear title to the property. You are
encouraged to investigate the existence,
priority, and size of outstanding liens that
may exist on this property by contacting the
county recorder's office or a title insurance
company, either of which may charge you a
fee for this information. If you consult either
of these resources, you should be aware that
the same lender may hold more than one
mortgage or deed of trust on the property.
NOTICE TO PROPERTY OWNER: The
sale date shown on this notice of sale may
be postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a
courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable, the
rescheduled time and date for the sale of
this property, you may call 800-280-2832
or visit this internet website www.ndscorp.
com/sales, using the file number assigned to
this case 24-02509-MSCA. Information
about postponements that are very short in
duration or that occur close in time to the
scheduled sale may not immediately be
reflected in the telephone information or on
the internet website. The best way to verify
postponement information is to attend the
scheduled sale. NOTICE TO TENANT*: You
may have a right to purchase this property
after the trustee auction pursuant to Section
2924m of the California Civil Code. If you
are a "representative of all eligible tenant
buyers" you may be able to purchase the
property if you match the last and highest
bid placed at the trustee auction. If you
are an "eligible bidder," you may be able
to purchase the property if you exceed the
last and highest bid placed at the trustee
auction. There are three steps to exercising
this right of purchase. First, 48 hours after
the date of the trustee sale, you can call
888-264-4010, or visit this internet website
www.ndscorn.com. using the file number
assigned to this case 24-02509-MSCA to
find the date on which the trustee's sale was
held, the amount of the last and highest bid,
and the address of the trustee. Second, you
must send a written notice of intent to place
a bid so that the trustee receives it no more
than 15 days after the trustee's sale. Third,
you must submit a bid so that the trustee
receives it no more than 45 days after the
trustee's sale. If you think you may qualify as
a "representative of all eligible tenant buyers"
or "eligible bidder," you should consider
contacting an attorney or appropriate real
estate professional immediately for advice
regarding this potential right to purchase.
*Pursuant to Section 2924m of the California
Civil Code, the potential rights described
herein shall apply only to public auctions
taking place on or after January 1, 2021,
through December 31, 2025, unless later
extended. Date: 01/31/2025 National Default
Servicing Corporation c/o Tiffany and Bosco,
P.A., its agent, 1455 Frazee Road, Suite
820 San Diego, CA 92108 Toll Free Phone:
888-264-4010 Saks Line 800-280-2832;
Sales Website: www.ndscorp.com Connie
Hernandez, Trustee Sales Representative
A-4834129 02/07/2025, 02/14/2025,
02/21/2025

Schld:94890 AdId:32039 CustId:64

File No.: R-202501543
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. STEADY HANDS CLEANING SERVICES
32922 ½ PEPPER DR, LAKE ELSINORE,
CA 92530
Riverside County
Full Name of Registrant:
1. MALCOLM WILLIAMS 32922 ½ PEPPER
DR, LAKE ELSINORE, CA 92530
2. SARA RAINEY LOPEZ 32922 ½ PEPPER
DR, LAKE ELSINORE, CA 92530
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/MALCOLM WILLIAMS
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
1/31/2025.
PETER ALDANA

Schld:94893 AdId:32040 CustId:2054

File No.: R-202501399
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. GAMEDAY MEN'S HEALTH PERRIS
126 AVOCADO AVENUE, SUITE 205,
PERRIS, CA 92571
Riverside County
Full Name of Registrant:
1. SANGHERA MEN'S WELLNESS TRT 126
AVOCADO AVENUE, SUITE 205 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/HARSHARANDEEP SANGHERA
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
1/29/2025.
PETER ALDANA

Schld:94904 AdId:32044 CustId:2054

NOTICE OF PETITION TO ADMINISTER
ESTATE OF Eddie Oscar Delatorre AKA
Eddie O. Delatorre AKA Eddie Delatorre
Case No. PRR12500183
To all heirs, beneficiaries,
creditors, contingent creditors, and persons
who may otherwise be interested in the will
or estate, or both, of Eddie Oscar Delatorre
AKA Eddie O. Delatorre AKA Eddie
Delatorre.

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

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

A HEARING on the petition
will be held on 2/27/2025 at 8:30am in
Department 12 located at 4050 Main St,
Riverside, CA 92501.

IF YOU OBJECT to the
granting of the petition, you should appear at
the hearing and state your objections or file
written objections with the court before the
hearing. Your appearance may be in person
or by your attorney.

IF YOU ARE A CREDITOR
or a contingent creditor of the decedent,
you must file your claim with the court and
mail a copy to the personal representative
appointed by the court within the later of
either (1) four months from the date of first
issuance of letters to a general personal

representative, as defined in section 58(b) of
the California Probate Code, or (2) 60 days
from the date of mailing or personal delivery
to you of a notice under section 9052 of the
California Probate Code.
Other California statutes and
legal authority may affect your rights as a
creditor. You may want to consult with an
attorney knowledgeable in California law.
YOU MAY EXAMINE the
file kept by the court. If you are a person
interested in the estate, you may file with
the court a Request for Special Notice (form
DE-154) of the filing of an inventory and
appraisal of estate assets or of any petition
or account as provided in Probate Code
section 1250. A Request for Special Notice
form is available from the court clerk.

Sheela Stark 290270
SHEELA STARK LAW GROUP, APC
1461 Ford Street, Suite 203
Redlands CA 92373
Phone: (909)-767-3890 Fax: (909)-912-8328

Schld:94915 AdId:32051 CustId:2440

T.S. No. 128092-CA APN: 313-104-
007 NOTICE OF TRUSTEE'S SALE
IMPORTANT NOTICE TO PROPERTY
OWNER: YOU ARE IN DEFAULT UNDER
A DEED OF TRUST, DATED 8/1/2018.
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 4/2/2025 at 1:00 PM, CLEAR RECON
CORP, as duly appointed trustee under
and pursuant to Deed of Trust recorded
8/7/2018 as Instrument No. 2018-0317418
of Official Records in the office of the
County Recorder of Riverside County, State
of CALIFORNIA executed by: DANIEL
ALARCON, A MARRIED MAN AS HIS
SOLE AND SEPARATE PROPERTY WILL
SELL AT PUBLIC AUCTION TO HIGHEST
BIDDER FOR CASH, CASHIER'S CHECK
DRAWN ON A STATE OR NATIONAL
BANK, A CHECK DRAWN BY A STATE OR
FEDERAL CREDIT UNION, OR A CHECK
DRAWN BY A STATE OR FEDERAL
SAVINGS AND LOAN ASSOCIATION,
SAVINGS ASSOCIATION, OR SAVINGS
BANK SPECIFIED IN SECTION 5102 OF
THE FINANCIAL CODE AND AUTHORIZED
TO DO BUSINESS IN THIS STATE; In 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: 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: 103 EAST 6TH STREET, PERRIS, CA
92570 The undersigned Trustee disclaims
any liability for any incorrectness of the street
address and other common designation, if
any, shown herein. Said sale will be held,
but without covenant or warranty, express
or implied, regarding title, possession,
condition, or encumbrances, including fees,
charges and expenses of the Trustee and
of the trusts created by said Deed of Trust,
to pay the remaining principal sums of the
note(s) secured by said Deed of Trust.
The total amount of the unpaid balance of
the obligation secured by the property to
be sold and reasonable estimated costs,
expenses and advances at the time of the
initial publication of the Notice of Sale is:
\$324,225.94 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

"Captain America: Brave New World"

By Bob Garver

The Marvel Cinematic Universe at large got to take a break in 2024. Sure, "Deadpool & Wolverine" was one of the biggest hits of the year, but that was more about Disney showing off its newly-acquired 20th Century Fox toys than advancing the lore of its bread-and-butter franchise. But "Captain America: Brave New World" brings back the classics, invoking two characters that brought fans into the MCU in the first place: Captain America and The Incredible Hulk. Sure, it's the Sam "Falcon" Wilson (Anthony Mackie) version of Captain America, and the Hulk connection doesn't actually involve Bruce Banner, but a good movie can make audiences care about the evolution of these characters even without the more familiar faces. Unfortunately, this particular movie seems to be reminding people less of the glory days of the MCU and more of why it needed to take a break.

It has been six years since Chris Evans' Steve Rogers handed over his shield and moniker to protégé Sam Wilson. Before he was even comfortable calling himself Captain America, Wilson went through an adventure with the Winter Soldier on a Disney+ show I didn't see, and now he spends his days on government-sanctioned missions with his own protégé, Joaquin Torres (Danny Ramirez), who seems to have been unofficially promoted to Falcon. The

team performs so well in a mission to stop mercenary Sidewinder (Giancarlo Esposito), that they and mentor Isaiah Bradley (Carl Lumbly) earn an invitation to the White House under old Hulk nemesis and newly-elected President Thaddeus Ross (Harrison Ford, taking over the role from the late William Hurt). Ross is so happy with Wilson's recent work that he offers to let him reform a sanctioned version of The Avengers. But the deal falls through when Bradley inexplicably tries to assassinate Ross, which leads to Bradley imprisoned and Cap wanting answers.

Conducting an unauthorized investigation against the orders of Ross and security advisor Ruth Bat-Seraph (Shira Haas), Wilson discovers that Bradley was the victim of mind control. The goal was not to kill Ross, but to kill a peace treaty that he hoped would define his legacy. The next step is to cause a world war to kill the treaty, because the entity pulling the strings on the conspiracy just hates Ross that much. As if the possibility of war weren't enough, the villain has another trick up their sleeve related to the Ross-turning-into-Red-Hulk imagery that's been used in all the advertising.



The popular complaints about this movie are legitimate. The evil plan at the center of the film is ridiculously complicated and requires multiple exposition dumps, and in addition to the multiple dumps about Ross's ascension to the Presidency, there's a whole lot of dumping going on in this movie. New characters like Torres, Bat-Seraph, and even Sidewinder add little to the story, the latter of which is especially disappointing considering how much I've liked Esposito in other roles. The villain is pathetic and their motivations are childish, even idiotic. And I'm not sure if this is the fault of Ford or the effects team, but

Red Hulk looks silly, not threatening.

All of this leads me to not recommend "Captain America: Brave New World." There are things to like about this movie, namely the performances by Mackie and Ford (when Ross is in human form). Mackie's passion proves that he is more than capable of carrying a Captain America movie, though hopefully he'll get to carry better ones in the future. Ford conveys a real anguish with a character whose world is doomed to come crashing down at any moment, he just wants to achieve one goal for good before that moment comes. These two

efforts, along with Lumbly as a traumatized veteran forced to live through all-new traumas, come close to saving the movie, they really do. But the MCU is the gold standard for blockbusters, and it needs to put out better complete packages than what we get here.

Grade: C

"Captain America: Brave New World" is rated PG-13 for intense sequences of violence and action, and some strong language. Its running time is 118 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Captain America: Brave New World' Leads Presidents Day Box Office

LOS ANGELES (CNS) - "Captain America: Brave New World" has opened with \$100 million over the four-day Presidents Day weekend to lead all films in North America, according to industry estimates released Monday.

Disney's latest entry in the Marvel universe stars Anthony Mackie in the title role, with Harrison Ford playing the president of the

United States. It placed far ahead of "Paddington in Peru," the third entry in the popular franchise about a talking bear, which opened with \$16 million, Comscore reported.

"Dog Man" was third with \$12.6 million, after spending its first two weeks in first place.

The slasher film "Heart Eyes" grossed \$11 million Friday through Monday in its second

weekend in theaters, followed by the Chinese animated blockbuster "Ne Zha 2," which opened with \$9.1 million this weekend in theaters in the United States and Canada.

Rounding out the top 10 domestic releases were "Mufasa: The Lion King" (\$5.2 million), "Love Hurts" (\$4.7 million), "One of Them Days" (\$3.3 million), "Chhaava" (\$2.2 million) and "Companion" (\$2.1 million).

This weekend's overall four-day box office haul was estimated at \$178.7 million. The year-to-date total is \$893.4 million -- up 20% from the figure at this time last year, according to Comscore.

Two Types of Chocolate Give This Elegant Loaf Cake Deep Flavor

By CHRISTOPHER
KIMBALL Christopher
Kimball's Milk Street

Inspiration for this cake came to us by way of Claire Ptak of Violet Cakes, a bakery-café in East London. In this recipe from our cookbook, "Milk Street Bakes," we achieve a complex chocolatiness using a generous amount of bittersweet chocolate and unsweetened cocoa powder. Any type of bittersweet chocolate will work, but for best results use one that's tasty enough to eat out of hand and contains about 70% cocoa solids.

Don't use natural cocoa. Dutch-processed is best because the alkali used in its production gives the cocoa a richer, deeper hue and smoother taste that's important for color and flavor intensity. If your cocoa does not indicate type on the label, check the ingredient list. If it reads "processed with alkali," the cocoa is Dutch-processed.

Serve slices with fresh berries and spoonfuls of crème fraîche, which has a subtle tang and creaminess that are fantastic foils for the cake. Store leftovers at room temperature, tightly wrapped, for up to three days.

Double Chocolate Loaf Cake

Start to finish: 1¼ hours (20 minutes active), plus cooling

Makes one 9-inch loaf cake

Ingredients:

200 grams (7 ounces) bitter-sweet chocolate (see head-note), finely chopped
198 grams (14 tablespoons) salted butter, cut into several chunks



Erika LaPresto Milk Street

195 grams (1½ cups) all-purpose flour
214 grams (1 cup) white sugar
43 grams (½ cup) Dutch-processed cocoa powder
2 teaspoons baking powder
¼ teaspoon table salt
3 large eggs, room temperature
1 cup boiling water

Directions:

Heat the oven to 350°F with a rack in the middle position. Mist a 9-by-5-inch loaf pan with cooking spray, then line it with an 8-by-14-inch piece of kitchen parchment, allowing the excess to overhang the long sides of the pan.

In a medium saucepan over medium, bring 1 inch of water to a simmer. Put the chocolate and the butter in a large heatproof bowl and set the bowl on top of the saucepan; be sure the bottom does not touch the water. Stir occasionally until the chocolate and butter are melted. Remove the bowl from the pan and cool

until barely warm to the touch, stirring occasionally. Meanwhile, in a medium bowl, whisk together the flour, sugar, cocoa, baking powder and salt.

Add the eggs to the cooled chocolate mixture; whisk until well combined. Add the dry ingredients and stir with a silicone spatula until evenly moistened; the mixture will be dryish and thick. Gradually stir in about half of the boiling water; when fully incorporated, whisk in the remaining boiling water. The batter will be smooth, glossy and fluid. Pour into the prepared pan. Bake until the center of the cake rises, forming deep fissures on the surface, and a toothpick inserted at the center comes out with a few crumbs attached, 55 to 60 minutes.

Cool in the pan on a wire rack for about 20 minutes. Lift the cake out of the pan using the parchment and set it directly on the rack. Cool to room temperature. Peel off and discard the parchment before slicing.



Slow Cooker Chicken in White Sauce

My wife and I bought a slow cooker before our 3rd child was born thinking it would be an easy way to prep meals. We used it a couple times before the birth, then put it in the cabinet and basically forgot about it until this week. It has been collecting dust. But no longer!

It was actually my mom that sparked the memory in my mind that we had it. If not for her, who knows how long it would've been until it saw the daylight.

So, I decided to try something a little different. Something that would be easy for the whole family to enjoy, older kids included. And everyone likes a white sauce (bechamel). This is great over pasta, and an easy meal to set and forget in the morning, go about your day, and finish off at night.

Ingredients

- 4 breasts of chicken
- 32 ounce chicken broth

- 1 tbsp salt
- 1 tbsp pepper
- 1 sprig rosemary
- 4 tbsp butter
- 1/3 cup flour
- 2 cups milk

To Make

In a slow cooker combine the chicken, broth, salt, pepper and rosemary. Set to low and cook for 6 hour or until chicken can shred easily when pulled with a fork. When chicken is done, make the white sauce by heating butter over medium heat in a medium sized saucepan. Slowly add in flour and stir until flour and butter are fully incorporated. Add 1/3 cup of milk at a time to the butter and flour. Stir, repeat until all 2 cups are in. Stir until smooth. Pour White sauce into slow cooker. Mix. And EAT! I served this over pasta with sauteed romanesca and brown butter sage. Over rice is another good way to eat it!



Public Notices
Continued from Page 7

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 128092-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 128092-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:94916 AddId:32052 CustId:670

NOTICE OF TRUSTEE'S SALE T.S. No. 23-02696-SMCA Title No. 02-23005783 A.P.N. 326-182-003 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/07/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Aristeo Anguiano, a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/20/2007 as Instrument No. 2007-0187658 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: 03/11/2025 at 9:00 AM Place of Sale: In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882 Estimated amount

of unpaid balance and other charges: \$198,815.58 Street Address or other common designation of real property: 308 Arapahoe Road, Perris, CA 92570 A.P.N.: 326-182-003 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com](http://www.ndscorp.com/sales), using the file number assigned to this case 23-02696-SMCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-02696-SMCA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/04/2025 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4834307 02/07/2025, 02/14/2025, 02/21/2025

Schld:94934 AddId:32060 CustId:64

File No.: R-202501081
FICTITIOUS BUSINESS NAME
STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. PERRIS CARPET AND SUPPLIES
130 W. WALNUT AVE. SUITE A 16,
PERRIS, CA 92571
Riverside County
Full Name of Registrant:
1. EMILIO GODOY CASTILLO 130 W.
WALNUT AVE. SUITE A 16, PERRIS, CA
92571
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 07/12/2019.
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/EMILIO GODOY CASTILLO
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 1/23/2025.
PETER ALDANA

Schld:94959 AddId:32067 CustId:2054

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE Recorded in accordance with 12 USCA 3764 (c) APN 311-234-017 TS No. 132696-11 Property Address: 1022 RUBY DRIVE PERRIS, CA 92571 WHEREAS, on 04/05/2007, a certain Deed of Trust was executed by ROBERT E. MACIAS AND MARIA MACIAS, HUSBAND AND WIFE AS JOINT TENANTS as trustor in favor of SEATTLE MORTGAGE COMPANY as beneficiary, and NORTHWEST TRUSTEE SERVICES, INC. as trustee, and was recorded on 04/12/2007, as Instrument No. 2007-0249012, in the Office of the County Recorder of RIVERSIDE County, California; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust recorded on 7/24/2020, as instrument number 2020-0329310, in the Office of the County Recorder, RIVERSIDE County, CA; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 7/4/2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of is \$396,701.27; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Mortgage Lender Services as Foreclosure Commissioner, recorded on 6/4/2014 as Instrument Number 2014-0204588, notice is hereby given that on 03/04/2025 at 09:00AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: LOT(S) 21 OF TRACT NO. 12410-1, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 110, PAGE(S) 39, 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Commonly known as: 1022 RUBY DRIVE, PERRIS, CA 92571 The sale will be held: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882. The Secretary of Housing and Urban Development will bid an estimate of \$396,701.27. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share

of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$39,701.27 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$39,701.27 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office Representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$396,300.26, as of , plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary outofpocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 01/30/2025 Mortgage Lender Services U.S. Dept. of HUD Foreclosure Commissioner BY: TARA CAMPBELL 7844 Madison Ave., Ste. 145 Fair Oaks, CA 95628 Phone: 916-962-3453 Fax: 916-961-0334 NPP0470844 NO: PERRIS PROGRESS 02/07/2025, 02/14/2025, 02/21/2025

Schld:94963 AddId:32068 CustId:2221

TS NO: CA06000187-23-1 APN: 337-101-009 TO No: 2901693 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 June 6, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 6, 2025 at 09:00 AM, at the bottom of the stairway to the building located at 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 June 8, 2022 as Instrument No. 2022-0261452, of official records in the Office of the Recorder of Riverside County, California, executed by THOMAS D WILLIAMS, A WIDOWER, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP 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: 28410 E WORCESTER ROAD, MENIFEE, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$381,695.80 (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 www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000187-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at

the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA06000187-23-1 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 14, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000187-23-1 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 www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0470022 To: PERRIS PROGRESS 02/14/2025, 02/21/2025, 02/28/2025

Schld:94965 Adld:32069 Custld:2221

NOTICE OF TRUSTEE'S SALE T.S. No. 24-03274-SMCA Title No. 240574519-CAVOI A.P.N. 330-541-011 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/23/2018. 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(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Cecilia M. Leon, a single woman Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/27/2018 as Instrument No. 2018-0344045 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 03/19/2025 at 1:00 PM Place of Sale: in the front of the Corona Civic Center, 849 W. Sixth Street, Corona CA 92882 Estimated amount of unpaid balance and other charges: \$251,566.43 Street Address or other common designation of real property: 3474 Buffalo Road, Perris, CA 92570 A.P.N.: 330-541-011 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to

the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-03274-SMCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-03274-SMCA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/05/2025 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazer Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative AFN4834399 02/14/2025, 02/21/2025, 02/28/2025

Schld:94971 Adld:32071 Custld:64

File No.: R-202500675
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. KITTY CRUSH LLC
1210 HAMNER AVENUE #1019, NORCO, CA 92860
Riverside County
Full Name of Registrant:
1. KITTY CRUSH LLC 1210 HAMNER AVENUE #1019 NORCO, CA 92860
This Business is conducted by: LIMITED LIABILITY COMPANY.
The registrant commenced to transact business under the fictitious business name or names listed above on: 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/MONICA MILLS
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:94974 Adld:32072 Custld:2054

T.S. No. 24-71271 APN: 331-380-009
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/5/2006. 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. Trustor: AMELIA MARTINEZ, A SINGLE WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 6/16/2006, as Instrument No. 2006-0438552, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2012-0104641 AND RECORDED ON 03/07/2012., of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 3/11/2025 at 9:30 AM Place of Sale: 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: \$299,267.22 Note: 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 property: 27541 VANILLA COURTSUN CITY, CALIFORNIA 92585 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 331-380-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date

has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 24-71271. 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) 266-7512, or visit this internet website www.elitepostandpub.com, using the 24-71271 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: 2/6/2025 ZBS LAW, LLP , as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For NonAutomated Sale Information, call: (714) 848-7920For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This 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 42596 Pub Dates 02/14, 02/21, 02/28/2025

Schld:94981 Adld:32074 Custld:2244

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
DAVID VAN NGUYEN AKA DAVID PHUOC NGUYEN
CASE NO. PRRI2500308
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID VAN NGUYEN AKA DAVID PHUOC NGUYEN.
A PETITION FOR PROBATE has been filed by MICHAEL BAO NGUYEN in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that MICHAEL BAO NGUYEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/10/25 at 8:30AM in Dept. 8 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a

Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
STEVEN F. BLISS, ESQ. - SBN 147856
LAW OFFICE OF STEVEN F. BLISS
43920 MARGARITA ROAD, SUITE F
TEMECULA CA 92592
Telephone (951) 223-7000
2/14, 2/21, 2/28/25
CNS-3895003#
PERRIS PROGRESS

Schld:94984 Adld:32075 Custld:61

File No.: R-202501490
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. PREMIER PLUMBING COMPANY
5920 RICKENBACKER AVENUE,
RIVERSIDE, CA 92504
Riverside County
Full Name of Registrant:
1. PPC ENTERPRISES, INC. 5920 RICKENBACKER AVENUE RIVERSIDE, CA 92504
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/30/2004. I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/RYAN GEIGER
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 1/30/2025.
PETER ALDANA

Schld:94987 Adld:32076 Custld:2054

T.S. No. 128786-CA APN: 372-200-013 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/17/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 4/9/2025 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 2/23/2023 as Instrument No. 2023-0052634 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: JOAN M HANSEN, 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: 29960 LORETTA AVENUE, 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 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: \$416,949.20 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 128786-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. wwn. clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 128786-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 2255 San Diego, California 92108

Schld:94997 Adld:32079 Custld:670

File No.: R-202500205
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. SUN CITY GARDENS SALON
28500 BRADLEY ROAD, MENIFEE, CA 92586
Riverside County
Full Name of Registrant:
1. EDYTHE JEANN ABELL 28775 CEBELIA

CIRCLE MENIFEE, CA 92584
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 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/EDYTHE JEANN ABELL
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 1/7/2025.
PETER ALDANA

Schld:95001 Adld:32080 Custld:2054

File No.: R-202501691
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. EMPIRE GARDENS
12199 HEACOCK ST, STE 2&3, MORENO VALLEY, CA 92557
Riverside County
MAILING ADDRESS: 12199 HEACOCK ST, STE 1, MORENO VALLEY, CA 92557
Full Name of Registrant:
1. I.E. GARDENS I, INC. 12199 HEACOCK ST., STE. 1 MORENO VALLEY, CA 92557
This Business is conducted by: CORPORATION.
The registrant commenced to transact business under the fictitious business name or names listed above on: 01/23/2020.
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/NADER AWAD
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 2/4/2025.
PETER ALDANA

Schld:95018 Adld:32086 Custld:2054

NOTICE OF PETITION TO ADMINISTER ESTATE OF Oscar Cabral
Case No. PRRI2500225
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Oscar Cabral.
A PETITION FOR PROBATE has been filed by Gabriela Rodriguez in the Superior Court of California, County of Riverside.
THE PETITION FOR PROBATE requests that Gabriela Rodriguez 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 3/12/2025 at 8:30am in Department 12 located at 4050 Main St, Riverside, CA 92501.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Hannah Afonso 337000
The Ashcraft Firm
29970 Technology Drive, Ste 217
Murrieta CA 92563
Phone: (951)-304-3431 Fax: (951)-304-0941

Schld:95023 Adld:32088 Custld:2301

File No.: R-202501900
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. HOPE AT THE RANCH LIFE ENHANCEMENT CENTER
2. HOPE AT THE RANCH
30100 APRICOT AVE, NUEVO, CA 92567
Riverside County
Full Name of Registrant:
1. HANK T. WILFONG FOUNDATION 1791 NAVARRO AVE. PASADENA, CA 91103
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/RISA JEAN-LOUIS
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 2/10/2025.
PETER ALDANA

Schld:95037 Adld:32097 Custld:2054

TS No: CA05000425-24-1 APN: 339-430-028 To No: 240500418-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 December 4, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 15, 2025 at 09:00 AM, at the bottom of

the stairway to the building located at 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 December 10, 2020 as Instrument No. 2020-0626309, and that said Deed of Trust was modified by Modification Agreement and recorded August 28, 2023 as Instrument Number 2023-0253926, of official records in the Office of the Recorder of Riverside County, California, executed by FRANCISCO D MADRIGAL REYES, 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 BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING 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: 25144 SILVERWOOD LANE, 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 \$365,881.93 (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 www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000425-24-1.

Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA05000425-24-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000425-24-1 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 [www. nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0470998 To: PERRIS PROGRESS 02/21/2025, 02/28/2025, 03/07/2025

Schld:95050 Adld:32101 Custld:2221

NOTICE OF TRUSTEE'S SALE TS No. CA-20-878747-CL Order No.: FIN-20000245 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/20/2010. 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): Charles E Wright and Malika U Wright husband and wife, as community property Recorded: 5/3/2010 as Instrument No. 2010-0202403 and modified as per Modification Agreement recorded 2/28/2019 as Instrument No. 2019-0067686 and modified as per Modification Agreement recorded 10/29/2015 as Instrument No. 2015-0477089 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 4/8/2025 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 Amount of unpaid balance and other charges: \$607,928.00 The purported property address is: 28475 NAUTICAL PT CIR, MENIFEE, CA 92585 Assessor's Parcel No.: 333-542-001-9 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens

senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 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-20-878747-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-20-878747-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-20-878747-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: 916-939-0772 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-20-878747-CL IDSPub #0236822 2/21/2025 2/28/2025 3/7/2025

Schld:95056 AdId:32104 CustId:608

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CECELIA MARIE LEON
CASE NO. PRR12500322

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CECELIA MARIE LEON. A PETITION FOR PROBATE has been filed by ARTHUR MARK LEON in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that ARTHUR MARK LEON be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/19/25 at 8:30AM in Dept. 8 located at 4050 MAIN STREET, RIVERSIDE, CA 92501

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
ANTOINETTE JAUREGUI - SBN 192624
LAW OFFICE OF ANTOINETTE JAUREGUI
1894 COMMERCENTER W. SUITE 108
SAN BERNARDINO CA 92408
Telephone (909) 890-2350
2/21, 2/28, 3/7/25
CNS-3897258#
PERRIS PROGRESS

Schld:95062 AdId:32106 CustId:61

Job No. P25-031
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE
DECLARATION (MND No. 2403)
FOR THE CITY OF PERRIS,
CALIFORNIA

PROJECT DESCRIPTION:
Planned Development Overlay (PDO) Zone 23-05246, Tentative Tract Map 23-05244 (TTM 38775), Development Plan Review (DPR) 23-00019, General Plan (GPA) 23-05247, Zoning Change (ZC) 23-05245 – A proposal to consider the following entitlements to facilitate the construction of 141 townhomestyle condominiums and amenities including a central area with pickleball courts, a tot lot, a pool and pool house, and open space generally located at the southeast corner of Nuevo Road and Wilson Avenue: 1) Planned Development Overlay Zone to rezone 11.6 acres from the R-6,000 Zone to the R-6,000-PD Zone; 2) Tentative Tract Map to subdivide 12.8 acres into 91 residential lots; 3) Development Plan Review for review of the site plan and building elevations; 4) General Plan Amendment to redesignate from R-6,000 to MFR-14 to increase the allowed dwelling unit density; and 5) Zone Change to change the zoning from R-6,000 to MFR-14 to allow an increase of dwelling unit density.

NOTES: The project site is located within the Airport Influence Area Boundary for March Air Reserve Base/Inland Port Airport (MARB/ IPA). The MARB/IPA Airport Land Use Compatibility Plan (ALUCP) Compatibility Map (Map MA-1) shows that the project site is located within Zone D, which is a Flight

Corridor Buffer. The MARB/IPA ALUCP indicates that there are no restrictions to residential development within Zone D. The proposed project would be subject to Section 19.02.110 of the Perris Municipal Code and Riverside County Ordinance 655.

PROJECT LOCATION: The project site is located at the southeastern corner of East Nuevo Road and Wilson Avenue on 57 parcels corresponding to Assessor's Parcel Numbers (APNs) 311-161-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027 -028, -029, -030, -031, -032, -033, -034, -035, and 311-162-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, and -022.

HAZARDOUS WASTE SITES: Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act, the City acknowledges the nonexistence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration (MND 2403).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the abovenoted project and the Mitigated Negative Declaration (MND 2395). The specific public hearing date will be noticed 20 days prior to the hearing, in accordance with the Perris Municipal Code.

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration (MND 2403) pursuant to State CEQA Guidelines Section 15105, commences on February 21, 2025, and will close on March 24, 2025, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2403), via regular mail or email to the following:

PROJECT CONTACT: Nathan Perez,
Senior Planner
PHONE: (951) 943-5003 Extension # 279
EMAIL: Nperez@cityofperris.org
ADDRESS: City of Perris Development Services Department | Planning Division 135 North "D" Street Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND 2403) is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://www.cityofperris.org/departments/developmentservices/planning/environmentaldocumentsforpublicreview>

Schld:95065 AdId:32107 CustId:1759

NOTICE OF INTENT TO SELL REAL PROPERTY
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

Estate of: ROBERT L. TEISSIER,
CASE NO. PRR12402104

Notice is hereby given that on March 7, 2025, or thereafter within the time allowed by law, CHAD BIANCO, RIVERSIDE COUNTY PUBLIC ADMINISTRATOR, as ADMINISTRATOR WITH FULL AUTHORITY TO ADMINISTER THE ESTATE UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT, will sell at private sale to the highest and best net bidder, subject to confirmation by the above entitled Superior Court, all the right, title and interest of the real property of the decedent in and to that certain real property in the County of Riverside, State of California, commonly known as 22661 Fisher Street, Perris, Riverside County, California, and more particularly described as follows:

The Northerly 195.00 feet of the East onehalf of Lot 105 as shown by map on file in Book 26 of Records of Survey, as Page 1, thereof, Records of Riverside County, CA Pursuant to the Certificate of Compliance Recorded December 28, 1979, as Instrument No. 276327, Official Records. ALSO KNOWN AS: Parcel 1 of Record of Survey on file in Book 83 Page 10 of Records of Survey, Riverside County Records. APN: 325-200-053

Subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, easements and encumbrances of record.

The property is to be sold on an "as is" basis.

Bids or offers are invited for the real property and must

be in writing and may be delivered to CHAD BIANCO, RIVERSIDE COUNTY PUBLIC ADMINISTRATOR, 800 S. Redlands Ave., Perris, CA 92570, or to the office of the Attorneys, Swan, Carpenter, Wallis & McKenzie, PC, 26858 Cherry Hills Blvd., Sun City, California 92586, or may be filed in the office of the Clerk of the Superior Court at any time after first publication of this notice and before the making of sale.

Terms and conditions of sale: cash in lawful money of the United States of America or on terms acceptable to the estate, the balance to be paid upon confirmation of sale by the Superior Court. Taxes, rents, operating and maintenance expenses, and premiums on insurance acceptable to the Purchaser shall be prorated as of the date of close of escrow. The examination of title, transfer of taxes and any title insurance policy shall be at the expenses of Seller. The recording of the deed is to be at the expense of the Purchaser. Escrow fees shall be borne equally between Seller and Purchaser.

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

Dated: 02/13/2025

By: Kevin A. McKenzie, Attorney for
Riverside County Public Administrator

KEVIN A. MCKENZIE, State Bar No. 117116
SWAN, CARPENTER, WALLIS & MCKENZIE, PC
26858 Cherry Hills Blvd.
Sun City, CA 92586
Telephone: 951-672-1881
Facsimile: 951-672-3164

Schld:95070 AdId:32109 CustId:2251

Job No. P25-032

RESOLUTION NUMBER 6593

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 20-00020 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON MARCH 25, 2025

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the "District"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 11th day of February, 2025, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number 6591 directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof,

and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1.	Recitals. The
Recitals set forth above are true and correct, and are incorporated herein by this reference.	
Section 2.	Description
Of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex DPR 20-00020 to the District, and to order the following work be done, to wit:	
1.	Installation, construction, maintenance, and servicing of streetlight and traffic signal facilities as authorized by Section 22525 of the Streets and Highways Code, State of California.
2.	Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.
Section 3.	Location of Work:
The improvements to be maintained and serviced consist of the streetlights within said annexation.	
Section 4.	Description of
Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:	
All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of DPR 20-00020 to Maintenance District Number 84-1" heretofore approved by the City Council of said City by Resolution Number 6591, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.	
Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.	
Section 5.	Report of
Engineer: The City Council of said City by Resolution Number 6592 has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of DPR 20-00020, to Maintenance District Number 84-1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.	
Section 6.	Collection of
Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is \$47.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the greater of the Consumer Price Index ("CPI") from January to January for the RiversideSan BernardinoOntario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics or three percent (3%). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.	
Section 7.	Time and Place
of Public Hearing: Notice is hereby given that on March 25, 2025, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any	

and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

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

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass oneeighth of a newspaper page. The Perris Progress is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a firstclass mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10-point type. The property owner of DPR 20-00020 has waived the 45 day notice time period with the submission of the Petition and Consent Waiver. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

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

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

ADOPTED, SIGNED and APPROVED this 11th day of February, 2025.

Mayor, Michael M. Vargas

ATTEST:
City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6593 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 11th day of February, 2025, by the following called vote:

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

City Clerk, Nancy Salazar

Schld:95073 Adld:32110 Custld:1759

Job No. P25-033

RESOLUTION NUMBER 6596

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 196, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER

1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 196, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 20-00020 TO BENEFIT ZONE 196, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON MARCH 25, 2025

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as Landscape Maintenance District No. 1 (the "District"), and created Benefit Zone 196 therein (hereinafter referred to as the "Benefit Zone 196"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on February 11, 2025, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number 6594 directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into Benefit Zone 196 of the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires, and it is the intention of the City Council of the City of Perris to annex DPR 20-00020 to Benefit Zone 196 of the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of landscaping as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced include the irrigation system, landscaping, and appurtenances benefiting DPR 20-00020. The landscaping, irrigation, and appurtenances to be maintained are described in part 1 of the Engineer's Report.

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

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of DPR 20-00020 to Benefit

Zone 196, Landscape Maintenance District No. 1" heretofore approved by the City Council of said City by Resolution Number 6594, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

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

Section 5. Report of Engineer: The City Council of said City by Resolution Number 6595 has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of DPR 20-00020 to Benefit Zone 196, Landscape Maintenance District No. 1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to \$841.08 per Benefit Unit. Each year the current maximum annual assessment shall be increased by an amount equal to the greater of the Consumer Price Index ("CPI") from January to January for the RiversideSan BernardinoOntario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics or three percent (3%). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on March 25, 2025, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

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

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass oneeighth of a newspaper page. The Perris Progress is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a firstclass mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10-point type. The

JOB NO. P25-034
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a Public Hearing on Tuesday, March 25, 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 20-00020 to Benefit Zone 160, 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 160. The total annual assessment levied on the benefiting property is \$2,768.80.

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

property owner of DPR 20-00020 has waived the 45 day notice time period with the submission of the Petition and Consent Waiver. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

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

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

ADOPTED, SIGNED and APPROVED this 11th day of February, 2025.

Mayor, Michael M. Vargas

ATTEST:
City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6596 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 11th day of February, 2025, by the following called vote:

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

City Clerk, Nancy Salazar

Schld:95074 Adld:32111 Custld:1759

Job No. P25-035

NOTICE OF PUBLIC HEARING

City of Perris
Community Facilities District No. 2001-3 (North Perris Public Safety)
Annexation No. 70

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on March 25, 2025, or as soon thereafter as practicable, at City Hall, located at 101 North "D" Street, Perris, California 92570, the City Council of the City of Perris, California (the "City Council") will hold a public hearing on the Annexation of territory

("Annexation No. 70") to City of Perris Community Facilities District No. 2001-3 (North Perris Public Safety) (the "CFD"), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within Annexation No. 70.

On February 11, 2025, the City Council adopted Resolution No. 6598 (the "Resolution of Intention") declaring its intention to annex Annexation No. 70 to the CFD pursuant to the MelloRoos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), and to levy Special Taxes to finance the following public Services:

Fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 70. Commencing with Fiscal Year 2024-25 a Maximum Special Tax shall be levied as follows: (1) \$386.49 per SingleFamily Unit; (2) \$77.29 per MultiFamily Unit; and (3) \$1,545.98 per acre for NonResidential parcels. For each subsequent fiscal year following Fiscal Year 2024-2025, the Maximum Special Tax may be increased by an amount not to exceed two percent (2.00%) per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 70 and the CFD, or as otherwise determined

appropriate by the City.

The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 70 and the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 70 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 70 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 70, the vote shall be by the landowners of Annexation No. 70, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 70. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 70 to the CFD, the extent of Annexation No. 70, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of onehalf or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 70 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 70 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 70, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 70, and the Boundary Map of Annexation No. 70 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 943-6100.

Dated: February 11, 2025

Sincerely,
//s//Nancy Salazar
City Clerk
City of Perris

Schld:95077 Adld:32113 Custld:1759

Job No. P25-036

NOTICE OF PUBLIC HEARING

City of Perris
Community Facilities District No. 2018-02
(Public Services District)
Annexation No. 28

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on March 25, 2025, or as soon thereafter as practicable, at City Hall, located at 101 North "D" Street, Perris, California 92570, the City Council of the City of Perris, California (the "City Council") will hold a public hearing on the Annexation of territory ("Annexation No. 28") to City of Perris Community Facilities District No. 2018-02 (Public Services District) (the "CFD"), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within Annexation No. 28.

On February 11, 2025, the City Council adopted Resolution No. 6599 (the "Resolution of Intention") declaring its intention to annex Annexation No. 28 to the CFD pursuant to the MelloRoos Community

Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), and to levy Special Taxes to finance the following costs for public services related to the Perris Valley Trail system:

Administrative costs and expenses, necessary utility (water and electricity) costs, and related reserves for replacement of vehicles, equipment and facilities.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 28. Commencing with Fiscal Year 2024-2025 a Maximum Special Tax shall be levied as follows: \$23.957 per 1,000 square feet of floor area for taxable developed parcels. For each subsequent fiscal year following Fiscal Year 2024-2025, the Maximum Special Tax may be increased by an amount not to exceed the greater of two percent (2.00%) or Consumer Price Index ("CPI") per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 28 and the CFD, or as otherwise determined appropriate by the City. The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 28 and the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 28 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 28 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 28, the vote shall be by the landowners of Annexation No. 28, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 28. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 28 to the CFD, the extent of Annexation No. 28, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of onehalf or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 28 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 28 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 28, or against levying a specified special tax, those types of facilities or services or the

specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 28, and the Boundary Map of Annexation No. 28 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 943-6100.

Dated: February 11, 2025

Sincerely,
//s//Nancy Salazar
City Clerk
City of Perris

Schld:95078 Adld:32114 Custld:1759

Job No. P25-037

NOTICE OF PUBLIC HEARING
City of Perris
Community Facilities District No. 2018-02
(Public Services District)
Annexation No. 27

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on March 25, 2025, or as soon thereafter as practicable, at City Hall, located at 101 North "D" Street, Perris, California 92570, the City Council of the City of Perris, California (the "City Council") will hold a public hearing on the Annexation of territory ("Annexation No. 27") to City of Perris Community Facilities District No. 2018-02 (Public Services District) (the "CFD"), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within Annexation No. 27.

On February 11, 2025, the City Council adopted Resolution No. 6600 (the "Resolution of Intention") declaring its intention to annex Annexation No. 27 to the CFD pursuant to the MelloRoos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), and to levy Special Taxes to finance the following costs for public services related to the Perris Valley Trail system:

Administrative costs and expenses, necessary utility (water and electricity) costs, and related reserves for replacement of vehicles, equipment and facilities.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 27. Commencing with Fiscal Year 2024-2025 a Maximum Special Tax shall be levied as follows: \$23.957 per 1,000 square feet of floor area for taxable developed parcels. For each subsequent fiscal year following Fiscal Year 2024-2025, the Maximum Special Tax may be increased by an amount not to exceed the greater of two percent (2.00%) or Consumer Price Index ("CPI") per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 27 and the CFD, or as otherwise determined appropriate by the City.

The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 27 and the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 27 with each voter having one vote. In that event, the special election shall

be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 27 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 27, the vote shall be by the landowners of Annexation No. 27, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 27. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 27 to the CFD, the extent of Annexation No. 27, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of onehalf or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 27 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 27 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 27, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 27, and the Boundary Map of Annexation No. 27 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 943-6100.

Dated: February 11, 2025

Sincerely,
//s//Nancy Salazar
City Clerk
City of Perris

Schld:95079 Adld:32115 Custld:1759

NOTICE OF TRUSTEE'S SALE T.S. No. 24-30779-PMCA Title No. 3272891 A.P.N. 340-560-015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/04/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Mitchell S. Coltharp, a married man, as his sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 04/12/2017 as Instrument No. 2017-0146719 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 03/20/2025 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: \$338,815.34Street Address or other common designation of real property: 29464 Piazza Court, Menifee, CA 92584 A.P.N.: 340-560-015 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-758-8052 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-30779-PMCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-30779-PMCA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 02/11/2025 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-758-8052; Sales Website: www.ndscorp.comConnie Hernandez, Trustee Sales Representative A-4834946 02/21/2025, 02/28/2025, 03/07/2025

Schld:95083 Adld:32117 Custld:64

Red Dye No. 3 Has Been Banned, but What About Other Artificial Food Dyes?

By JONEL ALECCIA AP Health Writer

The U.S. Food and Drug Administration banned the dye known as Red 3 from the nation's food supply in January, setting deadlines for stripping the brightly hued additive from candies and cough syrup, baked goods and frozen treats.

The agency said it was taking the action because studies found that the dye, also known as erythrosine, caused cancer in lab rats. A federal statute requires FDA to ban any additive found to cause cancer in animals, though officials stressed that the way Red 3 leads to cancer in rats doesn't happen in people.

But the dye is only one of several synthetic colors widely found in common foods and other products.

As their use is questioned by experts and consumers, here's what you need to know:

What are artificial colors?

Synthetic dyes are petroleum-based chemicals that don't occur in nature. They're widely used in foods to "enhance the visual appeal" of products, according to Sensient Food Colors, a St. Louis-based supplier of food colors and flavorings.

Nine dyes, including Red 3, have been allowed in U.S. food. The other common color additives in food are Blue 1, Blue 2, Green 3, Red 40, Yellow 5 and Yellow 6. Two permitted colors are used more rarely: Citrus Red 2 and Orange B.

The FDA certifies synthetic color additives and regulates their use.

With the FDA's recent order on Red 3, manufacturers have until January

2027 to remove the dye from their products. Makers of ingested drugs like cough syrups have until January 2028.

Who is concerned about these dyes and why?

Consumer advocates, including the Center for Science in the Public Interest, had long lobbied to ban Red 3 from food because of the rat-cancer link. The dye was prohibited for decades in cosmetics, but not in food or ingested medications.

Other research has tied artificial colors to behavioral problems in some children, including hyperactivity and impulsivity, particularly for those at risk for attention deficit hyperactivity disorder, or ADHD.

"Artificial colors are not the main cause of ADHD, but they may contribute significantly to some cases," said Dr. L. Eugene Arnold, an emeritus psychiatry professor at Ohio State University who studied dyes and their effect on behavior and now advises CHADD, a support group for people with ADHD.

The FDA says it has reviewed and evaluated the effects of color additives on children's behavior. It says its scientists believe that most children suffer no adverse effects when consuming them, though it acknowledges some children may be sensitive to them.

About two-thirds of Americans favor restricting or reformulating processed foods to remove ingredients like added sugar or dyes, according to a recent AP-NORC poll.

Will other colors be banned?

going to let insurers double dip and charge consumers (anyway)?" Balber asked.

The insurance department said the last time the state approved additional funds for

the FAIR Plan was in 1993, after the Kinneloa Fire in Altadena and the Old Topanga Fire in Malibu and Topanga. Some of those areas were also affected by the fires this year. The additional funds

approved then are equivalent to \$563 million today, the department said.

In a statement, Lara characterized the new regulation as a "necessary consumer

protection action." The commissioner added: "The fact that we are once again facing this issue 30 years after wildfires devastated these same communities highlights the need for change."



Momentum is building for the removal of synthetic dyes in foods.

Last year, California became the first state to ban six artificial food dyes from food served in public schools. More than a dozen state legislatures may take up bills this year that would ban synthetic dyes in foods, either for school lunches or in any setting. In October, protesters demanded that WK Kellogg Co. remove artificial dyes from cereals such as Apple Jacks and Froot Loops.

Robert F. Kennedy Jr., recently confirmed as the U.S. secretary of health and human services, campaigned on a promise to "Make America Healthy Again," including a focus on artificial dyes and other chemicals in food. His support has been buoyed by "MAHA moms," women on social media calling for an end to artificial ingredients and ultraprocessing in the U.S. food supply, among other concerns.

"I was called a conspiracy theorist because I said that red dye caused

SCOREBOARD			
Basketball - Playoffs			
Big VIII			
Rancho Christian	76	Centennial	94
Centennial	73	Oak Hills	59
Camarillo	51	Centennial	72
Heritage Christian	57	Roosevelt	74
Redondo Union	57	Roosevelt	89
Oak Park	46	King	38
Santiago	42	San Juan Hills	63
Southwestern			
Temecula Valley	41	Poly	71
Vista Murrieta	74	Los Alamitos	83
AGBU	59	Great Oak	74
Great Oak	37	Rancho Verde	49
Sunbelt			
Downey	44	JW North	42
Liberty	39	Tustin	71
Artesia	39	Orange Vista	36
Inland Valley			
Mesrobian	66	Citrus Hill	67
Geffen Academy	46	Citrus Hill	73
Citrus Hill	65	Katella	43
Santa Clarita Christian	41	Paloma Valley	61
TPAA	47	Paloma Valley	42
Granite Hills	71	Perris	82
Katella	67	Perris	64
Burbank	69	Hemet	90
Hemet	69	Summit	66
Hemet	59	Mark Keppel	66
Mountain Pass			
Newbury Park Adventist	38	Elsinore	78
Elsinore	70	Calvary Baptist	54
Rowland	55	Elsinore	62
Temescal Canyon	60	Quartz Hill	70 (OT)
San Jacinto	58	California	83

cancer," Kennedy said during his confirmation hearing. "Now, FDA has acknowledged that and banned it."

What about natural colors?

It is possible to add color to foods with natural ingredients. Some manufacturers have already reformulated products to remove Red 3. In its place they use beet juice; carmine, a dye made from insects; or pigments from foods such as purple sweet potato, radish and red cabbage.

But it's tricky, said Meghan Skidmore, a Sensient spokesperson. Natural dyes may be less stable than synthetic dyes and may be affected by factors including heat and acid levels.

"It's not impossible to replace, but there's not a single solution," she said.

How can you avoid synthetic dyes?

Because the dyes are so widely used, it can be difficult to find foods that don't contain color additives.

The best way to avoid the dyes is to read ingredient labels, said Arnold.

"If the list is so long that you don't want bother reading it and it probably has things in it you can't pronounce, don't buy it," he said.

Insurance

Continued from Page 6

cover any possible increased contributions they would have to make to the FAIR Plan. In that case, "are they