

The Perris Progress

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Friday, February 28, 2025

Since 1901

Photo by Kristian Carreon for CalMatters

An apartment complex under construction in Temecula on Oct. 11, 2024.



'LIMITED TO NO IMPACT': WHY A PRO-HOUSING GROUP SAYS CALIFORNIA'S LAWS AREN'T PRODUCING

BY BEN CHRISTOPHER,
CalMatters

One California law was supposed to flip defunct strip malls across California into apartment-lined corridors.

Another was designed to turn under-used church parking lots into fonts of new affordable housing.

A third would, according to supporters and opponents alike, "end single-family zoning as we know it."

Fast-forward to 2025 and this spate of recent California laws, and others like it intended to supercharge the construction of desperately needed housing, have had "limited to no impact on the state's housing supply."

That damning conclusion comes from a surprising source: A new report by YIMBY Law, a pro-development nonprofit that would very much like to see these laws work.

The analysis, released today,

The ADU boom stands alone. No other form of housing production took off in California during this period."

**LAW PAPER BY UC DAVIS
PROFESSOR CHRIS ELMENDORF
AND UC SANTA BARBARA
PROFESSOR CLAYTON NALL**

studied five state laws passed since 2021 that have swept away regulatory barriers to building apartment buildings and other dense residential developments in places where such housing has been historically barred.

The laws under review include:

- SB 9 from 2021, which allows people to split their single-family homes into duplexes, thus ending single-family-home-only zoning across California. In practice, according to the report, building permits for only 140 units were issued under the law in 2023.

See Housing Page 5

Countywide Pet Adoption Bonanza Runs Through Next Week

RIVERSIDE (CNS) - From Wednesday and through next week, all canines, including puppies, will be available to take home without adoption fees in Riverside County as part of an effort to free up space at the county's four shelters, which are operating over capacity.

\$25 for altered pets.

Youngberg said the current goal is to locate homes for at least 150 dogs. She said many of the impounded pets are likely runaways who simply got lost.

"We are working hard to reunite pets with the families that love them," Youngberg said. "We are making 2025 the year that lost pets return home!"

"With 949 total dogs in our care, it is urgent that we find homes for adoptions and foster," Department of Animal Services Interim Director Dr. Kimberly Youngberg said. "As we move into spring, we are seeing more pets entering the shelter than we have resources to save, and that's why we are asking for our communities' help."

The agency is waiving all adoption fees, though basic license fees are still required during the promotion, which ends on March 8. License costs generally range from \$12 to

Visitors are welcome to view prospective pets at the Blythe Animal Shelter, San Jacinto Valley Animal Campus, Coachella Valley Animal Campus in Thousand Palms and Western Riverside County Animal Shelter in Jurupa Valley.

In addition to outright adoptions, some sheltered animals are available to foster. That involves taking the dogs home and nurturing them in an environment where they can thrive outside of cages, officials said.

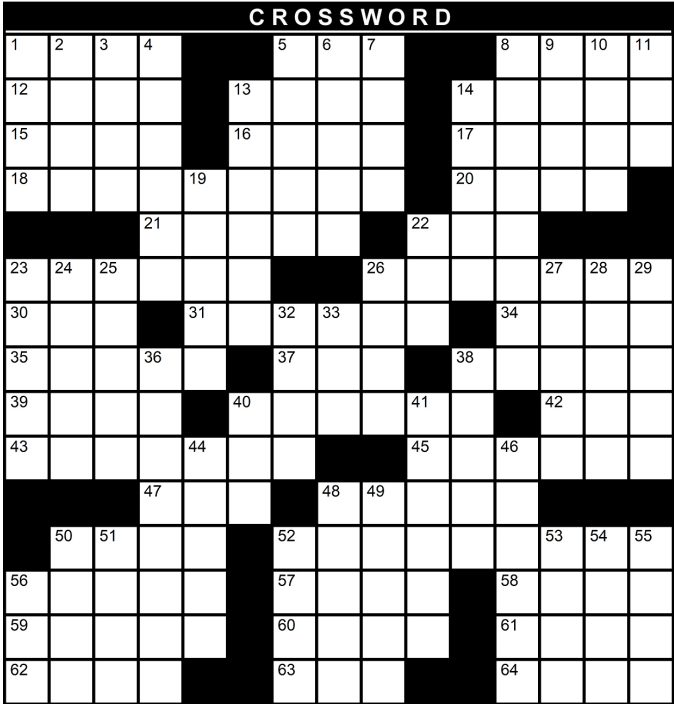
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Hazardous Hiking Areas Open in Riverside County

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THEME: DANCE MOVES

- ACROSS
1. Mrs. in Germany

5. *Nae Nae's partner

8. m in F = ma

12. Deadly sin

13. Hindu serpent deity

14. Blood line

15. State location of Miami University

16. Last word on radio

17. Best friend quality

18. *Sideways dance step

20. Buzzing pest

21. "That is" in Latin

22. Corvine bird's sound

23. Omicron or Delta, e.g.

26. Verb derived from "wreath"

30. Although, for short

31. Demijohn

34. Kings of ____ band

35. Act against

37. Bruin legend Bobby ____

38. Southern cuisine pods

39. Cold war initials

40. Transmitted radio signal

42. French vineyard

43. Strong suits

45. Overnight flight

47. Like a dancer in The Royal Ballet company

48. Polynesian island
- country

50. Dracula's bane

52. *Dancer's gardening tool simulation

56. Cass Elliot and Michelle Phillips

57. Eon, alt. sp.

58. Reminiscent of certain hardwood, to sommelier

59. In a tilted position

60. Flower holder

61. Cartoon lightbulb

62. Police informer

63. Before, poetically

64. Koppel and Turner, e.g.
- DOWN
1. Use cat o' nine tails

2. German industrial valley

3. "Heat of the Moment" band

4. Sir Thomas More's famous book

5. Actress Viola ____

6. ____ provocateur

7. Like some necessities

8. *Michael Jackson's backward move

9. Maisie Williams on "Game of Thrones"

10. Immediately, to a doctor

11. Salt, in Mexico

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Palm Springs Airport Releases
2024 Data, Sets Monthly Record

PALM SPRINGS (CNS) - Palm Springs International Airport officials Wednesday published their 2024 annual report, detailing traveler statistics and flight benchmarks throughout the year, which included the busiest month in airport history.

The airport hosted 3.23 million total passengers on approximately 32,000 flights last year, according to the report. March was the highest-volume month ever recorded, with more than 470,000 travelers.

The airport maintained nine

year-round airlines and four additional seasonal airlines serving more than 300 one-stop destinations combined. Among the new routes added in 2024 were Frontier Airlines' year-round service to Denver, United Airlines' daily flights to Washington, D.C., Porter Airlines' trips to Toronto and Delta Air Lines' seasonal routes to New York.

Several new shops and concessions, from restaurants to souvenir stands, were also mentioned in the recap, as well as water bottle refill

stations and new signage. The report also highlighted operations to rehabilitate gates and taxiways, in addition to a number of sustainability initiatives.

Also highlighted in the report were details about the Master Plan approved by City Council in January, a multi-year project adding features including new gates, a rental car center and an expanded baggage claim.

The full report can be viewed at flypsp.com/business/annual-report.

13. Nine-day Christian devotion
14. Aquatic scum
19. Authoritative proclamation
22. "____ Me a River"
23. Pull strings
24. Not those
25. Comedy Central's public humiliation
26. *a.k.a. caterpillar, with The
27. 9 a.m. prayer
28. Ancient
29. Follow as a consequence
32. Surgeon output, pl.
33. Lingerie staple
36. *Serena Williams' Super Bowl LIX move (2 words)
38. Theater, to Socrates
40. Sis' sibling
41. King's mantle fur
44. Painter Max or Director Lubitsch
46. Armed gang member in India
48. Asparagus unit
49. What phoenix did
50. Numbers
51. Gulf V.I.P.
52. "Keep this information" button

53. Place a load on
54. Augmented
55. Swedish shag rugs
56. *Running ____



Report: County's Discretionary Revenue Rising, But Higher Costs on Horizon

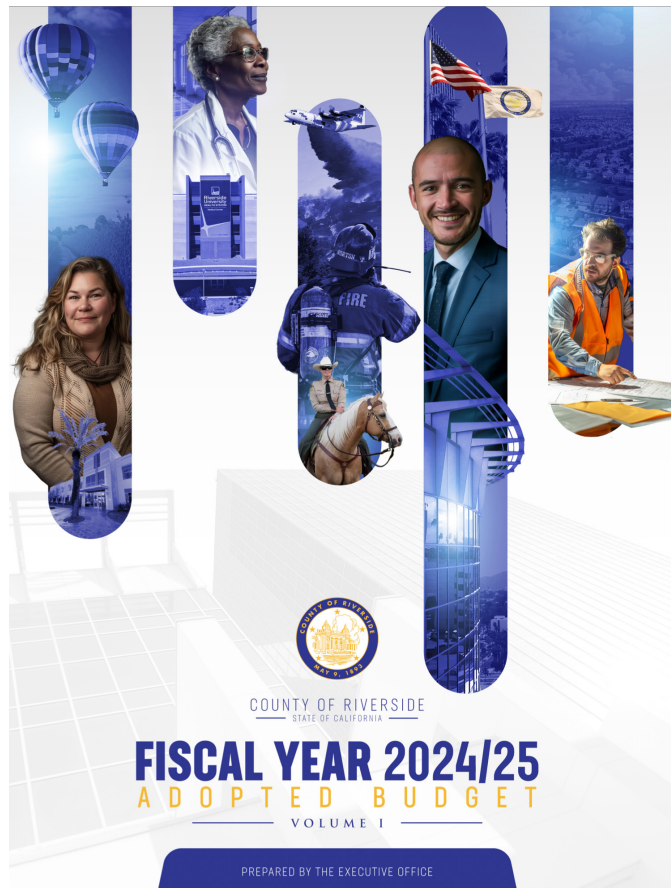
RIVERSIDE (CNS) - Riverside County government expenditures are holding within limits as the halfway point of the 2024-25 fiscal year arrives, and reserves are growing above previously estimated levels, but "escalating costs" throughout the economy remain an ongoing concern, according to a report that the Board of Supervisors will review Tuesday.

The 35-page midyear budget report showed a 3% increase in revenue compared to what Executive Office staff earlier predicted would be available by this juncture.

The county's reserve pool is now projected to reach \$731 million, rather than \$720 million, in the current fiscal year, according to the report.

"While discretionary revenue reflects conservative growth, several significant factors require our attention moving forward," the narrative stated. "Among the most pressing concerns are the escalating costs related to maintaining service levels, labor cost increases and addressing the critical need to repair or replace aging facilities. These pressures are compounded by the uncertainty of federal funding and the upcoming governor's May Revise to the state budget."

One of the largest increases in near-term costs was tied to the Medical Retiree Health Insurance Fund, operated by the Department of Human Resources. The outgo was estimated at \$9.75 for the current fiscal year. Only \$5 million was budgeted. Despite the surge, officials said a reserve account contained sufficient



dollars to cover the excess.

Public safety agencies were generally holding inside spending thresholds. However, the Department of Animal Services would need a \$750,000 augmentation to its budget stemming from "greater medical needs for animals in its care."

The agency has been operating at maximum capacity at all four county shelters for at least the last two years.

Officials said the revenue deficiency could be covered by savings netted from available funds left over due to departmental positions remaining unfilled.

The only major tax revenue shortfall detected to date was in Proposition 172 Public Safety Sales Tax receipts, which were projected to slip by \$9.2 million in 2024-25. Other income streams were expected to more than offset the loss, which may have resulted

from decreased consumer spending.

The budget for 2024-25, approved by the board in June, contained \$9.2 billion in appropriations, representing an 11% increase over the 2023-24 spending blueprint.

County CEO Jeff Van Wagenen confirmed at the start of the fiscal year there were 2021 American Rescue Plan Act funds still in the county treasury. They were, by law, supposed to be spent by Dec. 31. The county received \$480 million in ARPA allocations and another \$500 million in 2020 Coronavirus Aid, Relief & Economic Security Act money. The federal infusions have been applied to "budget stabilization," community development, infrastructure projects and related programs.

Under the current budget, \$2.6 billion is going to the

See Budget Page 6

Report: County's Unfunded Pension Gap Close to \$4 Billion

RIVERSIDE (CNS) - Riverside County government's unfunded pension liabilities are now close to \$4 billion, up more than a half-billion dollars in the last two years, though projections are for the pension gap to narrow over the coming decade, according to a report the Board of Supervisors will review Tuesday.

The 2025 Pension Advisory Review Committee report, which the board will have the opportunity to scrutinize during its policy agenda Tuesday, stated that the county's retirement apparatus is now 75% funded, compared to 75.3% previously. The key metric reflective of a sound pension system is considered 80% funded status.

The county's total unfunded pension gap is \$3.94 billion, compared to \$3.67 billion estimated in the 2024 report, according to PARC. The figures are trailing indicators, based on calculations that end in fiscal year 2022-23 -- the most recent period for which confirmed data is available via the California Public Employees' Retirement System.

"Based upon several factors, the long-term pension outlook remains favorable, with increases projected to peak early in the next decade," the report stated. "The funded status is

anticipated to be more than 80% within ten years, which has suffered a setback due to the negative investment returns experienced in fiscal year 2021-22. Projections will be tempered by year-to-year financial market performance, impacting investment returns."

The county's current asset base supporting the pension system is \$11.82 billion. The "actuarial accrued liability" is \$15.76 billion.

There are two main categories in the local pension system -- safety and miscellaneous. The safety category covers sheriff's deputies, District Attorney's Office investigators, probation agents and others, while the miscellaneous rolls cover clerks, custodians, nurses, social workers, technicians and remaining employees not involved in any law enforcement function.

The amounts available to fund workers' nest eggs in CalPERS fluctuate with the pension system's investment performance. The most recent estimate tentatively showed a 9.3% rate of return for last year. The assumed rate of return going forward is 6.8%. In 2021-22, the investment portfolio ran a negative 6% return.

Poor investment returns

See CalPERS Page 6



Teens Suspected of Perpetrating Robberies in Perris Area

PERRIS (CNS) - Four boys are suspected of perpetrating a cluster of robberies in Perris and neighboring communities targeting people trying to sell goods via social media, opening fire with a pistol during one of the hold-ups but not injuring anyone, authorities said Wednesday.

The youths, whose names were not disclosed due to their ages, were arrested and booked into Riverside Juvenile Hall Tuesday on suspicion of armed robbery, burglary and related offenses. Bond information was not available.

Riverside County sheriff's Sgt. Miguel Ramos alleged

that a total of five robberies occurred between Feb. 3 and Feb. 25, mostly in Perris, but also San Jacinto and the unincorporated area around Perris.

Ramos said the suspects would contact prospective sellers of items via "e-commerce platforms" accessible via mobile phone applications and arrange to meet them at different locations.

When victims arrived and presented whatever they were intending to sell, the teenagers would brandish firearms and demand money and the parties' other valuables, according to the sergeant.

"During a robbery (on Tues-

day), one of the suspects fired several shots in the direction of the victims but did not strike any of them," he said.

Investigators ultimately identified the alleged perpetrators and gathered sufficient evidence to obtain search warrants, which were served without incident at the teens' homes Tuesday.

"Evidence linking the suspects to the (offenses) and a ... semiautomatic pistol were seized during the search warrants," Ramos said.

Background information on the suspects was unavailable.

In Reversal, Venus Williams Won't Play at Indian Wells

INDIAN WELLS, Calif. (AP) — It turns out 44-year-old Venus Williams will not be playing at the BNP Paribas Open, the tournament revealed on Sunday — days after it announced she would be competing there with a wild-card entry.

"Our team has been informed that Venus is not accepting the wild card this year," the event posted on social media, saying it was a message from Indian Wells tournament director Tommy Haas. "We wish Venus all the best and hope to see her back in Indian Wells in the future."

It was an odd backtrack that

came several hours after audio made the rounds on social media of Williams saying she would not be competing at the tournament in the Coachella Valley next month.

On Wednesday, the BNP Paribas Open issued a press release saying Williams — a seven-time Grand Slam singles champion — was awarded a wild card and would be making her 10th career appearance there.

Williams hasn't competed anywhere on tour since a first-round loss at the Miami Open in March 2024. That was less than two weeks after she lost her opening match at Indian Wells.

AutoNation Settles Consumer Protection Lawsuit in Riverside, Other Counties

RIVERSIDE (CNS) - A national seller of used vehicles, AutoNation Inc., will pay \$650,000 to counties throughout California to settle a consumer protection lawsuit filed by the Riverside County District Attorney's Office and other agencies, it was announced Wednesday.

AutoNation reached an agreement that was certified Tuesday in Santa Clara County Superior Court. Along with Riverside County, district attorney's offices in Los Angeles, Santa Clara, San Francisco and Ventura counties joined in the civil action that was filed last year.

"Our office is committed to holding businesses accountable for any violations of consumer protection laws," Riverside



County District Attorney Mike Hestrin said. "We will work diligently to ensure that consumers are treated fairly and the laws are followed."

AutoNation did not immediately respond to a request for comment.

Prosecutors said the suit stemmed from the company's lack of compliance with California Vehicle Code regulations regarding registration transfers.

According to the civil complaint, AutoNation dealerships sometimes failed to comply with the 30-day window of notifying the

Department of Motor Vehicles whenever a vehicle was sold and the registration transferred to a new owner.

"That same 30-day deadline applies to the certificate of ownership, known as a 'pink slip,'" the DA's Office stated. "These deadlines may be extended if the DMV returns an application to the dealer because it is missing information."

Under the settlement, AutoNation agreed to rectify and enforce policies at its 42 dealerships in California so that registration and ownership documents are submitted on time.



"These include placing a 'stop' on the sale of used vehicles when they do not have title in hand, or a clear path to getting it within 30 days; requiring that prior to any sale, a smog check or Vehicle Identification Number verification is performed as necessary; deferring sales commissions on the sale of any used cars that are not capable of timely transfer; having at least 10 employees at all times to process ownership transfers; and ensuring that a ... regional manager or higher

is responsible for overall compliance," according to the statement.

The agreement stipulates the payment of \$450,000 in civil penalties, \$150,000 in investigative costs and \$50,000 for programs supporting consumer protection laws. Of that total, Riverside County is slated to receive \$100,000.

The settlement did not require AutoNation to admit wrongdoing, prosecutors said.

FRIDAY, February 28, 2025

Today in History:

Today is the 59th day of 2025.
There are 306 days left in the year.

By The Associated Press

Today in history:

On Feb. 28, 1993, a gun battle erupted at a religious compound near Waco, Texas, when Bureau of Alcohol, Tobacco and Firearms agents tried to arrest Branch Davidian leader David Koresh on weapons charges; four agents and six Davidians were killed as a 51-day standoff began.

Also on this date:

In 1844, a 12-inch gun aboard the USS Princeton exploded as the ship was sailing on the Potomac River, killing Secretary of State Abel P.

Upshur, Navy Secretary Thomas W. Gilmer and several others; President John Tyler, who also was aboard the ship, was uninjured.

In 1953, Francis H.C. Crick announced that he and fellow scientist James D. Watson had discovered the double-helix structure of DNA.

In 1975, 43 people were killed in London's Underground when a train failed to stop at Moorgate station, smashing into the end of a tunnel.

In 1983, the final episode of the television series "M(asterisk)A(asterisk)S(asterisk)H" aired; nearly 106 million viewers saw the finale, which remains the most-watched episode of any U.S. television series to date.

In 1986, Swedish Prime Minister Olof Palme was assassinated while walking on a Stockholm street with his wife; his assailant was never captured and remains unidentified.



In 2013, Benedict XVI became the first pope in 600 years to resign, ending an eight-year pontificate. (Benedict was succeeded the following month by Pope Francis.)

In 2014, delivering a blunt warning to Moscow, President Barack Obama expressed deep concern over reported military activity inside Ukraine by Russia and warned "there will be costs" for any intervention.

Housing

Continued from Page 1

- AB 2011 from 2022 was designed to make it easier for developers to convert office parks, strip malls and parking lots into apartment buildings. In 2023, developers on just two projects were given local regulatory approval to start work under the law. In 2024, the total was eight. The report found no projects that have made use of SB 6, a similar bill passed that same year but with stricter labor requirements.

- SB 4 from 2024, the so-called Yes In God's Backyard law, which lets churches, other houses of worship and some schools to repurpose their land for affordable housing. The report found no takers on that bill too.

"It's grim," said Sonja Trauss, executive director of YIMBY Law. Though she acknowledged some of the laws are still new, she blamed their early ineffectiveness on the legislative process which saddled these bills with unworkable requirements and glaring loopholes.

"Everybody wants a piece,"

she said. "The pieces taken out during the process wind up derailing the initial concept."

What are these requirements and loopholes that have prevented these laws from succeeding? Maybe not surprisingly, they are the frequent objects of critique by YIMBY Law and the Yes In My Backyard movement more generally.

One is the inclusion of requirements that developers only hire union-affiliated workers or pay their workers higher wages.

Another are affordability mandates which force developers to sell or rent the units they build at below-market prices.

A third is the strenuous opposition by local governments and the failure of these state laws to override it. In the two years following the passage of SB 9, for example, YIMBY Law tracked 140 local ordinances that, in the view of the report, were "designed to reduce or prevent" the bill from working on the ground. They included tight limits on the size of buildings, affordability

requirements, or restrictions on which types of owners can make use of the law.

Last year, the state Legislature passed a "clean up" bill meant to void some of these local add-ons.

There are plenty of other possible impediments to construction in California, which may explain why these bills have seen such tepid uptake. Sky high interest rates, chronic shortages of construction workers and high material costs (all of which could be exacerbated by current or expected changes to federal tariff, immigration and fiscal policy) all work to make residential housing development a less appealing financial proposition. Insufficient public funds and expected cuts to federal housing programs may weigh down on the affordable housing sector too.

But the report is not the first to point to the preconditions and omissions included in so many of the state's legislative efforts to goose housing development as the reason for their lack of impact.

In a recent law paper, UC Davis law professor Chris

Elmendorf and UC Santa Barbara political scientist Clayton Nall wrote that the relative success of California's efforts to boost the construction of accessory dwelling units is the exception that proves the rule. Over the last decade, a cavalcade of state laws have stripped local governments of their ability to subject backyard cottage projects with environmental review mandates, significant fees, affordability mandates, union-hire rules, confining size or aesthetic limitations or added parking requirements.

"The ADU boom stands alone. No other form of housing production took off in California during this period," the authors wrote. A likely reason why, they argue, is that ADU projects don't come with nearly as many strings attached as other forms of dense development permitted by various California laws.

In 2023, the state permitted more than 28,000 ADUs, according to state data.

The history of ADU legislation in California is instructive, said Trauss. "It took about like five years of

revisions before they were really getting going."

The YIMBY Law report is based on self-reported permitting data submitted by cities and counties to the California Housing and Community Development department. The nonprofit complemented that messy database with its own internal collection harvested from its own litigation and activism. That means the data on what is actually getting built — and therefore how effective any of these laws really are — is imperfect.

That fact isn't lost on many legislators.

The Assembly housing committee's first hearing of the year was dedicated not to new legislation, but to evaluating the state's existing "pro-production" laws.

"We shouldn't just keep passing more and more bills just because we can," Chair Matt Haney, a San Francisco Democrat, said. "We should actually look at what is working, why it's working, how we can do more of what's working and if it's not working, we should do more to fix it or change it."



Riverside Convention and Visitors Bureau

Hazardous Hiking Area Open in Riverside County

RIVERSIDE (CNS) - Six hazardous hiking areas are open Monday following approval from the Riverside County Board of Supervisors, according to Riverside County Fire Chief Bill Weiser.

Recent rainfall has created a decreased wildfire risk and improved moisture levels resulting in more favorable conditions to open hiking areas.

The six areas are:

-- Eagle Canyon/Tin Mine (east of Corona)

-- Steel Peak (north of Lake Elsinore)

-- Bautista Canyon (southeast of Hemet)

-- North Mountain (south of Banning, north of San Jacinto)

-- Whitewater Canyon (east of Cabazon)

-- Ramona Bowl (south of Hemet)

"It's great to welcome visitors back to Riverside County's beautiful outdoor spaces with unrestricted access. However, we remind

CalPERS

Continued from Page 3

going back to the Great Recession have required the county to pay higher amounts to CalPERS to cover losses in the safety and miscellaneous categories.

The aggregate contribution rates in the next fiscal year will be the equivalent of 51.1% of payroll for the safety category, and the equivalent of 27.2% of payroll for the miscellaneous category, according to the report.

Employees across the spectrum in county government generally contribute less than 10% of gross earnings toward their defined-benefit plans with CalPERS.

General fund allocations to support the retirement system will steadily rise over the next decade, approaching \$900 million in support by the mid 2030s, according to PARC.

The county gained some near-term relief from higher pension costs by selling

\$716 million in bonds at low interest rates in May 2020 and applying the proceeds to pension debt reduction, or what then-Supervisor Kevin Jeffries compared at the time to "using a credit card to pay off a credit card."

The 2020 bond debt was added to similar issuances in 2005 that were also intended to pare down long-term pension obligations, relying on advantageous interest rates. The county will be able to repay the IOUs before 2040.

In the past, Jeffries and other supervisors had expressed a desire for the county to phase out some defined-benefit plans in favor of defined-contribution plans, as exist in most private sector retirement guarantees. But Executive Office staff have described the process as riddled with hurdles because of requirements in state law, potentially incurring prohibitive expenses for the county.

Under pre-2012 plans

negotiated with collective bargaining units, safety workers accrued retirement earnings according to a "3% at 50" formula, fixing compensation at 3% of the average of the three highest-paid years of an employee's career, multiplied by the number of years on the job. An employee could begin collecting full retirement at age 50.

Miscellaneous workers received benefits based on a "3% at 60" formula.

Beginning in September 2012, new hires in the safety category began accruing retirement benefits under a 2% at 50 formula, while newly hired miscellaneous workers began accruing benefits under a 2% at 60 formula.

Legislation signed into law soon afterward added another category for public sector employees hired after Jan. 1, 2013. The lower benefit formula is 2% at 62 for miscellaneous and 2.7% at 57 for safety workers.

everyone to remain cautious and fire-aware while enjoying these areas," said Weiser, who is also the Cal Fire Riverside Unit Chief.

Weather conditions, fuel moisture and increased fire threat could lead to future closures.

For additional information on closed areas, contact the Public Affairs and Community Education Bureau at 951-940-6985.

Adoptions

Continued from Page 1

"The pets most in need of foster care are larger dogs, those with medical needs, and those with behavioral challenges," according to the Department of Animal Services.

The agency is in the early stages of a reformation initiated last year by the county Board of Supervisors.

A lawsuit filed in August, spearheaded by Rancho Mirage-based Walter Clark Law Group, is seeking a permanent injunction against the Department of Animal Services' euthanasia programs. Clark called it a "ground-breaking case" that's predicated on the 1998 Hayden Act. That legislation, authored by then-state Sen. Tom Hayden, D-Santa Monica, states in part, "no adopt-

able animal should be euthanized if it can be adopted into a suitable home."

One nonprofit organization has alleged the county has the highest pet "kill rate" in the nation.

In September, the board hired Austin, Texas-based Outcomes for Pets LLC Principal Adviser Kristen Hassen to rectify problems within the agency.

Earlier this month, the supervisors approved the Executive Office's selection of Mary Martin to head the department following a nationwide executive recruitment drive. Martin, who is expected to take over in the next month, currently serves as assistant director for Dallas Animal Services of Texas.

She will fill the spot left vacant by the exit of Erin Gettis, who faced a barrage

of criticism, almost going back to when she took the helm in 2021. Gettis is now an administrator at the Riverside University Medical Center in Moreno Valley.

More information about pets ready to be adopted is available at rcdas.org/adoptable-pets.

To report a lost or stray pet anywhere in the county, officials asked residents to use petcolovelost.org.

Budget

Continued from Page 3

Riverside University Health System, the largest set-aside in the spending plan, at 27%

of total expenditures. The outgo translates to a 5.6% increase in healthcare-oriented obligations.

Public safety agencies are

next, with \$2.2 billion in expenditures, 8.5% more than last year's outlays and 23% of the composite budget, while the social services portfolio is receiving \$2.1

billion in General Fund receipts, also representing an 8.5% increase compared to 2023-24 and comprising 21.4% of the budget.

The next budget update will be the third-quarter report on May 20. Hearings on the proposed 2025-26 budget are tentatively slated for June 9-10.

Tips to Support Your Digestive Health



Ever have that feeling of sluggishness that you can't seem to shake? Did you know that it could be because your digestive system isn't working optimally? For better digestive wellness, consider the following tips:

Hone Your Diet: Eat a diverse diet and limit processed foods and added sugars. A well-rounded diet that prioritizes whole foods is typically high in fiber and other nutrients that promote a healthy gut. Some great choices include beans, seeds, fruits, broccoli, kimchi and avocados.

Stay Hydrated: As you increase your fiber intake, be sure to drink plenty of water to support regularity and keep everything moving through your system. Your digestive system will thank you!

Get Moving: Daily activity is a natural digestive aid. Exercise boosts circulation to deliver blood and oxygen to your digestive tract, helps you maintain a healthy metabolism, and keeps your digestive muscles strong. For greater digestive wellness, be sure to incorporate some movement into your routine.

Manage Stress: The mind-body connection is powerful,

and poor digestive health is just one of the many potential side effects of too much stress. Common stress management techniques include meditation, self-care, exercise and reaching out to loved ones.

Get Quality Sleep: High-quality sleep is needed to keep all the systems of your body in tip-top shape, and your digestive system is no exception. The Mayo Clinic recommends that adults get more than 7 hours of sleep per night.

Get a Massage: According to research, abdominal massage is a safe, easy remedy for occasional constipation that most people can do themselves.

Take Fiber Supplements: Less than 10% of Americans get enough fiber from diet alone, making a fiber supplement an excellent way to boost your intake. One great option to consider, which is associated with a number of wellness benefits, is Metamucil 4-in-1 Lemonade Flavored Psyllium Fiber Supplement Powder.

Stay Consistent: New habits can be hard to adopt. To kickstart your commitment to digestive health and to stay motivated, try taking

Does Lip Balm Help Chapped Lips? *Here's What to Know*

By ADITHI RA-MAKRISHNAN AP
Science Writer

NEW YORK (AP) — A tube of lip balm may seem like the perfect antidote to dry, cracked lips.

But do these over-the-counter products soothe flaking or can they make it worse?

Though dry lips can happen year-round, they're most common during the winter. The cold outdoors paired with the low-humidity indoors can strip moisture from soft, pillowy lips.

Lip balm can help seal moisture into the lips, said Dr. Jenna Lester.

"That is a good barrier for the external forces," like against cold wind, said Lester, a dermatologist at UCSF Health.

Does lip balm work?

For most, lip balm is a worthy ally in the fight against chapped lips.

But some people can't take fragrances, flavors and preservatives found in popular balms. When applied, they can sting instead

of soothe.

"Those are the people who will say, 'I tried these things. I thought my lips would get better, but they just keep getting worse and worse,'" said Dr. Caroline Mann, a dermatologist at Washington University School of Medicine in St. Louis.

Ingredients to look out for include flavoring additives and lanolin, a waxy substance that comes from sheep and is found in many moisturizers. A preservative called formaldehyde and an ingredient in chemical-based sunscreens called oxybenzone can also trigger allergies.

These allergic reactions are driven by our immune systems, Mann said. They can happen at any time, after any

number of product uses and can last for months after using.

A fragrance-free, petroleum-based balm — commonly listed as petrolatum on the label — may be the safest bet for people with sensitive lips, dermatologists recommend.

How to soothe chapped lips

There are lots of ways to soothe dry lips without lip balm. Consider covering lips with a scarf when outside or running a humidifier indoors to stave off the dry air. Dehydration can cause dry lips so drinking water is another safe bet.

One reflex to avoid: lip-licking. While licking lips may provide short-term relief, the saliva can evaporate quickly and suck more moisture along with it, drying lips out even more.

If you cut back on balms but your lips are still stinging, consider seeing a dermatologist to learn more.

"If you do these things, you'll get through the winter with soft, supple lips," Mann said.



on the Metamucil Two Week Challenge. After you sign up on the brand's website, you'll receive an email every day for two weeks with tips, tricks, and reminders for taking your fiber supplement and for staying on track. Many of those who have taken the challenge felt noticeable results. In fact, in a survey

of adults who completed the two-week challenge, a majority self-reported that they felt lighter.

"Psyllium fiber supplements have the potential to make a meaningful change in your digestive health when taken daily," says Evan Smith, NA Metamucil brand director. "That's why we're

excited to help people see just how amazing a healthy gut feels."

For more information and to sign up for the challenge, visit metamucil.com.

Try these simple steps to help support your digestive wellness so you can feel your best! (StatePoint)

"The Monkey"

By Bob Garver

"The Monkey" is a movie on the sillier end of the horror spectrum. It's so silly that the catalyst for the many, many deaths that occur throughout its runtime is a literal toy. Granted, it's a toy that I've never known anyone to actually like, and come to think of it, I don't think I've ever seen one referenced in popular culture without accompanying commentary about its creepiness. I'm speaking, of course, about the eponymous monkey: a wind-up primate that plays a drum. The monkey in this movie is indeed creepy, but it's far from the scariest I've ever seen. In fact, I'd say this hard-R horror movie has a less freaky monkey than the one in the G-rated "Toy Story 3." But the scares here don't come from the monkey itself so much as the horrific (but again, very silly) violence that accompanies the monkey everywhere.

The film follows twins Hal and Bill Shelburn, both played by Christian Covery as children and by Theo James as an adult. I'm a sucker for actors giving multi-character performances (I've always

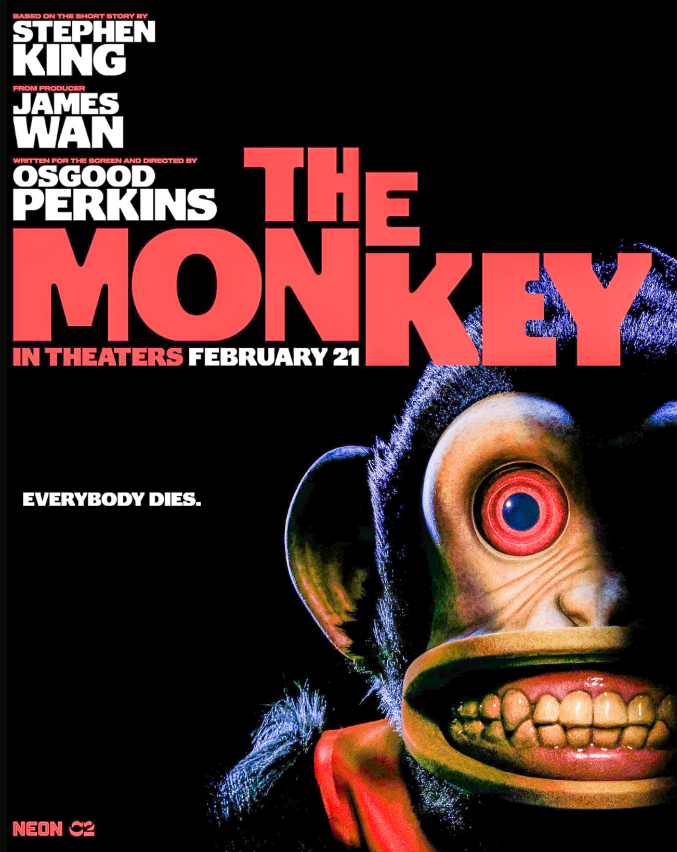
been nuts about Mike Myers in "Austin Powers") and this movie gives us not one, but two solid entries into the tradition. As kids, Hal and Bill stumble across a toy monkey abandoned by their absentee father (Adam Scott). The bullying Bill is quick to dismiss the toy, but the meek Hal sees potential in it. He winds up the toy, it bashes its drum, and later that night someone in the vicinity of the boys dies.

Following one of the silliest funerals in movie history, Hal figures out that winding the monkey gives him power over life and death. He knows he shouldn't use the power for evil, but maybe just one more time to fix a problem. The problem doesn't get fixed as planned, and the boys' dynamic with their jaded-but-loving mother (Tatiana Maslany) is changed forever. Hal confides with Bill about the monkey's power, and the two try to destroy it to no avail. They imprison the monkey at the bottom of a well, and that works for a few decades, but this being a horror movie of course it's going to come back to haunt them as adults.

Adult Hal is a mess, feel-

ing guilt over the deaths he caused and allowing himself very little contact with his son Petey (Colin O'Brien) out of fear that the monkey may strike again. The two go on a road trip for some rare quality time, but monkey-influenced killings start up almost immediately. Hal wants answers, which can only be found at the site where the monkey was exiled. It turns out that the monkey has been on a sort of killing spree throughout the town, but of course the townspeople just chalk everything up to a series of accidents. The answers must lie with Bill, from whom Hal is estranged, having never even introduced him to Petey. In order to stop the killings, Hal and Bill are going to have to reconcile and face their past, at which time they can hopefully think of something to do about the killer monkey.

The story description of "The Monkey" doesn't sound all that funny, but trust me, this is a movie with humor at almost every turn. I say "almost" because there are just enough serious scenes for the movie to suffer from



tonal whiplash, especially in later stages. I know director Osgood Perkins wants us to enjoy the film while still considering the deep themes about the responsibilities one has to their family. It's not that I mind the film attempting to balance the heavy with the light (to the extent that over-the-top violence can be considered "light"), but it never manages to pull off the balancing act as seamlessly as it wants. Still, I'm giving the movie a recommendation because its appeal lies in its

dark humor, and on that front it manages to be roughly as fun as a barrel of monkeys.

Grade: B-

"The Monkey" is rated R for strong bloody violent content, gore, language throughout and some sexual references. Its running time is 98 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Captain America: Brave New World' Tops Box Office Again

LOS ANGELES (CNS) - "Captain America: Brave New World" held onto its top spot at the box office with \$28.3 million in its second weekend in North America theaters, according to industry estimates released Sunday.

Disney's latest entry in the Marvel universe beat out "The Monkey," a horror film based on a Stephen King story which opened with

\$14.2 million, Comscore reported.

"Paddington in Peru" was third with \$6.5 million Friday through Sunday in its second weekend.

"Dog Man" was fourth with \$5.9 million in its fourth week, followed by the Chinese animated blockbuster "Ne Zha 2" with \$3

million in its second weekend in theaters in the United States and Canada.

Rounding out the top 10 domestic releases were "Heart Eyes" (\$2.8 million), "Mufasa: The Lion King" (\$2.5 million), "The Unbreakable Boy" (\$2.5 million), "Chhaava" (\$1.49 million) and "One of Them Days" (\$1.41 million).

This weekend's overall three-day box office haul was estimated at \$77.1 million. The year-to-date total is \$998.5 million -- up 21% from the figure at this time last year, according to Comscore.

A Recipe From 'Kapusta': Cabbage Rolls With Sauerkraut Leaves, Beef and Rice in a Tomato Sauce

By JULIA RUBIN
Associated Press

In her new cookbook, "Kapusta: Vegetable-Forward Recipes from Eastern Europe," Alissa Timoshkina calls cabbage rolls "a culinary genre in their own right."

There are variations across the region, all involving cabbage leaves stuffed with a filling and poached in a sauce.

"This seemingly simple dish holds the key to a fascinating story of Eastern Europe, celebrating both its shared history and its regional diversity," she writes.

Cabbage rolls, or stuffed cabbage, can be eaten as a main course. Some recipes call for fresh leaves while others use fermented ones. Timoshkina encourages cooks to experiment.

For a vegetarian version, substitute mushrooms for the beef.

Cabbage Rolls with Sauerkraut Leaves, Beef and Rice in a Tomato Sauce

Serves 6-8

Ingredients:

For the rolls:

1/2 cup long grain white rice
vegetable oil, for frying
1 onion, peeled and finely diced
1 carrot, peeled and grated
4-6 garlic cloves, finely chopped
14 ounces ground beef (3/4 cup to 1 cup)
1 small bunch of dill, finely chopped
1 tablespoon ground coriander



1 teaspoon smoked paprika
10-12 fermented or fresh cabbage leaves
4 bay leaves
salt and black pepper, to taste

For the sauce:

14 ounces diced tomatoes
1 heaped teaspoon brown sugar
1 cup beef stock

Parboil the rice (check the packet instructions and halve the time) in very salty water, then drain and set aside.

Directions:

Heat some vegetable oil in a large frying pan or casserole (Dutch oven) and fry the onion and carrot over medium heat with a generous pinch of salt for 10-12 minutes, until golden and soft. Add the garlic, stir through and take off the heat.

Empty the contents into a large mixing bowl, add the beef, rice, dill, coriander and paprika, then give everything a thorough mix.

Preheat the oven to 400°F.

To make the rolls, place a cabbage leaf on a chopping board and add a heaped tablespoon of the filling onto the lower end of the leaf. Roll up the leaf as you would a burrito, tucking in the edges as you go. Place seam-side down into the casserole used to fry the vegetables. Repeat with all the leaves and filling.

Nestle the rolls tightly into the dish, ideally into one layer, but you can make two, depending on the size and shape of your dish. Stick the bay leaves in between your rolls.

To make the sauce, season the tomatoes with the sugar, then add salt and pepper to taste. Mix with the stock and pour over the rolls.



By Connor Forbes

COLESLAW

been slowly using it over the course of the last month. Cabbage is incredibly hearty and will last in your refrigerator for weeks. If the outside leaves are looking wilted, compost them, and notice how the next layer is pristine and ready to eat. From this cabbage I have been making stir-fries and today's recipe, coleslaw.

Coleslaw is a great side on its own, or the perfect crunch on a pork sandwich.

Ingredients

- 1/4 cabbage sliced long and thin
- 2 large radishes sliced long and thin
- 1/4 cup mayonnaise
- 1/4 cup distilled or apple cider vinegar
- 1 tbsp salt
- 1 tbsp pepper

To Make

Combine all ingredients in a bowl and mix. Adjust mayo, vinegar, salt and pepper to taste. Eat immediately.

Anyways, my father-in-law grew gorgeous cabbages this winter. He was so kind as to gift me one and I have



utes for the leaves to caramelize on top.

Serve with mashed potatoes or some bread.

Cover with a lid and bake for 2 hours, then remove the lid and bake for a further 10 min-

Plane that flipped over in Canada highlights some of the dangers of holding kids on your lap

By JOSH FUNK
Associated Press

The crash landing of a Delta Air Lines flight in Toronto this week highlighted the potential dangers of flying with a young child sitting on an adult's lap. The plane flipped over, which would make holding onto a baby extremely difficult.

Authorities haven't said whether the 18-month-old child who was injured in the crash was riding on a parent's lap. All 21 people who were hurt were released from the hospital, but young children have died in previous crashes.

Despite the recent rash of aviation disasters, airline crashes remain rare, but children could easily get hurt if they are on a parent's lap when a plane encounters turbulence.

Experts agree it's safer for children younger than 2 years old to have their own plane seats and ride in approved car seats when flying, even if families have to pay for an extra ticket. But babies are still allowed to travel in laps, so parents continue doing it despite the risks.

"The saddest part is that most families who travel with a lap child think that because it's allowed, it's safe," said former flight attendant Jan Brown, who had to look a mother in the face after she had just lost her 22-month-old son when their plane crashed and broke into several pieces near Sioux City, Iowa, in 1989.



Brown stopped that mother from climbing back into the wreckage of United Flight 232 after it came to rest upside down in a cornfield.

"I told her what I thought would stop her: that rescue workers would find him. And she just looked up at me and said, 'You told me to put my baby on the floor. And I did. And he's gone.' And so I think that was the moment that I became a child seat advocate," Brown said.

Of the four lap children on that plane, three were injured and the woman's son was among the 112 people who died.

A 6-month-old boy traveling on a parent's lap was killed in 2012 when a plane landed hard and overran the end of a runway in Nunavut, Canada. Last year, three infants on laps could have been sucked out of an Alaska Airlines plane after a door plug flew off midflight, but none were sitting close enough to the opening for that to happen.

What do experts recommend?

The National Transportation Safety Board and

its counterpart in Canada, the Transportation Safety Board, have long recommended that young children fly only in approved car seats to protect them. The Federal Aviation Administration also recommends the use of car seats but doesn't require it despite lobbying from advocates.

In addition to those safety regulators, the American Academy of Pediatrics and most major airline trade groups and unions support requiring young children to fly in approved car seats.

The main crash investigators in the United States and Canada started recommending car seats for children under 2 and specialized restraint systems for older kids until they are taller than 40 inches (102 centimeters) after the deadly crashes in their countries decades ago.

"We've all been there at that point in your life when you've got young children. You're not swimming in money. You're trying to save nickels and dimes any way you can. And if you can avoid buying an extra seat, it's a completely understandable reaction," NTSB member Tom Chapman said. "It's just that people

don't understand the risk that they are subjecting their child to by not buying that seat and properly restraining them."

Not only is it safer for children to ride in their own seats, but it's more enjoyable for parents who don't have to hold a squirming baby for hours in the air.

Car seat expert and mother Michelle Pratt, who founded Safe in the Seat, said no matter how tempting it is to check that lap child box, families should get everyone a ticket.

"Your baby could cost less than your checked suitcase. Why not take advantage?" Pratt said.

What do parents think?

Some parents like Clare Ronning aren't convinced. After landing in Burbank, California, with her husband and 5-month-old baby Thursday, she said she doesn't see a need for a car seat on a plane.

"I don't really see the difference, personally," said Ronning, who already has taken her daughter on six flights. "It just seems like another money grab."

But Meredith Tobitsch never imagined flying without a seat for her 3-year-old daughter and won't do it with her 14-month-old now, either, because of safety and practical concerns.

"If there was turbulence, your natural reflex would be to let go of your child," said Tobitsch, who lives in Connecticut, adding that her oldest daughter always slept better in her car seat, making the flights much more enjoyable.

"Obviously, that does add to the cost of air travel for families, but it is a safety thing. At least for us, we're fortunate to do that," she said.

Why isn't it required?

The FAA relies on a study done in the 1990s to justify not requiring families to buy tickets for children younger than 2.

The rationale is that if families had to buy those extra tickets, more of them might drive instead of fly. Because driving is riskier than flying, that would mean more kids would die in car crashes than would be saved in planes if car seats and separate tickets were required.

Chapman with the NTSB thinks that logic is a stretch and the study should be revisited, particularly since airline tickets are more affordable today.

But parent Andrea Arredondo suggested there might be some truth to it, saying she

Plane Safety

Continued from Page 10

Banking

Continued from Page 16

Right now, ABLE accounts are for:

— People whose disability began before age 26, and

might fly less if she had to buy a ticket and lug along a car seat for her 4-month-old when flying with her family

— People for whom the disability is “terminal or long-term (more than 12 months)” and for whom the disability causes “marked and severe functional limitations.”

A qualifying person must also meet one of the follow-

and two older kids.

“I would be more likely to decrease our plane travel

ing criteria:

— Being eligible for Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI) because of the disability; or

— A doctor has diagnosed the disability (physical or mental).

than bring a car seat,” Arredondo said, explaining she and her husband already have their hands full traveling with three kids, three car seats that they check, a stroller and play set.

In 2026, the age limit for ABLE accounts will rise to 46.

What can I do to prepare if I or a family member will qualify next year?

You can begin educating yourself now about the process of setting up the

account, so you can add money and fund the account right away beginning in January 2026. Family, friends, and organizations may also begin setting money aside with the intention of contributing it to the account in the individual’s name as of January 1.

Public Notices

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

SchId: 94894 AdId: 32040 CustId: 2054

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

SchId: 94905 AdId: 32044 CustId: 2054

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 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

SchId: 94917 AdId: 32052 CustId: 670

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

SchId: 94960 AdId: 32067 CustId: 2054

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.nationwidespotting.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:94966 AdId:32069 CustId: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 Frazee 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:94972 AdId:32071 CustId: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:94975 AdId:32072 CustId: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: \$299,267.22Note: 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 92585Described as follows: As more fully described on said Deed of Trust. A.P.N #: 331-380-009The 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 OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42596

Pub Dates 02/14, 02/21, 02/28/2025

Schld:94982 AdId:32074 CustId:2244

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID VAN NGUYEN AKA DAVID PHUOC NGUYEN CASE NO. PRR12500308 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:94985 AdId:32075 CustId: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:94988 AdId:32076 CustId: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.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 225 San Diego, California 92108

SchId:94998 AdId:32079 CustId: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

SchId:95002 AdId:32080 CustId: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

SchId:95019 AdId:32086 CustId: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

SchId:95024 AdId:32088 CustId: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

SchId:95038 AdId:32097 CustId: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 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

SchId:95051 AdId:32101 CustId: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

SchId:95057 AdId:32104 CustId:608

T.S. No.: 2023-06169-CA APN: 320-510-009Property Address: 1060 FORTUNA STREET, PERRIS, CALIFORNIA 92571NOTICE OF TRUSTEE’S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/10/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest

Job No. P25-039

PUBLIC HEARING NOTICE

This may affect your property. Please read:

Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

CASE: Specific Plan
Amendment 24-05086
Major Modification 23-05073

APPLICANT: Marwan Alabbasi,
Alabbasi Construction
and Engineering

LOCATION: The project site is
located at 4063 N.
Webster Avenue (APN:
302-260-053)

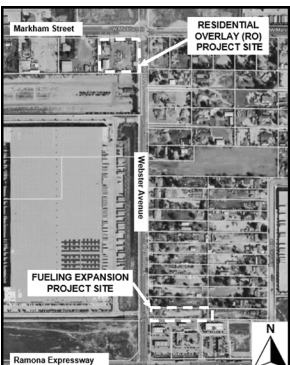
PROPOSAL: To consider the
following entitlements for the
expansion of the existing Chevron
fueling station, located at 796
Ramona Expressway: 1) Specific
Plan Amendment to change
the land use designation of the
0.94-acre parcel to the north from
Residential (R) to Commercial
(C), and to apply the Residential
Overlay Zone to a property at 855
W. Markham Street; and 2) Major
Modification for the construction of
a fueling canopy with six (6) CNG
and Diesel fuel dispensers, and a
second fueling canopy with four
(4) Hydrogen fuel dispensers, and
related equipment enclosures.

**ENVIRONMENTAL
DETERMINATION:** Adoption of
the Mitigated Negative Declaration
(MND 2395) in compliance with
the requirements of the California
Environmental Quality Act (CEQA).
The MND 2395 is available for
public review at the City of Perris
Planning Division, 135 North "D"
Street, Perris, California 92570.
The Planning Counter is open
Monday – Friday 8:00 a.m. – 6:00
p.m. Electronic copies can be
viewed on the City's website
at: [https://www.cityofperris.org/
departments/development-
services/planning/environmental-
documents-for-public-review/-folder-
486#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479)
The MND/Initial Study was
circulated for a 30-day review
period from January 17, 2025, to
February 17, 2025.

PUBLIC HEARING: The Planning
Commission considered the
project on February 19, 2025, and

recommended to the City Council
that the project be Approved by a
vote of 4 ayes and 1 noes.

Any person affected or concerned
by this application may submit
written comments to the City Clerk's
Office before the City Council
hearing. At the time of the public
hearing, any person may appear
and be heard in support of or
opposition to the project. The City
Council, at the hearing or during
deliberations, could recommend
approval of an alternative proposal
for the above project, including
any changes to the proposal. Any
person challenging this project in
court may be limited to raising only
those issues identified at the public
hearing described in this notice or
writing delivered to the City Council
before the public hearing.



**CITY COUNCIL
PUBLIC HEARING**

CITY COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

Date & Time: March 25, 2025 – 6:30
p.m.
Planner: Nathan Perez, Senior
Planner
Contact Information: nperez@
cityofperris.org
(951) 943-5003, ext. 279

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

Schld:95059 AddId:32105 CustId:2244

**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 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

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 COMMERCEWATER W. SUITE 108
SAN BERNARDINO CA 92408
Telephone (909) 890-2350
2/21, 2/28, 3/7/25
CNS-3897258#
PERRIS PROGRESS

Schld:95063 AddId:32106 CustId:61

**NOTICE OF INTENT TO SELL REAL
PROPERTY**
SUPERIOR COURT OF CALIFORNIA

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

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

PC
26858 Cherry Hills Blvd.
Sun City, CA 92586
Telephone: 951-672-1881
Facsimile: 951-672-3164

Schld:95071 AddId:32109 CustId:2251

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 92682 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 BIDDER:

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 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

SchId:95084 AdId:32117 CustId:64

Job No. P25-038
NOTICE INVITING SEALED PROPOSALS (BIDS) PUBLIC NOTICE
SECTION 1 – NOTICE OF BIDS

The CITY OF PERRIS invites online bids on the PlanetBids website, until 2:00 p.m. on Monday, March 31, 2025, for RAMONA EXPRESSWAY CROSSWALK IMPROVEMENTS (N. WEBSTER AVE. TO RIDER ST.) PROJECT (S-140).

The project is located in the City of Perris. The project, in general, includes installing thermoplastic crosswalk markings at 13 intersections along Ramona Expressway between Webster Avenue and Rider Street. As part of the work the Contractor shall furnish all labor, technical and professional services, supervision, materials and equipment, and shall perform all operations necessary and required in conformity with the requirements in the specifications and plans.

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

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

html).

All questions and requests for information and acceptability of substitutes, including any questions addressing the interpretation or clarification of the Contract Documents must be submitted directly to the PlanetBids website prior to March 21, 2025. Answers will be posted on PlanetBids on or before March 24, 2025.

The successful bidder shall begin and complete all work within 25 working days of the Notice to Proceed. The award, if made, may be made to the lowest responsible bidder whose Bid is determined responsive to the Bid Documents. All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will not discriminate against any person or firm interested in providing goods or services to the City on the basis of race, color, religion, sex, marital status, national origin, age, veterans' status or handicap.

Bidders are advised that this Contract is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Contractors must be registered and qualified with the California Department of Industrial Relations, in accordance with Labor Code 1771.1(b). All bids

must include proof of current, valid registration and qualification status with the Department of Industrial Relations. Owner has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and general prevailing rate for holiday and overtime work. These rates will be on file at the Owner's office and they will be made available to any interested party upon request. Each Contractor to whom a Contract is awarded must pay the prevailing rates, post copies thereof at the job site and otherwise comply with applicable provisions of state law.

Bids must be accompanied by cash, a certified or cashier's check, or a Bid Bond in favor of the City in an amount not less than ten percent (10%) of the submitted total contract amount. The successful bidder will be required to furnish, prior to award of the Contract.

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

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

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

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

The City of Perris affirms that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation.

SchId:95125 AdId:32130 CustId:1759

APN: 326-203-020 | 326-203-030 TS No: CA07001137-24-1 TO No: 240596475-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 August 10, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 15, 2025 at 09:00 AM, In front of the Corona Civic Center, 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on August 13, 2021 as Instrument No. 2021-0484609, and that said

Deed of Trust was modified by Modification Agreement and recorded October 10, 2023 as Instrument Number 2023-0298398, of official records in the Office of the Recorder of Riverside County, California, executed by JAMES ARELLANO AND PATRICIA ARELLANO, HUSBAND AND WIFE AS COMMUNITY 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: 520 IROQUOIS RD, PERRIS, CA 92570 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$298,209.21 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address <https://www.servicelinkauction.com/> or call ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07001137-24-1. 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 (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file number assigned to this case CA07001137-24-1 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 14, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07001137-24-1 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 <https://www.servicelinkauction.com/> FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 NPP0471352 To: PERRIS PROGRESS 02/28/2025, 03/07/2025, 03/14/2025

SchId:95150 AdId:32139 CustId:2221

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME R-202200698
The following person(s) has (have) abandoned the use of the Fictitious Business Name:
1) ARAH
15117 GOLDEN STAR AVE, RIVERSIDE, CA 92506
COUNTY: Riverside
The Fictitious Business Name referred to above was filed in Riverside County on 01/18/2022.
FILE NO. R-202200698.
Full name of Registrant:
COURTNEY ELAINE ARAGON
15117 GOLDEN STAR AVE, RIVERSIDE, CA 92506
This business is conducted by a INDIVIDUAL
I declare that all the information in this statement is true and correct. (A registrant who declares as true, information which he or she knows to be false is guilty of a crime.)
/s/ COURTNEY ELAINE ARAGON
This statement was filed with the County Clerk of Riverside County on 2/19/2025. PETER ALDANA

SchId:95157 AdId:32141 CustId:2054

File No.: R-202502494
FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. DR. ORCHID FLORAL DESIGN
74-065 HWY 111, PALM DESERT, CA 92260 Riverside County
Full Name of Registrant:
1. LUCIA FRAHM 74-065 HWY 111 PALM DESERT, CA 92260
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 02/2017.
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/LUCIA FRAHM
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 2/24/2025. PETER ALDANA

SchId:95169 AdId:32147 CustId:2054

Job No. P25-040

2nd Reading

ORDINANCE NUMBER 1451

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADDING CHAPTER 7.52 ("PROHIBITED

CAMPING AND ENCAMPMENT REMOVAL PROCEDURE") OF TITLE 7 ("HEALTH AND WELFARE") OF THE PERRIS MUNICIPAL CODE ESTABLISHING PROCEDURES FOR REMOVAL OF ENCAMPMENTS CONSISTENT WITH EXECUTIVE ORDER N-1-24

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 Ordinance Number 1451, was introduced at a regular meeting of the City Council of the City of Perris held on the 11th day of February 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 25th day of February, 2025 by the following called vote:

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

//s// Nancy Salazar, City Clerk

SchId:95174 AdId:32149 CustId:1759

Job No. P25-041

2nd Reading

ORDINANCE NUMBER 1452

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AMENDING AND SUPERCEDING ORDINANCE NO. 1352 TO UPDATE PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

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 Ordinance Number 1452, was introduced at a regular meeting of the City Council of the City of Perris held on the 11th day of February 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 25th day of February, 2025 by the following called vote:

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

//s// Nancy Salazar, City Clerk

SchId:95175 AdId:32150 CustId:1759

File No.: R-202502477
FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. KEYS EMPIRE
311 BRIGHT WAY, PERRIS, CA 92571 Riverside County
Full Name of Registrant:
1. ROY LEYVA 311 BRIGHT WAY 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: 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/ROY LEYVA
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 2/24/2025. PETER ALDANA

SchId:95176 AdId:32151 CustId:2054

These Little-Known Bank Accounts Allow Americans With Disabilities to Save and Invest

By CORA LEWIS Associated Press

NEW YORK (AP) — Paul Safarik, 32, of Lincoln, Nebraska, has worked in the food industry since he was 21, delivering for quick service restaurants like Raising Cane’s and stocking groceries at stores like Trader Joe’s. With his earnings, Safarik, who has Down syndrome, recently bought a treadmill to stay active when the weather’s bad and helped cover the cost of braces for his teeth.

That’s unusual, financially speaking, and it’s thanks in part to a little-known savings account called an ABL account, which lets people with disabilities save money beyond the \$2,000 asset limit that’s linked to benefits like Supplemental Security Income and Medicaid. Without the account, Safarik could have risked losing government assistance if he had more than \$2,000 in assets saved at one time in a given month.

“With this ABL account, we don’t have to worry as much,” said Deb Safarik, 71, Paul’s mother, with whom he lives. “It’s nice that he can work and save, and not have that be held against him.”

Named for the 2014 law that created them, the Achieving a Better Life Experience Act, ABL accounts have been available since 2016 to individuals identified by a doctor as having a disability before the age of 26. Next year, they’ll become available to those identified before the age of 46, which will increase access to an additional 6 million people, including 1 million veterans, according to Indiana State Treasurer Daniel Elliott, who administers the accounts in his state. An estimated 8 million people nationwide already qualify.

“The fact that it used to be that individuals could only save up to \$2,000 or they could lose benefits — that was really restricting a lot of families,” Elliott said. “People were forced into a position where they couldn’t save for their futures.



Now we’re seeing average account balances of (ABL accounts) between \$11,000 and \$12,000.”

Generally, ABL accounts may reach totals of \$100,000 without affecting Supplemental Security Income. Lifetime balance limits for the various state ABL accounts can range from around \$300,000 to over \$500,000. They’re administered by state treasurers, and the vast majority can be set up online via their websites. Some ABL plans accept paper applications as well.

Anyone can contribute to an ABL account — including the account owner, friends, family, organizations, nonprofits, and employers — up to \$19,000 per year in 2025. If the account owner is able to work and not already contributing to a workplace retirement plan, they can contribute an additional amount equal to their yearly gross income. For 2025, that amount is up to an additional \$15,560 to \$18,810, depending on the state administering the account.

There are also tax advantages. Investment earnings from ABL accounts remain untaxed as long as money taken from the account is used for “qualified disability expenses,” such as medical treatment, education, tutoring and job training. Account holders may choose from a number of investment options for the funds in their accounts or hold and save the money without investing it further.

Elliott said raising awareness of the

accounts is the biggest challenge for the National Association of State Treasurers (NAST), for which he’s also the secretary treasurer.

“Many people are used to the idea that, ‘If I have a disability or my child has one, it could endanger their benefits to save money,’” he said. “We as a state and as a country need to start reaching out to people and saying, ‘Look, you actually can save money now. You could save towards the purchase of a home.’ The hardest thing right now is getting that message out. We need more people to be aware things have changed.”

According to NAST’s data, just 186,641 ABL accounts existed at the end of 2024, despite an estimated 8 million people qualifying. When the age limit is raised, the accounts will also become available to people whose disabilities may have been the result of an accident in adulthood or developed later in life, such as after a COVID infection.

Andrew Warren, senior associate for policy and research at the Financial Health Network, who studies the financial circumstances of Americans with disabilities, said that the vast majority of people surveyed for a 2023 report by the organization did not know these accounts existed.

“Less than 1% of eligible individuals have these accounts,” Warren said. “Our research show that one of the major barriers to becoming financially healthy for this vulnerable group is asset limits. But there’s

SCOREBOARD			
Basketball - Playoffs			
Pacific Christian	84	Centennial	80
Sierra Canyon	64	Roosevelt	65
St. John Bosco	51	Roosevelt	58
Citrus Hill	47	Wilson	45
Ramona	82	Elsinore	80
Baseball			
Big VIII			
Centennial	5	Summit	4
Centennial	6	Shadow Hills	1
Centennial	16	Beckman	3
Eastside	1	Roosevelt	17
Roosevelt	7	Apple Valley	3
Roosevelt	8	Claremont	0
Los Osos	0	Corona	2
Corona	5	Ayala	0
King	14	JW North	1
King	5	Patriot	3
Norco	2	Orange Lutheran	1
Arlington	3	Norco	6
Dana Hills	1	Santiago	4
El Rancho	1	Santiago	4
Southwestern			
Trabuco Hills	23	Temecula Valley	2
Littlerock	0	Chaparral	6
Chaparral	10	Hesperia	3
Oak Hills	2	Chaparral	22
Murrieta Mesa	8	Elsinore	1
Banning	2	Murrieta Mesa	13
Murrieta Valley	1	Pacific	2 (11)
Yucaipa	0	Murrieta Valley	4
Murrieta Valley	1	Millikan	6
Palm Desert	8	Vista Murrieta	9
Vista Murrieta	9	Banning	3
Vista Murrieta	1	Los Alamitos	1 (8)
Great Oak	0	Servite	2
Summit	4	Great Oak	1
Sunbelt			
Vista del Lago	0	Heritage	15
SJVA	1	Heritage	2
Chaffey	5	Heritage	8
Woodcrest Christian	3	Hemet	4
Citrus Hill	3	Rancho Verde	4 (9)
San Geronimo	0	Citrus Hill	10
Moreno Valley	1	Jurupa Hills	4
Norte Vista	3	Moreno Valley	14
Orange Vista	1	Tahquitz	5
Lakeside	3	Orange Vista	6
Colton	0	Orange Vista	7
Ivy			
Temescal Canyon	10	Lakeside	1
Nuview Bridge	1	Lakeside	11
Paloma Valley	4	Upland	3
Redlands East Valley	0	Paloma Valley	2
Valley View	0	Carter	2
Redland East Valley	2	Valley View	3
Valley View	1	Ontario Christian	7
Cajon	5	Valley View	7
Arrowhead Christian	0	Arlington	3
Shadow Hills	2	Poly	3
Poly	2	La Quinta	4
Poly	3	Cajon	6
El Dorado	9	Liberty	0
Liberty	3	Aliso Niguel	1
Woodrow Wilson	3	Liberty	2
Inland Valley			
Perris	4	SJVA	5
Redlands	8	Hillcrest	5
Hillcrest	14	La Sierra	4
Hillcrest	2	Ramona	2
Norte Vista	1	Canyon Springs	4
Tahquitz	8	Canyon Springs	1
Rancho Christian	5	Pacific Christian	3
Rancho Verde	11	San Jacinto	2
Rancho Verde	7	Grand Terrace	8
Miller	2	Rancho Verde	4
Rubidoux	0	Vista del Lago	10

an information disconnect between caseworkers and direct services providers on the ground and (administrators of ABL accounts).”

Here’s what to know:
How do I know if I qualify for an ABL account?

Two online resources — ABL Today and the ABL National Resource Center — can guide you through questions to determine if you or a friend or family member