

# The Perris Progress

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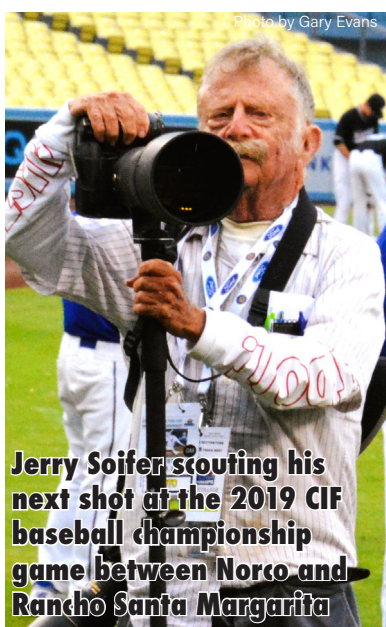
Since 1901

## JEREMIAH SOIFER, WHO CAPTURED AND CHRONICLED FIVE DECADES OF LOCAL HISTORY, PASSES AT 80

*Editor's Note: Since taking ownership of the Progress as the world turned upside down with the advent of the pandemic, we immediately learned and benefited from one constant: the outstanding journalistic efforts of Jeremiah Jerry, "Scoop" Soifer. His encyclopedic knowledge of all things local, including his endless contacts, insights, and perspectives, breathed life into our coverage of events not experienced in a century. As a fourth-generation, fifty-year newsman, I've had the great fortune of working alongside the finest broadcast and print photojournalists coast-to-coast. Jerry's eye was top shelf. For only five years, I've relished receiving Jerry's weekly submissions. I've counted on them. For five decades, local readers have relished the fruits of his labor of love. Jerry's colleague and dear friend, Cindy Rhodes, honors us with this remembrance. Thank you Jerry, we miss you, and may you Rest in Peace. ~Jim Forbes, Publisher.*

By Cindy Rhodes

Jerry Soifer, who recorded the history of Inland Empire life from behind his camera lens for nearly 50 years, died on April 30 at his home in Corona. He was 80.



Jerry Soifer scouting his next shot at the 2019 CIF baseball championship game between Norco and Rancho Santa Margarita

An award-winning journalist in both writing and photography, most people affectionately knew him as "Scoop" because if it happened in Corona, Norco or Eastvale, you could count on Soifer's story the next morning.

The bulk of Soifer's career was spent at the Press-Enterprise, covering news and sports in Western Riverside County. He never needed a physical office, because you could always find him around town – lunch at Mr. You's, Norco High football practice or the Corona Airport watching planes and sipping on a Diet Coke.

See Jerry Page 8 & 9

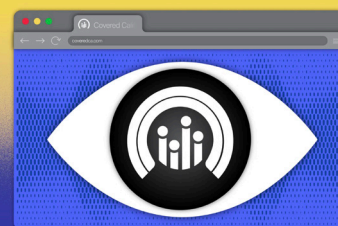
## HOW THE STATE SENT CALIFORNIANS' PERSONAL HEALTH DATA TO LINKEDIN

By Tomas Apodaca and Colin Lecher, CalMatters

The website that lets Californians shop for health insurance under the Affordable Care Act, [coveredca.com](http://coveredca.com), has been sending sensitive data to LinkedIn, forensic testing by CalMatters has revealed.

As visitors filled out forms on the website, trackers on the same pages told LinkedIn their answers to questions about whether they were blind, pregnant, or used a high number of prescription medications. The trackers also monitored whether the visitors said they were transgender or possible victims of domestic abuse.

See LinkedIn Page 5



The state's health insurance exchange transmitted pregnancy and domestic abuse data during a marketing campaign. It is reviewing its website practices.

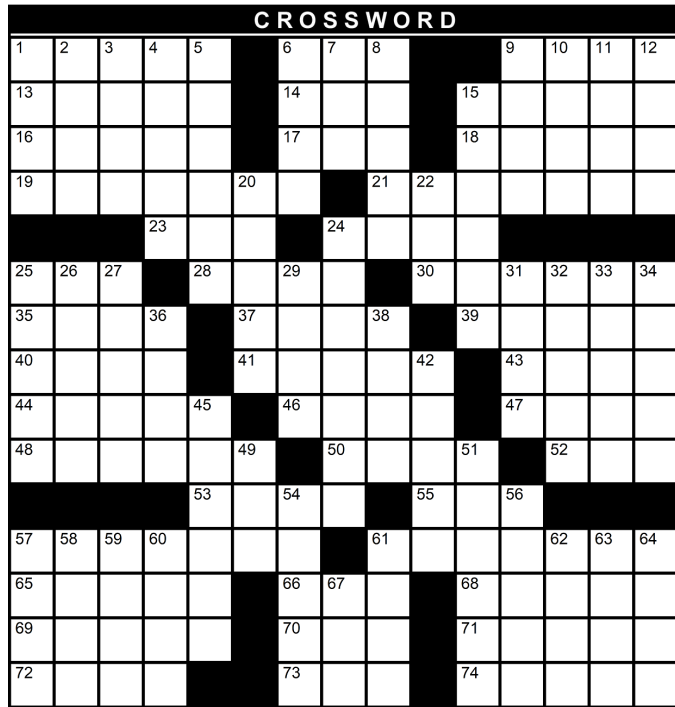
## CARNIVAL SPORTING RIDES, ROCK, WRESTLING RETURNS TO LAKE ELSINORE



LAKE ELSINORE (CNS) - Aiming for a repeat of successes during its debut last year, the Riverside County Carnival will return to Lake Elsinore toward the end of the month, featuring rides, live musical entertainment, wrestling competitions and other family-oriented fare.

See Carnival Page 3

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## STATEPOINT CROSSWORD

### THEME: SOUNDTRACK SONGS

#### ACROSS

- Potato chip, in U.K.
- \_\_\_\_ capita
- "\_\_\_\_ the night before Christmas..."
- Popular garden perennial
- George Gershwin's brother
- \*"Follow the Yellow \_\_\_\_ Road"
- Brickowski of "The LEGO Movie"
- Pick up a perpetrator
- Hindu sage
- \*"Flashdance... What a \_\_\_\_"
- \*"Stayin' Alive" band
- Actress Gasteyer
- Windshield option
- Undergarment
- Teenager's woe
- \*SelfEge-themed "The Sound of Music" song
- Capital of Latvia
- Pilgrimage to Mecca
- India bigwig
- Fusses or stirs
- Belted starman
- Charged particles
- Binturong's cousin
- Type of salmon
- Sol, or la, or ti

#### 48. \*Eponymous 1978

- Franki Valli song
- To, archaic
- \*Ryan Gosling's 2023 "I'm Just \_\_\_\_"
- Part of a jousting outfit
- Tax pro, acr.
- \*"I Will Always Love You" of "The Bodyguard" singer
- \*"(I've Had) \_\_\_\_ of My Life" of "Dirty Dancing"
- Desert wanderer's hope
- Morning condensation
- Waterwheel
- Rosetta Stone, e.g.
- U.N. working-conditions agcy.
- Perform in a play
- Through, to a poet
- First responders's acronym
- Force units

#### DOWN

- Carmy in "The Bear"
- "Emily in Paris" new location
- \*"This \_\_\_\_" of "The Greatest Showman"
- #69 Across, alt. sp.
- Green layer on copper

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# One Killed, Another Hospitalized in Crash Involving Off-Road Vehicles

PERRIS (CNS) - One person was killed and a second person was critically injured Sunday in a crash in Perris involving a car and two off-road vehicles, the Riverside County Sheriff's Department announced.

The accident was reported around 7:15 p.m. Saturday in the area of Walnut and El Nido avenues, where responding deputies found two Yamaha Raptors and a Dodge Charger involved in the crash.

One of the Raptor drivers suffered significant injuries and was pronounced dead at the scene. The second Raptor driver was rushed to a hospital with major injuries and was listed in critical condition, authorities said.

According to the sheriff's department, the driver of the Dodge remained at the scene and cooperated with the investigation.

Investigators said the Dodge was traveling westbound on

Walnut when it attempted to use the eastbound lane to pass a group of off-road vehicles traveling westbound in front of it, prompting the collision.

Authorities said neither drugs nor alcohol appeared to be a factor in the crash, which remained under investigation. Anyone with additional information regarding the crash was encouraged to contact deputy Joseph Puente at 951-210-1000.

- Contact on social media
- E in B.C.E.
- Torah teacher
- H.S. math class
- Solomon-like
- Advil target
- Sleigh runners
- Poet and "Surrealist Manifesto" author André

- Jack Black's Libre
- Tight one, in football
- Tiresome
- Health food pioneer of liquid aminos fame
- Peter Fonda in 1969 role
- In the past
- DEA agent

- \*Prince's "Purple \_\_\_\_"
- Digital tome
- \_\_\_\_ Carlo
- "A Doll's House" playwright
- Away from port
- \*"The Lion King" composer
- Ax mark
- Sleeping sickness vector
- Kind of trip
- Not closed
- Not mainstream
- Lack of muscle tension
- Terry Crews on "America's Got Talent"
- The Hippocratic one

- \_\_\_\_-friendly
- Farmer's storage
- Scarce bills
- Formerly Persia
- Three blind ones
- Chows down
- Freddy Krueger street

## SOLUTION TO THIS WEEKS PUZZLE



## University of Texas Chancellor Named President of University of California

RIVERSIDE (CNS) - James B. Milliken, chancellor of the University of Texas system and a veteran leader in higher education, has been named the next president of the University of California's 10-campus system, which includes Riverside, it was announced last Friday.

Milliken's appointment follows a six-month search to find a successor to UC President Michael V. Drake, who has served since 2020 and will step down on July 31.

"The University of California is universally regarded as the preeminent public research university in the world, and I am deeply honored to have an opportunity to join the many talented faculty, staff and campus leaders in their vital work," Milliken said in a statement. "It is more important than ever that we expand the education, research, health care and public service for which UC is so widely admired and which has benefited so many Californians."

Milliken, 68, has spent more than 25 years leading major public university systems, taking top posts in both deeply conservative and liberal states.

"Chancellor Milliken embodies the qualities and



leadership experiences the University of California community needs at this moment," said Janet Reilly, chair of the UC Board of Regents. "He understands how critical UC's contributions are to the state and the country, and he has decades of experience leading public institutions during times of unprecedented change in higher education."

At the University of Texas, Milliken launched a major initiative to fully cover tuition and fees for eligible students from families earning under \$100,000, officials said. Under his leadership, the system saw record-high enrollment, low student debt and nearly \$5 billion in annual research spending. UT's health network, which includes seven medical schools, ranks among the largest health care providers in the country.

Before taking the helm at the University of Texas in 2018, Milliken served four years as chancellor of the 25-campus City University of New York.

A native of Nebraska, he previously spent nearly a decade leading the University of Nebraska system and six years as a vice president in the 16-campus University of North Carolina system.

In a statement, Drake said, "Chancellor Milliken has the depth of wisdom and experience to handle the challenges and opportunities of this position. I have great confidence in both his leadership and his commitment to the University's enduring values."

His appointment, announced Friday by the UC Board of Regents, comes at a tense time for the system, as universities nationwide

See UC Page 5

## Man Who Perpetrated Transaction Holdup in Perris Sentenced

RIVERSIDE (CNS) - A 20-year-old man who snatched a Perris woman's phone and tried to do the same thing to another woman, escaping only after leveling a gun at a witness, was sentenced Monday to three years in state prison.

Adrian Lee Henning of Moreno Valley last month admitted one count of assault with a semiautomatic firearm under a plea agreement with the Riverside County District Attorney's Office. In exchange for his admission, prosecutors dropped two related charges against Henning.

During a hearing at the Riverside Hall of Justice Monday, Superior Court Judge Melissa Hale certified the terms of the plea deal and imposed the stipulated sentence.

According to sheriff's Sgt. Chad Thompson and court documents, on the afternoon of Jan. 16, the defendant contacted two women, one from Perris and the other from Mead Valley, who had listed mobile phones for sale via online classified ads. He arranged to meet them both at different times and locations that day, investigators said.

Thompson said when Henning encountered the first victim, the Mead Valley

resident, he tried to grab her cellphone, but she got away from him, after which he fled.

During the sales transaction involving the Perris resident, identified only as "T.G.," Henning flashed a pistol and took the mobile phone she had intended to sell, Thompson said.

The criminal complaint said the defendant then jumped into his car and sped away, but T.G.'s friend, a woman identified only as "D.J.," observed the robbery and went after Thompson in her car.

"The woman followed the defendant when he ended up in a dead end," documents stated. "When she blocked the defendant's car in, he pointed the semiautomatic handgun and told the victim to back up. The victim, out of fear, moved her car, and the defendant drove away."

No one was injured.

The Mead Valley and Perris women both contacted authorities, and detectives soon identified Henning as the perpetrator. He was taken into custody without incident the following day in Moreno Valley.

Henning had no documented prior felony convictions in Riverside County.

trick-or- treating with a springtime twist, according to organizers.

There will be a wide variety of vendors, selling food and other goods.

Kowalkoski said that an estimated 15,000 people visited the carnival last year.

Tickets range from \$9.10 to \$15 per attendee, depending on age and whether the buyer purchases online or at the gate.

More information is available at [www.riversidecountycarnival.com](http://www.riversidecountycarnival.com).

## Carnival

Continued from Page 1

"This event was created by the community, for the community," founder Alex Kowalkoski said. "We're proud to offer something fun and affordable, especially in an economic climate where family outings are becoming more difficult."

The carnival will run May

23-26 and May 30-June 1 at the Lake Elsinore Outlets Mall, 17600 Collier Ave., just off of Interstate 15.

Access on Friday, May 23, and Friday, May 30, will be available beginning at 4 p.m., while the other days, the gates open at 1 p.m., closing between 10 p.m. and 11 p.m.

Along with Ferris wheels,

visitors can anticipate water dunking contests, full-contact entertainment wrestling, themed musical shows -- 80s, 90s and contemporary -- a "patriotic night" on Memorial Day, honoring veterans, as well as "Mardi Gras Night," celebrating like its Bourbon Street, and "Halfway to Halloween," complete with costume contests and

# When Will Democratic Lawmakers Make California More Affordable? *Later, Leaders Say*

BY YUE STELLA YU,  
CalMatters

In December, Assembly Speaker Robert Rivas assigned his members an “urgent” task: Make California cheaper to live in.

“Californians are deeply anxious. They are anxious about our state’s cost of living,” he told his colleagues in the wake of an election where concerns about the economy were top of mind for voters. “We must chart a new path forward and renew the California dream by focusing on affordability.”

Five months later, the state Legislature has little to show for it.

Just last week, Rivas announced four new “select committees” tasked with pitching ideas to lower the cost of housing, fuel, child care and food, but they won’t meet until June, and Rivas did not specify when he expects legislation from the committees. Some of the lawmakers assigned to chair them say they want to develop “practical” solutions but did not articulate what those would be.

Rivas, a Salinas Democrat, has also backed a slate of measures, most of which aim to ease restrictions on housing construction, but few have reached the Assembly floor for a vote.

Similarly, Senate Democrats unveiled just three legislative proposals as their “opening salvo” to affordability last week, focusing on reducing energy costs, increasing housing supplies and boosting job training.

While the Legislature is just starting to zoom in on affordability, prices are rising rapidly as a result of

It’s been five months since California’s legislative leaders deemed affordability an “urgent” issue for the session. So far: committees, bills, but few results.

President Donald Trump’s sweeping tariff policies and groceries could get more expensive.

Economic justice advocates argue that Californians need immediate relief. Anya Svanoe, communications director for the Alliance of Californians for Community Empowerment, said renters are still feeling the pinch.

“Putting together a committee that comes together months from now that won’t even do anything until the following year does not seem to me that (lawmakers) are treating it with real urgency,” she said.

Democratic leaders told CalMatters good policies take time to develop. They noted that lawmakers had to shift their focus earlier this year to Los Angeles wildfire victims and counter Trump’s policies, and it took time to onboard freshman lawmakers.

“I have never been one to simply do something to get clicks or make headlines. I want substance and impact,” Senate Pro Tem Mike McGuire said in an interview. “My philosophy is: Do it right, not fast.”

Rivas spokesperson Nick Miller also said the select committees — essentially working groups established to tackle niche policies — will allow lawmakers to gather more public input



and drill down on specific issues during the summer recess without feeling swamped by the regular legislative schedule.

Some analysts are skeptical that any proposals could actually make California more affordable, anyway. Garry South, a longtime Democratic strategist, said affordability is a problem “too large for legislative solution,” especially when compounded by Trump’s tariff policies.

“It’s political optics to some degree,” South said. “(The bills) all sound good on the surface, but I don’t think there’s any predictability that if any of them pass, or all pass, that all of a sudden we are going to be out of the housing crisis in California.”

## Tackling the ‘biggest cost drivers’

Rivas said that the select committees will tackle the “biggest cost drivers for Californians.”

The committees will focus on four areas: Lowering the cost of child care for babies to 3 year-olds; making food more affordable and enrolling more people in CalFresh, the state’s food stamp program; exploring financing options for affordable housing; and examining the effectiveness of

the state’s Low Carbon Fuel Standard, a clean energy incentive program that some argue could raise gas prices.

Assemblymember Lori Wilson, a Suisun City Democrat who chairs the Assembly Transportation Committee and will chair the select committee on fuel, said lawmakers have had a packed calendar.

“How could you even fit these types of conversations at the same time we are actively doing committees?” said Wilson, who sits on six different committees.

Lawmakers don’t need a new committee to develop solutions, because they are already introducing proposals in the current legislative session, said Mike Gatto, a former Los Angeles Democratic assemblymember who chaired the appropriations committee.

“Every single member of the Legislature has a pretty good understanding of what is causing this affordability problem in the state of California,” he said. “This information is out there.”

Select committees have traditionally been used to “give individual lawmakers who care about an issue ... greater portfolio and greater exposure,” Gatto said. But he said they’re rarely effective.

“I don’t think too many veteran Capitol watchers can recall a select committee that produced significant results on an important issue,” he said.

But Miller pointed to last year’s select committee on retail theft last year, which produced laws to clamp down on organized shoplifting and toughen penalties on property thefts.

## Proposals largely focused on housing

Optics or not, state Democrats’ affordability agenda appears clearer than a few months ago.

Led by Rivas, a strong ally of the YIMBY movement, Assembly Democrats are pressing for fewer regulations in exchange for quicker, more abundant new construction they argue would ultimately lower housing costs.

Lawmakers in early April approved a four-bill package to expedite building by streamlining the approval process for new housing and halting most changes to building standards for six years. One proposal would allow renters to take in people at risk of homelessness as long as their landlords agree.

“These bills will alter the trajectory of the housing crisis,” Rivas said in a statement.

Later that month, Rivas said he supported nine other “affordability” measures on housing, wage theft and broadband. One of them, introduced by Oakland Democrat Buffy Wicks, a major supporter of easing construction restrictions, would exempt most urban housing projects from the California Environmental Quality Act, making it all but impossible for environmentalists to sue to block developments.

FRIDAY, May 9, 2025

Today in History:

Today is the 129<sup>th</sup> day of 2025.  
There are 236 days left in the year.

By The Associated Press

Today in history:

On May 9, 1960, the U.S. Food and Drug Administration conditionally approved Enovid for use as the first oral contraceptive pill.

Also on this date:

In 1754, the famous political cartoon “Join or Die” was first published by Benjamin Franklin in the Pennsylvania Gazette newspaper.

In 1914, President Woodrow Wilson, acting on a joint congressional resolution, signed a proclamation designating the second Sunday in May as Mother’s Day.

In 1951, the U.S. conducted its first thermonuclear experiment as part of Operation Greenhouse by detonating a 225-kiloton device (nicknamed “George”) on Enewetak Atoll in the Pacific Ocean.

In 1974, the House

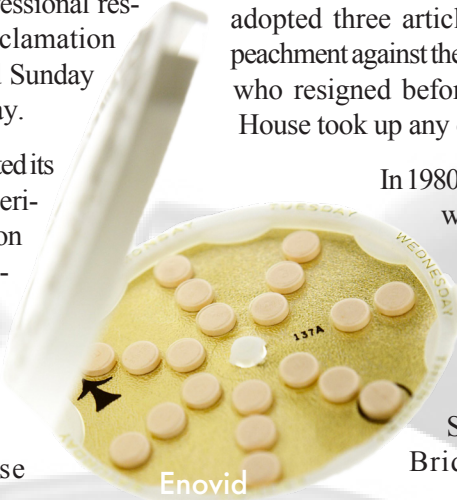
Judiciary Committee opened public hearings on whether to recommend the impeachment of President Richard Nixon. (The committee ultimately adopted three articles of impeachment against the president, who resigned before the full House took up any of them.)

In 1980, 35 people were killed when a freighter rammed the Sunshine Skyway Bridge over

Tampa Bay in Florida, causing a 1,300-foot section of the southbound span to collapse.

In 2019, Pope Francis issued a groundbreaking new church law requiring all Catholic priests and nuns to report clergy sexual abuse and cover-ups by their superiors to church authorities.

In 2023, a jury found Donald Trump liable for sexually abusing advice columnist E. Jean Carroll in 1996, awarding her \$5 million in damages.



LinkedIn

Continued from Page 1

Covered California, the organization that operates the website, removed the trackers as CalMatters and The Markup reported this article. The organization said they were removed “due to a marketing agency transition” in early April.

In a statement, Kelly Donohue, a spokesperson for the agency, confirmed that data was sent to LinkedIn as part of an advertising campaign. Since being informed of the tracking, “all active advertising-related tags across our website have been turned off out of an abundance of caution,” she added.

“Covered California has initiated a review of our websites and information security and privacy protocols to ensure that no analytics tools are impermissibly sharing sensitive consumer information,” Donohue said, adding that they would “share additional findings as they become available, taking any necessary steps to safeguard the security and privacy of consumer data.”

Visitors who filled out health information on the site may have had their data tracked for more than

elementSemanticType: null  
elementTitle: null  
elementType: null  
elementValue: null  
formAction: null  
imageAlt: null  
imageSrc: null  
innerText: "Victim of domestic abuse or spousal abandonment"  
isFormSubmission: false  
tagName: "DIV"

**Victim of domestic abuse or spousal abandonment**

a year, according to Donohue, who said the LinkedIn campaign began in February 2024.

CalMatters observed the trackers directly in February and March of this year. It confirmed most ad trackers, including the Meta “pixel” tracker, as well as all third-party cookies, have been removed from the site as of April 21.

Since 2014, more than 50 million Americans have signed up for health insurance through state exchanges like Covered California. They were set up under the Affordable Care Act, signed into law by President Barack Obama 15 years ago. States can either operate their exchange websites in partnership with the federal government or independently, as California does.

Covered California operates as an independent entity within the state government. Its board is appointed by the governor and Legislature.

In March, Covered Califor-

nia announced that, after four years of increasing enrollment, a record of nearly 2 million people were covered by health insurance through the program. In all, the organization said, about one in six Californians were at one point enrolled through Covered California. Between 2014 and 2023, the uninsured rate fell from 17.2% to 6.4%, according to the organization, the largest drop of any state during that time period. This coincided with a series of eligibility expansions to Medi-Cal, the state’s health insurance program for lower-income households.

Experts expressed alarm at the idea that those millions of people could have had sensitive health data sent to a private company without their knowledge or consent. Sara Geoghegan, senior counsel at the Electronic Privacy Information Center, said it was “concerning and invasive” for a health insurance website to be sending data that was “wholly irrelevant” to the uses of a for-profit compa-

ny like LinkedIn.

“It’s unfortunate,” she said, “because people don’t expect that their health information will be collected and used in this way.”

The LinkedIn Insight Tag

CalMatters and The Markup in recent months scanned for trackers on hundreds of California state and county government websites that offer services for undocumented immigrants using Blacklight, an automated tool developed by The Markup for auditing website trackers.

CalMatters found that Covered California had more than 60 trackers on its site. Out of more than 200 of the government sites, the average number of trackers on the sites was three. Covered California had dozens more than any other website we examined.

On coveredca.com, trackers from well-known social media firms like Meta collected information on visitor page views, while lesser-known analytics and media campaign companies like email marketing company LiveIntent also followed users across the site.

But by far the most sensitive information was transmitted to LinkedIn.

UC

Continued from Page 3

face attacks from President Trump over “woke” ideologies and cuts to federal research funding critical to their mission.

“Chancellor Milliken’s distinguished career and lifelong commitment to public education prepares him to lead the University of California in this new era,” said UC regent Carmen Chu. “As the University evolves, it is critical we engage leaders adept at navigating change and positioning the institution for long-term success.”

Milliken will assume his role as UC president on Aug. 1, with a Board-approved annual salary of \$1,475,000, university officials said.

UC’s system serves 299,000 students across 10 campuses, six academic medical centers and three affiliated national laboratories.

While some of the data sent to LinkedIn was relatively innocuous, such as what pages were visited, Covered California also sent the company detailed information when visitors selected doctors to see if they were covered by a plan, includ-

See LinkedIn Page 5

## LinkedIn

Continued from Page 5

ing their specialization. The site also told LinkedIn if someone searched for a specific hospital.

In addition to demographic information including gender, the site also shared details with LinkedIn when visitors selected their ethnicity and marital status, and when they told coveredca.com how often they saw doctors for surgery or outpatient treatment.

LinkedIn, like other large social media firms, offers a way for websites to easily transmit data on their visitors through a tracking tool that the sites can place on their pages. In LinkedIn's case, this tool is called the Insight Tag. By using the tag, businesses and other organizations can later target advertisements on LinkedIn to consumers that have already shown interest in their products or services. For an e-commerce site, a tracker on a page might be able to note when someone added a product to their cart, and the business can then send ads for

that product to the same person on their social media feeds.

A health care marketplace like Covered California might use the trackers to reach a group of people who might be interested in a reminder of a deadline for open health insurance enrollment, for example.

In its statement, Covered California noted the usefulness of these tools, saying the organization "leverages LinkedIn's advertising platform tools to understand consumer behavior and deliver tailored messages to help them make informed decisions about their health care options."

rackers can also be valuable to the social media companies that offer them. In addition to driving ad sales, they provide an opportunity to gather information on visitors to websites other than their own.

On its informational page about the Insight Tag, LinkedIn places the burden on websites that employ the tag not to use it in risky situations. The tag "should not be installed on

web pages that collect or contain Sensitive Data," the page advises, including "pages offering specific health-related or financial services or products to consumers."

LinkedIn spokesperson Brionna Ruff said in an emailed statement, "Our Ads Agreement and documentation expressly prohibit customers from installing the Insight Tag on web pages that collect or contain sensitive data, including pages offering health-related services. We don't allow advertisers to target ads based on sensitive data or categories."

### Legal recourse

Collection of sensitive information by social media trackers has in previous instances led to removal of the trackers, lawsuits, and scrutiny by state and federal lawmakers.

For example, after The Markup in 2022 revealed the Department of Education sent personal information to Facebook when students applied for college financial aid online, the department turned off

the sharing, faced questions from two members of Congress, and was sued by two advocacy groups who sought more information about the sharing. Other stories in the same series about trackers, known as the Pixel Hunt, also led to changes and blowback, including a crackdown by the Federal Trade Commission on telehealth companies transmitting personal information to companies including Meta and Google without user consent and proposed class action lawsuits over information shared through trackers with drug stores, health providers, and tax prep companies.

LinkedIn is already facing multiple proposed class-action lawsuits related to the collection of medical information. In October, three new lawsuits in California courts alleged that LinkedIn violated users' privacy by collecting information on medical appointment sites, including for a fertility clinic.

Social media companies' tracking practices have underpinned the tremendous

growth of the tech industry, but few web users are aware of how far the tracking goes. "This absolutely contradicts the expectation of the average consumer," Geoghegan said.

In California, a law called the California Confidentiality of Medical Information Act governs the privacy of medical information in the state. Under the act, consumers must give permission to some organizations before their medical information is disclosed to third parties. Companies have faced litigation under the law for using web tracking technologies, although those suits have not always been successful.

Geoghegan said current protections like these don't go far enough in helping consumers protect their sensitive data.

"This is an exact example of why we need better protections," she said of LinkedIn receiving the data. "This is sensitive health information that consumers expect to be protected and a lack of regulations is failing us."

## Prices

Continued from Page 4

Most of the housing proposals Rivas signed off on represent much more technical changes, though, such as making it easier to build farmworker housing, making agencies approve developments more quickly and standardizing the housing project application process.

It's hard to know if any of those measures will lead to more housing construction, much less if they will make housing cheaper, said Bill Fulton, former director of planning and economic development for the city of San Diego and a fellow at the University of Califor-

nia-Berkeley Turner Center for Housing Innovation.

"In spite of the fact that all those bills have passed (in past years), we have not seen overall housing production increase very much or overall housing affordability go down very much," Fulton said.

"The Legislature passed lots and lots and lots of laws ... without actually doing a careful analysis of what's working and what's not, and they continue to pass more laws."

Fulton said other factors discouraging building in California include the high cost of labor and building materials and high interest rates, which are not ad-

dressed by the current raft of housing bills.

Svanoe, who champions tenant protections, said state lawmakers are streamlining housing development while doing little to make rent affordable. She supports Assembly Bill 1157, a progressive proposal to lower the cap on rent increases. Faced with pressure from YIMBY-aligned Democrats, the measure is now delayed until next year.

"There's no room to give (on) any rent increase at this point," Svanoe said. "It'd be the difference between someone staying in their home and someone becoming homeless."

The housing measure in-

Housing construction in a neighborhood in Elk Grove on July 8, 2022.



cluded in the Senate Democrats' affordability package is much more skeptical of new construction. While Sen. Aisha Wahab's Senate Bill 681 would streamline some development, it would also restrict landlords from charging extra fees and crack down on homeowners association fees.

"We're reinforcing the state's housing production

goals, but not at the expense of the Californians who are barely hanging on," Wahab, a Fremont Democrat who chairs the Senate Housing Committee, said in the legislative analysis.

A potential showdown looms between Democrats over housing policy — a clash already underway in the Senate.

# "Thunderbolts\*"

By Bob Garver

"Thunderbolts\*," the latest offering from the Marvel Cinematic Universe, seems like awfully familiar territory. In the film, a group of assassins, criminals, and burnouts band together to form a ragtag group of do-gooders looking for redemption. There are definitely shades of the MCU's "Guardians of the Galaxy" in play. Or how about that Sony-controlled "Sinister Six" movie that may never materialize? Actually, the real template seems to be "Suicide Squad" from the DC Extended Universe. That was the crummy team-up of also-ran villains that had the hook of Margot Robbie playing Harley Quinn. "Thunderbolts\*" can't even boast Robbie's Harley, but it also isn't saddled with Jared Leto's miserable Joker, so it's roughly a draw.

For all the emphasis on the team effort, there is an unadvertised clear-cut lead. Yelena Belova (Florence Pugh), the adopted sister of the late Black Widow, is starting to feel bored with an unfulfilling life of black ops work. She visits her father, Red Guardian (David Harbour), but he isn't much help. He loves

her very much, but he's never been the best father, and he mostly wants her to help him advance his own shambled career.

Yelena takes an assignment in the base of a mountain, but it's a trap. She's ambushed by the molecularly unstable Ghost (Hannah John-Kamen), seen here for the first time since 2018's "Ant-Man and the Wasp." Then the two of them are ambushed by disgraced soldier U.S. Agent (Wyatt Russell), seen here for the first time since the 2021 Disney+ series "The Falcon and the Winter Soldier." Then they're all ambushed by Taskmaster (Olga Kurylenko), seen here for the first time since 2021's "Black Widow," and if this group is the Suicide Squad, then she's the Slipknot. Also present is an amnesia-stricken stranger named Bob (Lewis Pullman), but there's not much time to learn his story, as the mountain is about to be incinerated.

Pulling the strings and trying to cut off loose ends is CIA director Valentina Allegra de Fontaine (Julia Louis-Dreyfus). Much like Amanda Waller of "Suicide Squad," she's a morally-compromising govern-

ment official who's a little too eager to sacrifice her own people. She's in the middle of an impeachment and wants to eliminate four of her most embarrassing assets. So she assigned them all to attack each other, with a follow-up plan to blow up the whole mountain anyway. Even though they don't like each other, they work together to escape. With some help from Red Guardian and the Winter Soldier (Sebastian Stan), frustrated that he can't stop the dangerous de Fontaine as an elected official, they form a team temporarily known as the Thunderbolts, named after Yelena's pee-wee soccer team.

de Fontaine still wants to eliminate the Thunderbolts, but she's intrigued by escaped test subject Bob. He unwittingly has tremendous superpowers, and with the right molding, he could be the best asset to the U.S. government since The Avengers. The problem is that he's also capable of tremendous destruction and could also be the biggest threat to the world since Thanos. He's so unstoppable with his ability to instantly turn victims into lifeless shadows that the Thunderbolts have to try to get him to choose to stop attacking people because they are in no way



a match otherwise.

Grade: C-

There's an admirable emphasis on mental health in "Thunderbolts\*," with the movie taking sensitive looks at Bob's repressed dark side, Yelena's uncertainty about her place in the world, and everybody's past traumas. It's why a lot of people have been won over by this movie, and I'm glad they've been able to find something of value here. But all I saw was the MCU realizing that they had too many directionless minor characters, so they consolidated them into one unoriginal, uninteresting movie.

\*The asterisk in the film's title is because the MCU wants fans to call the movie something different once they've seen it. I'm not getting behind that nonsense, and I hope the practice doesn't catch on.

"Thunderbolts\*" is rated PG-13 for strong violence, language, thematic elements, and some suggestive and drug references. Its running time is 126 minutes.

Contact Bob Garver at [rgr251@nyu.edu](mailto:rgr251@nyu.edu).

## 'Thunderbolts' Opens with \$76 Million to Lead Box Office

LOS ANGELES (CNS) - "Thunderbolts" opened to a healthy \$76 million this weekend to lead all films in North America, according to industry estimates released Sunday.

The latest Marvel superhero adventure was directed by Jake Schreier and features an ensemble cast that includes Florence Pugh, Sebastian Stan, Wyatt Russell, Olga Kurylenko, Lewis Pullman, Wendell Pierce, David Harbour and

Julia Louis-Dreyfus.

"Sinners" continued its strong run, pulling in \$33 million in its third weekend in theaters in the United States and Canada, Comscore reported.

"A Minecraft Movie" was third with \$13.7 million Friday through Sunday in its fifth week of release.

"The Accountant 2" was fourth with \$9.46 million in its second weekend, followed by "Until Dawn," which took in \$3.8 million in its second weekend.

Rounding out the top 10 domestic releases were "The Amateur" (\$1.8 million), "The King of Kings" (\$1.6 million), "Warfare" (\$1.2 million), "Hit: The Third Case" (\$869,667) and "The Surfer" (\$674,560).

This weekend's overall three-day box office haul was estimated at \$145.6 million. The year-to-date total is \$2.489 billion -- up 15.7% from the figure at this time last year, according to Comscore.



A: 2023 Raiders Game

B: Norco Soccer 1984

C: Jerry Soifer has

the attention of former Stanford and Raiders great, quarterback Jim Plunkett, during the Raiders contest against

the Green Bay Packers at Allegiant Stadium in Paradise, NV, on October 12, 2023.

D: Jerry & Gary Evans (left shooting) Norco softball 2011

E: Jerry Soifer at

Dodger Stadium for the classic 2019 CIF baseball championship game in which Rancho Santa Margarita



## Jerry

Continued from Page 1

Jeremiah Lee Soifer was born in Washington D.C. on Sept. 3, 1944. Like most boys of that era, he collected baseball cards and listened to his favorite teams on the radio. He graduated from UCLA in 1967 and worked as a news assistant at the Los Angeles Times, until joining the Corona-Norco Independent in 1979. When the Press-Enterprise bought the Independent, Soifer was given a job with the larger paper.

gender equity in federally-funded sports. Soifer loved softball and even coached a lower level Corona High team one season. He was always seen at girls high school sports from volleyball to wrestling to flag football.

Longtime Corona resident and Panthers athlete Karen Lloyd said Soifer's coverage helped girls sports grow in the area. "During my years, he had articles and photos in the Daily Independent twice a week," said Lloyd, who played from 1979-82. "It was wonderful for young girls to get so much press."



Although he covered everything from breaking news to stories on everyday people, his speciality and passion was high school sports. People marveled at his old-school ways of reporting, writing and taking memorable photos on a newspaper's deadline. No sport was too obscure as he shot Little League baseball with the same professionalism he reserved for the NFL.

Current and former area athletes would constantly stop to thank Soifer for a photograph he took of them or coverage of their high school team back in the day. Soifer was not only gracious but usually remembered the athlete, his school and his sport.

Still, it was football that shaped his career. He was a member of the photo pool for the Oakland-Los Angeles-Las Vegas Raiders for 35 years. He shot a number of professional teams, including the Lakers, Dodgers, Angels and Galaxy.

Soifer had photographs in the Raiders newsletter and often took pictures of players and staff and gifted them to the person without any fanfare. Pictures he has taken have been published in Bo Jackson's autobiography 'Bo Knows Bo', Ebony Magazine, NFL Prolog magazine, NFL Gameday, The Dallas Morning News and Western Outdoor News.

He also became a quiet advocate for Title IX, the 1972 law that protects

A celebration of life is being planned for the end of May.



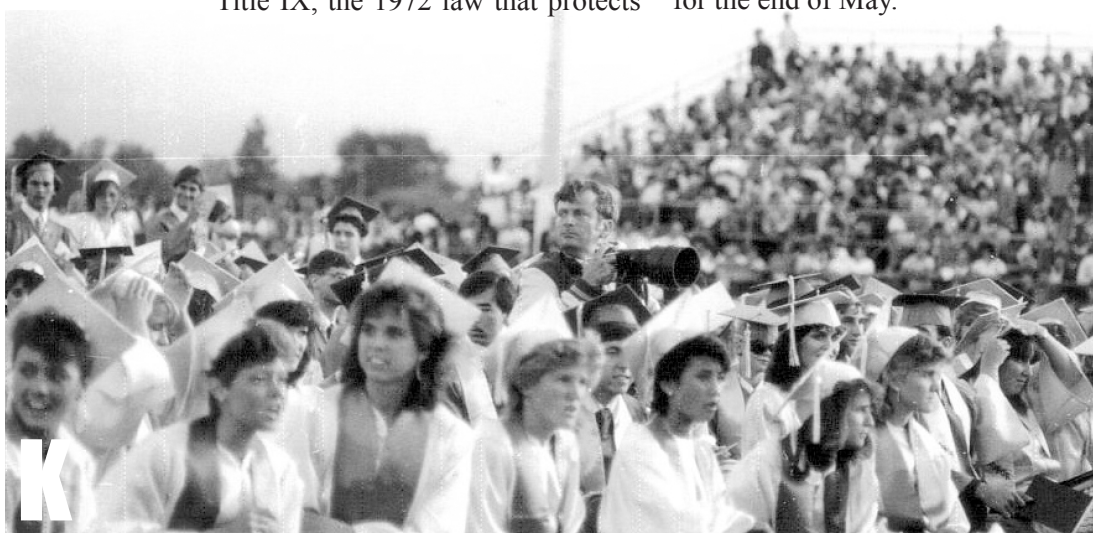
topped Norco in 12 innings. Photo by Gary Evans

F: Jerry Soifer covering Norco High JV football in 1981

G: Jerry at Corona High 1984

H: Jerry Soifer at the old Corona High softball field, now the Historic Civic Center. Longtime Corona High softball coach Linda Chitwood, stands behind him.

I: The late Jerry "Scoop" Soifer,



followed by Sentinel photographer Gary Evans, walks the south end zone at the Paradise, NV, Allegiant Stadium as the Raiders take on the visiting Green Bay Packers in 2023.

Besides being a giant in covering Corona-Norco

High school sports for decades, Soifer was a photographer of the Raiders as the team moved from Los Angeles to Oakland and Las Vegas. Photo by Rachel Brown

J: Jerry Soifer at Norco High 1987

K: Soifer, right of center, scans the Norco High Class of 1984 Graduation ceremonies. Soifer who covered Corona-Norco sports and activities since 1979, passed away at his home on Saturday, April 26th. He was 80 years of age.

# *This Crisp and Colorful Romaine and Radicchio Salad Eats Like a Meal*



core, the leaves are sweeter.

**By**  
**CHRISTOPHER KIM-BALL**  
Milk Street

This crisp, colorful salad gets meaty, briny flavor from oil-cured olives and fruity tang from pomegranate molasses. It's light and fresh, but hearty enough to serve for brunch or a light supper.

In this recipe from our cookbook, "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we supplement sweet romaine lettuce with pleasantly bitter radicchio and also toss in some parsley (or mint, or a combination of the two) for added aroma and herbal notes. Don't forget to pull off and discard the bruised outer leaves from the head of romaine. Closer to the

Hard-cooked eggs cut into wedges lend substance to the salad. When cooking the eggs, be sure to add them to already boiling water, let them simmer vigorously, then shock in an ice bath. The eggs will emerge not only perfectly cooked, but the shells will peel away cleanly and easily.

Either whole-grain or Dijon mustard works nicely in the dressing, balancing the sweetness of the pomegranate molasses, so use whichever you prefer or what you have on hand. Orange juice adds citrusy brightness.

Plate the salad on a serving platter and top with the quartered eggs. Garnish with pomegranate seeds for extra pops of sweet-tart flavor.

**Romaine and Radicchio**

**Salad with Olives, Eggs and Pomegranate Vinaigrette**

Start to finish: 20 minutes

Servings: 4 to 6

## **Ingredients:**

**3 tablespoons orange juice OR white wine vinegar**  
**2 tablespoons pomegranate molasses**  
**2 tablespoons extra-virgin olive oil**  
**4 teaspoons whole-grain mustard OR 1 tablespoon Dijon mustard**

**Kosher salt and ground black pepper**

**1 small head romaine lettuce (about 12 ounces), cut crosswise into 2- to 3-inch pieces**

**1 small head radicchio (about 8 ounces), quartered lengthwise, then cut crosswise into 1-inch pieces**

**½ cup lightly packed fresh parsley OR mint OR a combination, torn if large**  
**⅓ cup pitted oil-cured black olives, chopped**

**2 hard-cooked eggs, peeled, each cut into 6 wedges**

## **Directions:**

In a large bowl, whisk together the orange juice, molasses, oil, mustard, ½ teaspoon salt and ¼ teaspoon pepper.

To the bowl, add the romaine, radicchio, parsley and olives; toss until well combined. Taste and season with salt and pepper. Transfer to a serving platter and top with the eggs.

Optional garnish: Pomegranate seeds



# **Breakfast Taco**

## **To Make**

Crack two eggs in a bowl and add the milk or water. Whisk with a fork for as long as you can stand it. I usually try to get to 60 seconds. This adds air and makes for a fluffier egg. Add in the cheese and mix just to incorporate. Heat a nonstick pan on medium heat and add the egg mixture. Let cook for a minute or two and the gently start moving the broadside of a spatula through the eggs. Do this until eggs are just cooked through for silkiest smoothest egg. Heat a tortilla (I like to throw one on a open flame of my stovetop burner for a few seconds on each side). Top with salsa, cilantro, onion, or cucumber. Or whatever the heck you want. I like to add Cholula too. EAT!

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



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Order To Show Cause For Change of Name  
Case No. CVMV2503157  
To All Interested Persons: Mario Alberto Oliveros Esparza filed a petition with this court for a decree changing names as follows:  
1 PRESENT NAME:  
Mario Alberto Oliveros Esparza  
PROPOSED NAME:  
Mario Alberto Mirón Esparza  
The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice Of Hearing  
Date: 5/28/2025 Time: 8:00am Dept. MV2.  
The address of the court is Superior Court of California, County of Riverside, Moreno Valley Branch, 13800 Heacock Avenue D201, Moreno Valley, CA 92553-3338. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
Riverside  
Date: 4/9/2025  
Jason B. Galkin  
Riverside Superior Court

Schld:95554 AdId:32291 CustId:1746  
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File No.: R-202504690  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. GORILLA CONSTRUCTION SERVICES LLC  
75 E NUEVO RD SUITE E 614, PERRIS, CA 92571  
Riverside County  
Full Name of Registrant:  
1. GORILLA CONSTRUCTION SERVICES LLC 75 WEST NUEVO ROAD E 614 PERRIS, CA 92571  
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/JOSE VAZQUEZ  
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 4/9/2025.  
PETER ALDANA

Schld:95558 AdId:32292 CustId:2054  
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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): Christine M Horta, a unmarried woman Recorded: 9/9/2022 as Instrument No. 2022-0389101 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 6/11/2025 at 01:00 PM Place of Sale: In the front of the Corona Civic Center, located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$359,517.22 The purported property address is: 23701 NORMA DR, MENIFEE, CA 92587 Assessor's Parcel No.: 350262021 350262020 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-968847-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-23-968847-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-23-968847-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: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-968847-CL IDSPub #0247769 4/25/2025 5/2/2025 5/9/2025

Schld:95567 AdId:32295 CustId:608  
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STATEMENT OF  
ABANDONMENT OF USE OF  
FICTITIOUS  
BUSINESS NAME  
R-202311078  
The following person(s) has (have)  
abandoned the use of the Fictitious Business  
Name:  
QUAIL  
42072 5th ST STE 101, TEMECULA, CA 92590  
COUNTY: Riverside  
The Fictitious Business Name referred to above was filed in Riverside County on 07/24/2023.  
FILE NO. R-202311078.  
Full name of Registrant:  
ENLINE, INC.  
31915 RANCHO CAL RD STE 200-273, TEMECULA, CA 92591  
This business is conducted by a CORPORATION  
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/ GARTH HUMBERT  
This statement was filed with the County Clerk of Riverside County on 4/08/2025.  
PETER ALDANA

Schld:95572 AdId:32297 CustId:2054  
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File No.: R-202504819  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. QUAIL  
42072 5th ST, STE 101, TEMECULA, CA 92590  
Riverside County  
Full Name of Registrant:  
1. COVEY PARTNERS, INC. 31915 RANCHO CALIFORNIA ROAD #200-273 TEMECULA, CA 92591  
This Business is conducted by: CORPORATION.  
The registrant commenced to transact business under the fictitious business name or names listed above on: 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/GARTH HUMBERT  
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 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 4/10/2025.  
PETER ALDANA

Schld:95576 AdId:32298 CustId:2054  
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File No.: R-202504853  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. THE LOVING PARTNER BAKERY  
28374 DUSKY WILLOW DR, NUEVO, CA 92567  
Riverside County  
Full Name of Registrant:  
1. RILEY MICHAEL MCLAUGHLIN 28374 DUSKY WILLOW DR NUEVO, CA 92567  
2. DESIRIE ABAPO MCLAUGHLIN 28374 DUSKY WILLOW DR NUEVO, CA 92567  
This Business is conducted by: MARRIED COUPLE.  
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/RILEY MCLAUGHLIN  
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 4/10/2025.  
PETER ALDANA

Schld:95593 AdId:32303 CustId:2054  
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File No.: R-202503703  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. COCHINITAS HOUSEKEEPING  
879 AMAYA DRIVE, PERRIS, CA 92571  
Riverside County  
Full Name of Registrant:  
1. JANETTE -- GONZALEZ 879 AMAYA DRIVE 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/JANETTE GONZALEZ  
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 3/19/2025.  
PETER ALDANA

Schld:95632 AdId:32314 CustId:2054  
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File No.: R-202504000

FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. DAISY NAME PLATE  
1505 PALERMO DRIVE, PERRIS , CA 92571  
Riverside County  
Full Name of Registrant:  
1. DAISY ESCOBAR 1505 PALERMO DRIVE 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: 03/25/2025.  
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/DAISY ESCOBAR  
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 3/25/2025.  
PETER ALDANA

Schld:95642 AdId:32318 CustId:2054  
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NOTICE OF TRUSTEE'S SALE TSG No.: 8787176 TS No.: 24-040678 APN: 336-143-004 Property Address: 30001 THORNHILL DR, MENIFEE, CA 92586-3283 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/02/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/28/2025 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/08/2021, as Instrument No. 2021-0412224, in book , page , , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: HAMID A. TABRIZI, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Auction.com Room 2410 Wardlow Road #111, Corona, CA 92880 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 336-143-004 The street address and other common designation, if any, of the real property described above is purported to be: 30001 THORNHILL DR, MENIFEE, CA 92586-3283 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 184,995.52. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks

involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "ASIS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-693-4761 or visit this internet website [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-040678 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-693-4761, or visit this internet website [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-040678 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 NPP0473186 To: PERRIS PROGRESS 04/25/2025, 05/02/2025, 05/09/2025

Schld:95646 Adld:32319 Custld:2221  
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T.S. No. 24-71163 APN: 320-245-028 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/29/2006. 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: SUSAN BELL, A MARRIED WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 1/5/2007, as Instrument No. 2007-0010289, THE SUBJECT DEED OF TRUST WAS MODIFIED BY LOAN MODIFICATION AGREEMENT RECORDED AS INSTRUMENT 2017-0018210 AND RECORDED ON 01/17/2017., of Official Records in the office of the Recorder of Riverside County, California, Date of Sale:5/27/2025 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: \$149,940.47Note: 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: 767 CLEARWATERDR PERRIS, CALIFORNIA 92571-3803 Described as follows: As more fully described on said Deed of Trust t.A.P.N #: 320-245-028The 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](http://www.elitepostandpub.com), using the 24-71163. 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](http://www.elitepostandpub.com), using the 24-71163 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: 4/22/2025 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](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 43430 Pub Dates 05/02, 05/09, 05/16/2025

Schld:95661 Adld:32326 Custld:2244  
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T.S. No.: 2025-00614 APN: 330-402-001 Property Address: 124 Half Dome Way, Perris, CA 92570NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/19/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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: Juan Carlos Madrigal and Daisy Madrigal, Husband and Wife as Joint TenantsDuly Appointed Trustee: Sokolof RemtullaRecorded 6/22/2018 as Instrument No. 2018-0253047 in book --, page -- The subject Deed of Trust was modified by Loan Modification Recorded on 9/20/2021 as Instrument No. 2021-0557845. of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 5/27/2025 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882Amount of unpaid balance and other charges: \$382,206.90 Street Address or other common designation of real property: 124 Half Dome Way Perris, CA 92570A.P.N.: 330-402-001The 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 1-800-758-8052 or visit this internet website [www.Xome.com](http://www.Xome.com) or [www.sokrem.com](http://www.sokrem.com) OR [www.sokrem.com](http://www.sokrem.com) using the file number assigned to this case 2025-00614. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 1-800-758-8052 or visit this internet website [www.Xome.com](http://www.Xome.com) or [www.sokrem.com](http://www.sokrem.com) OR [www.sokrem.com](http://www.sokrem.com) using the file number assigned to this case 2025-00614 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: 4/22/2025 Sokolof Remtulla2301 Dupont Drive, Suite 505Irvine, CA 92614Sale Line: 1-800-758-8052 Deziray Scotia, Junior Trustee Sale Officer EPP 43437 Pub dates 05/02, 05/09, 05/16/2025

Schld:95666 Adld:32328 Custld:2244  
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NOTICE OF PETITION TO ADMINISTER ESTATE OF Patricia Ruth Muniz, aka Patricia R. Muniz, aka Patricia Muniz Case No. PRR12501109

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Patricia Ruth Muniz, aka Patricia R. Muniz, aka Patricia Muniz.

A PETITION FOR PROBATE has been filed by William C. Hayman in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that William C. Hayman 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 6/4/2025 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.

William C. Hayman  
P. O. Box 2683  
Rocklin CA 95677  
Phone: (916)-257-6356

Schld:95670 Adld:32329 Custld:2453  
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NOTICE OF TRUSTEE'S SALE TS No. CA-24-1003234-BF Order No.: 240647037-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/17/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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): SOWANNA LA TRISE DARGIN, AN UNMARRIED WOMAN AND JABARI BROOKS, AN UNMARRIED MAN Recorded: 8/19/2022 as Instrument No. 2022-0365803 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 6/3/2025 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:

\$697,651.80 The purported property address is: 802 SAWGRASS STREET, PERRIS, CA 92571 Assessor's Parcel No.: 302-351-003 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003234-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee

# Public Notices

auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1003234-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1003234-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1003234-BF IDSPub #0247979 5/9/2025 5/16/2025 5/23/2025

Schld:95681 Adld:32335 Custld:608  
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File No.: R-202504075  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. LIQUID COAST DELIVERIES  
29321 BIG RANGE RD, CANYON LAKE, CA 92587  
Riverside County  
Full Name of Registrant:  
1. LISA RENEE BRANDON 29321 BIG RANGE RD CANYON LAKE, CA 92587  
This Business is conducted by: INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on: 03/01/2025.  
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/LISA RENEE BRANDON  
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 3/26/2025.  
PETER ALDANA

Schld:95686 Adld:32336 Custld:2054  
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STATEMENT OF  
ABANDONMENT OF USE OF  
FICTITIOUS  
BUSINESS NAME  
R-202203080  
The following person(s) has (have)  
abandoned the use of the Fictitious Business Name:  
AAA SMOG CHECK  
18720 VAN BUREN BLVD, RIVERSIDE, CA 92508  
COUNTY: Riverside  
The Fictitious Business Name referred to above was filed in Riverside County on 03/11/2022.  
FILE NO. R-202203080.  
Full name of Registrant:  
SEYED DAVOUD TAHERI  
18600 VAN BUREN BLVD, RIVERSIDE, CA 92508  
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/ SEYED DAVOUD TAHERI  
This statement was filed with the County Clerk of Riverside County on 4/04/2025.  
PETER ALDANA

Schld:95690 Adld:32337 Custld:2054  
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NOTICE OF LIEN SALE OF ABANDONED PERSONAL PROPERTY NOTICE IS HEREBY GIVEN that the Mini Storage Facility, will sell at public auction pursuant and to Section 21701-21712 of the Business and Profession Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code. State of California at McCALL STORAGE AND CARWASH 27370 McCALL BLVD. SUN CITY, CA 92585. WILL SELL BY COMPETITIVE BIDDING ON May 12, 2025 at 10:00 A.M. The sale will be competitive bidding on the premises where said property is stored. The following miscellaneous Personal Properties to wit identified by tenant's names and storage unit numbers as follows, The Property Left By: Name, Unit# Henry Efron. 231 UNIT W/Personal / Household & Misc. items. The PUBLIC is invited to Attend. Terms are CASH ONLY. Owner reserves the Right to Bid. AUCTIONEER: AMERICAN AUCTIONEERS, DAN DOTSON & ASSOCIATES, BOND: #FS863-20-14; PH: (951) 926-8767 /s/ SP. Date 4 /21/ 2025 PH: (951) 679-1313 / FX: 679-8117 EMAIL: mcallstorage@outlook.com PP McC5 #015PP120\_08 - The Perris Progress. April 25 - May 9, 2025

Schld:95694 Adld:32338 Custld:3387  
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NOTICE OF TRUSTEE'S SALE File No.: 24-249255 Title Order No.: 240558842  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 14, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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 endorse as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): DIANA M. GARCIA, A SINGLE WOMAN AND GUILLERMINA ORTIZ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on November 04, 2004 at Instrument NO 2004-0875563 of Official Records in the office of the Recorder of RIVERSIDE County, California Sale Date: 5/30/2025 Sale Time: 9:00 AM Sale Location: (Historic) Corona Civic Center 815 W Sixth St. Corona CA 92882 Amount of unpaid balance and other charges: \$124,224.35 (Estimated) Street Address or other common designation of real property: 662 CORTE SAN MARINO, PERRIS, CA 92571. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 65 OF TRACT 31114, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 357 PAGES 82 THROUGH 85 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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. NOTICE TO POTENTIAL BIDDER(S): 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(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgage, 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 866-684-2727 or visit the website <http://www.servicelinkasap.com> the file number assigned to this case 24-249255. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 866-684-2727 or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 24-249255 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. Robertson, Anschutz, Schneid & Crane, LLP Dated: 4/17/2025 Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT <http://www.servicelinkasap.com>. FOR AUTOMATED SALES INFORMATION, PLEASE CALL 866-684-2727. The abovenamed trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4840790 05/02/2025, 05/09/2025, 05/16/2025

Schld:95708 Adld:32343 Custld:64  
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Job No. P25-069  
NOTICE INVITING SEALED  
PROPOSALS (BIDS) PUBLIC NOTICE  
  
SECTION 1 - NOTICE OF BIDS

The CITY OF PERRIS invites online bids on PlanetBids.com, until 11:00 A.M. (PST), on May 27, 2025, for the Traffic Signal and Road Safety Improvements along Priority Corridors.  
  
The scope of work includes: Installation of retroreflective backplates, advanced dilemma zone detection, radar speed signage, ADA improvements, and WiFi traffic signal interconnectivity along Ramona Expressway from Webster St. to E. Rider St., Nuevo Rd. from Frontage Rd. to Dunlap Dr., W. 4th Street from Navajo Rd. to Redlands Ave., and Ethanac Rd. from Murrieta Rd. to Case Road.

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 the 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. In order to be considered in the selection process, interested parties shall submit their Proposals online up to the time mentioned above. Late proposals will not be accepted.

The plans and specifications are available online to download through PlanetBids website which can be accessed through the City of Perris website <https://www.cityofperris.org/ourcity/cityhall/bidsfrps>

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 shall begin and complete all work within 100 Working Days of the Notice to Proceed. The award, if made, may be made to the lowest responsible bidder whose Bid is determined to be responsive to the Bid Documents. 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 May 16, 2025, by 1:00 P.M. (PST). Answers will be posted on PlanetBids on or before May 19, 2025.

All addenda shall be posted on PlanetBids, and contractors are to check the site during the bidding process. All addenda are to be acknowledged for a valid bid.

The City reserves the right to reject any and all bids and waive informalities, irregularities in the bidding. All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will affirmatively ensure that, in regard to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin

in consideration for an award. Moreover, the City 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, veteran's status, or handicap. The City encourages DBE, MBE and WBE participation, including suppliers and subcontractors.

This Contract is subject to a Community Workforce Agreement (CWA) between the City Council of the City of Perris ("City"), the San Bernardino/Riverside Building and Construction Trades Council ("Council"), and the signatory Craft Councils and Local Unions Signing this Agreement (collectively, the "Union" or "Unions"). The CWA establishes the labor relations policies and procedures for the City and for the craft employees represented by the Unions engaged in the City's Traffic Signal and Road Safety Improvements along Priority Corridors ("Project").

Schld:95711 Adld:32344 Custld:1759  
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File No.: R-202503799  
FICTITIOUS BUSINESS NAME  
STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE)  
DOING BUSINESS AS:  
1. MOTA'S TOWING AND RENTALS  
707 CRYSTAL CREEK ROAD, PERRIS, CA 92571  
Riverside County  
Full Name of Registrant:  
1. SERGIO MOTA 707 CRYSTAL CREEK ROAD 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/SERGIO MOTA  
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 3/20/2025.  
PETER ALDANA

Schld:95722 Adld:32348 Custld:2054  
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APN: 320-500-014 TS No.: 24-08719CA TSG Order No.: DEF-660211 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 18, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded August 21, 2017 as Document No.: 2017-0345688 of Official Records in the office of the Recorder of Riverside County, California, executed by: Sandraea L Plummer and Jerry D Plummer wife and husband, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: June 25, 2025 Sale Time: 9:00 AM Sale Location: In the front of the Corona Civic Center, 849 W. Sixth Street, Corona CA 92882 2 File

No.:24-08719CA The street address and other common designation, if any, of the real property described above is purported to be: 1143 Fortuna St, Perris, CA 92571. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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 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, to wit: \$334,974.80 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08719CA. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-08719CA 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. 3 File No.:24-08719CA 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. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: April 15, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:24-08719CA LEGAL DESCRIPTION EXHIBIT A Parcel 1: Lot 45 of Tract 30850-1, in the City of Perris, County of Riverside, State of California, as shown on map filed in Book 420 of Maps,

Pages 61 through 67, Official Records of said County ("Map"). Excepting therefrom, any and all (I) oil rights, (II) mineral rights, (III) natural gas rights, (IV) rights to all other hydrocarbons by whatsoever name known, (V) geothermal heat rights or geothermal substances that may be produced from the property, (VI) water rights and claims or rights to water and (VII) all products derived from any of the foregoing located in or under the property and lying and being at a vertical depth of 500 or more feet below the present natural surface of the ground, but without right of entry on the surface or within a vertical depth of 500 feet below the present surface of the ground, as excepted by Centex Homes, a Nevada General Partnership. Parcel 2: A nonexclusive easement, in common with other owners, for access, ingress and egress, in, to, over, under and across certain portions of the Association Property described in the Declaration of Covenants, Conditions and Restrictions of Avelina recorded in the Official Records of the County Recorder of Riverside County, California on September 11, 2014 as Document No. 2014-0345492, and any amendments and supplements thereto (collectively, the "Declaration"), which easement is appurtenant to the lot described in Parcel 1 above. NPP0473200 To: PERRIS PROGRESS 05/02/2025, 05/09/2025, 05/16/2025

Schld:95746 Adld:32358 Custld:2221  
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SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE  
The Estate of Karen Lee Perau  
Case No.: PRRI2300591  
NOTICE OF SALE, AT PRIVATE SALE OF REAL PROPERTY  
Notice is hereby given that, subject to confirmation by the above-entitled Court, Chad Bianco, Riverside County Public Administrator, Administrator of the Estate of Karen Lee Perau, deceased, located at 800 S. Redlands Ave., Perris, CA. 92570, on May 30, 2025 at 8:30 a.m., or thereafter within the time allowed by law, will sell at private sale to the highest and best bidder on terms and conditions hereinafter mentioned. All right, title and interest in the real property of said Karen Lee Perau described as follows:  
100% interest in improved real property located in the City of Perris, Unincorporated area, County of Riverside, State of California described as:  
Legally Described as: Lot 23 of Tract 14875-1, in the City of Perris, County of Riverside, State of California, as shown by Map on file in Book 136 Pages 92 and 93 of Maps, Records of Riverside County, California  
Commonly described as: 642 Roadrunner Way, Perris, CA 92570  
A.P.N. No. 311-252-013  
The sale is subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of records. The property will be sold in absolutely "AS IS": condition.  
Bids or offers are invited for this property and must be in writing and will be received at Duncombe Law, at 27851 Bradley Road, Suite 145, Menifee, CA 92586, or may be delivered to the Administrator personally, or may be filed with the clerk of said Superior Court of the state of California, in the County of Riverside, at any time after the last publication of this notice and before making said sale.  
The property will be sold on the following terms; Cash (Cash preferred), or part cash and part credit; the terms of such credit to be acceptable to the undersigned and to the Superior Court. Taxes, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date off close to escrow. Examination of title insurance policy, and transfer taxes shall be at the expense of the seller. Each party shall pay his customary share of escrow charges and recording charges.  
The Administrator reserves the right to reject any and all bids.  
DATED: 4/29/25  
Schld:95788 Adld:32359 Custld:2256  
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APN: 360-620-001 TS No: CA060000002-25-1 TO No: 250022682-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 October 19, 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 June 6, 2025 at 09:00 AM, (Historic) Corona Civic Center 815 W Sixth St. 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 October 20, 2022 as Instrument No. 2022-0437005, of official records in the Office of the Recorder of Riverside County, California, executed by HERMAN EARL PIGHEE JR. AND MICHELLE NICOLE PIGHEE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNITED WHOLESALE MORTGAGE 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: 30254 BLUE CEDAR DR, 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 \$806,715.05 (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, CA06000002-25-1. 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. 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 CA06000002-25-1 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: April 22, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000002-25-1 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 NPP0473713 To: PERRIS PROGRESS 05/02/2025, 05/09/2025, 05/16/2025

Schld:95752 Adld:32360 Custld:2221  
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NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY  
Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at [www.StorageTreasures.com](http://www.StorageTreasures.com). Bidding will begin at Friday May 16, 2025 at 12:00 pm and auction will close at or after Friday May 23, 2025 at 12:00 pm. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc.  
  
Name:  
00001 - Valerie Lopez  
01008 - Gary Droemer  
00912 - Gary Droemer  
00918 - Gary Droemer  
00910 - Gary Droemer  
00908 - Gary Droemer  
00621 - Andrew Robson  
00206 - Luis Cardenas  
00036 - Stephen Evans  
00617 - Yaret Loaliza  
00316 - Brian Hines  
00935 - Cheston kidd  
  
You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A \$100 cash cleaning deposit is required at time of purchase. All goods are sold AS IS and must be removed within 48 hours of the time of purchase. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is subject to cancellation.  
Perris Progress  
Published: May 09, 2025  
  
Schld:95760 Adld:32363 Custld:2344  
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Job No. P25-072  
The City of Perris Engineering Department hereby gives notice of the City's intent to revise the flood hazard information, generally located northerly of Ramona Expressway between the Perris Valley Storm Channel and Lake Perris Drive within the City of Perris, California. Specifically, the flood

hazard information shall be revised along Perris Valley Storm Channel from Ramona Expressway to a point approximately 3,060 feet upstream of Ramona Expressway. Pulte Group has placed fill as part of Tract 36647 and Tract 38071. The following flood hazards along the Perris Valley Storm Drain will be revised:  
  
1. Base Flood Elevations will increase and decrease along the Perris Valley Storm Channel.  
2. The Special Flood Hazard Area will increase and decrease along the Perris Valley Storm Channel  
  
Maps and detailed analysis of the revision can be reviewed at the City Engineer's Office at 101 North "D" Street Suite, 100, Perris CA 92570. Interested persons may contact Mr. John Pourkazemi, City Engineer for the City of Perris at 951.943.6100 x116 or [jpourkazemi@cityofperris.org](mailto:jpourkazemi@cityofperris.org) for additional information from May 5th 2025 to May 16th 2025.  
  
Schld:95771 Adld:32367 Custld:1759  
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Job No. P25-073  
NOTICE INVITING SEALED PROPOSALS (BIDS) PUBLIC NOTICE  
  
SECTION 1 – NOTICE OF BIDS  
  
The CITY OF PERRIS invites online bids on Planet Bids, until 2:00 P.M. (PST), on May 23, 2025, for uniform rental and laundering services, as well as commercialgrade floor mat supply and maintenance, across multiple city facilities. Services include weekly pickup and delivery, repairs, replacements, and compliance with applicable safety standards.  
  
In order to be considered in the selection process, interested parties shall submit their Proposals online up to the time mentioned above. Late proposals will not be accepted.  
  
The specifications are available online to download through the Planet Bids website which can also be accessed through the City of Perris website: (<https://www.cityofperris.org/ourcity/cityhall/bidsrfsps>). 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.  
  
Award of Contract is expected on June 10, 2025.  
  
The last day to submit technical inquiries shall be May 19, 2025, by 2:00 P.M. (PST). All inquiries shall be submitted through Planet Bids. All addenda shall be posted on the City website and contractors are to check the site during the bidding process. All addenda are to be acknowledged for a valid bid.  
  
The City reserves the right to reject any and all bids and waive informalities, irregularities in the bidding. All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will affirmatively ensure that, in regard to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. Moreover, the City 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, veteran's status or handicap. Bidders are advised that it has been determined that DBE's could reasonably be expected to compete for opportunities on this project, and that there is likely a certain percentage of availability on this project. The City also advises that participation of DBE's in the specific percentage is not a condition of award.  
  
Schld:95796 Adld:32375 Custld:1759  
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Job No. P25-074  
NOTICE INVITING SEALED PROPOSALS (BIDS) PUBLIC NOTICE  
  
SECTION 1 – NOTICE OF BIDS  
  
The CITY OF PERRIS invites online bids on Planet Bids, until 2:00 P.M. (PST), on May 23, 2025, for tree trimming, tree maintenance, general arborist inspection, and maintain an updated tree inventory of trees within the City right of way in a thorough and professional manner, and to provide all labor, tools, equipment, traffic control, materials and supplies necessary to

complete in a timely manner that will meet the City’s requirements. This is a prevailing wage project.

In order to be considered in the selection process, interested parties shall submit their Proposals online up to the time mentioned above. Late proposals will not be accepted.

The specifications are available online to download through the Planet Bids website which can also be accessed through the City of Perris website: (https://www.cityofperris.org/ourcity/cityhall/bidsrfps). 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 have one hundred and twenty (120) working days from the mandatory start of work date for each maintenance grid with the first being July 1, 2025, to fully complete all Work. Award of Contract is expected on June 10, 2025.

The last day to submit technical inquiries shall be May 14, 2025 , by 2:00 P.M. (PST). All inquiries shall be submitted through Planet Bids. All addenda shall be posted on the City website and contractors are to check the site during the bidding process. All addenda are to be acknowledged for a valid bid.

There is a Mandatory PreConstruction meeting on June 30, 2025 at 9:00 A.M.

The City reserves the right to reject any and all bids and waive informalities, irregularities in the bidding. All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will affirmatively ensure that, in regard to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. Moreover, the City 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, veteran's status or handicap. Bidders are advised that it has been determined that DBE's could reasonably be expected to compete for opportunities on this project, and that there is likely a certain percentage of availability on this project. The City also advises that participation of DBE's in the specific percentage is not a condition of award.

Schld:95797 AdId:32376 CustId:1759  
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Job No. P25-075  
NOTICE OF PUBLIC HEARING  
CITY OF PERRIS

PROPOSED DEVELOPMENT IMPACT FEE UPDATES

NOTICE IS HEREBY GIVEN that the City Council of the City of Perris will hold a public hearing at a Regular Meeting on TUESDAY, JUNE 10, 2025, AT 6:30 P.M., or as soon thereafter as the matter may be heard, in the City Council Chambers, 101 N. D Street, Perris, CA 92570 to consider the adoption of:

Updates to the City’s Development Impact Fees for: (1) Fire. The City Council will also consider adoption of the Nexus Study for the foregoing Development Impact Fee. The Nexus Study presents an analysis of costs and levels of service to accommodate new development, as well as the maximum fees that can be charged. The proposed Fire Development Impact Fee will replace the existing Development Impact Fees charged by the City.

The Development Impact Fees will be adopted in accordance with Government Code sections 66000 et seq. and 66016.5. All nexus studies and data in support of the proposed Development Impact Fee updates will be available for review with the City Clerk. Arrangements for reviewing the materials or obtaining copies of the nexus studies can be made by contacting the City Clerk’s Office at (951) 943-6100 or by email cityclerk@cityofperris.org.

ALL INTERESTED PARTIES are invited to attend the hearing and express opinions or submit evidence for or against the proposed fees described above. At the above noted time and place, testimony from interested persons will be heard by the City Council and duly considered prior to taking action on the above proposed fees. Any material submitted to the City Council for consideration (photographs, petitions,

letters, etc.) will be retained by the City and cannot be returned.

If you wish to challenge this item 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 at or before the public hearing. (Government Code § 65009 (b)(2)).

FURTHER INFORMATION regarding the item described above may be obtained at Perris City Hall, City Clerk’s Office, or by contacting the City Clerk by phone or email.

Phone (951) 943-6100  
  
Email: cityclerk@cityofperris.org; City website: www.cityofperris.org

DATE ADVERTISED: May 9, 2025  
  
Schld:95801 AdId:32378 CustId:1759  
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File No.: R-202504941  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:  
1. RANCHO CARDENAS  
22933 ELLIS AVE, PERRIS, CA 92570  
Riverside County  
Full Name of Registrant:  
1. AMPARO GUADALUPE MORENO 22933 ELLIS AVE PERRIS, CA 92570  
This Business is conducted by: INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) /S/AMPARO GUADALUPE MORENO 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 4/14/2025.  
PETER ALDANA

Schld:95802 AdId:32379 CustId:2054  
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Loan No.: 20230628 - Contreras TS no. 2025-11352 APN: 333-610-012 NOTICE OF TRUSTEE’S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/16/2023, 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. NOTICE IS HEREBY GIVEN, that on 5/29/2025, at 9:00 AM of said day, In the courtyard, of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Jose Contreras, a Single Man recorded on 6/28/2023 in Book n/a of Official Records of RIVERSIDE County, at page n/a, Recorder’s Instrument No. 2023-0186658, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 1/24/2025 as Recorder’s Instrument No. 2025-0024503, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier’s Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 56, Tract 34180, per Subdivision Map filed May 13, 2008, Book 429, Pages 72 to

79, Inclusive, of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 28065 Millstream Court, Menifee, CA 92585. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$307,911.79. In the event that the deed of trust described in this Notice of Trustee’s Sale is secured by real property containing from one to four singlefamily residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee’s sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2025-11352. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an “eligible tenant buyer,” you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2025-11352 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: May 6, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee’s Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee’s Sale Information: (916) 939-0772 or www.nationwideposting.com NPP0474193 To: PERRIS PROGRESS 05/09/2025, 05/16/2025, 05/23/2025  
  
Schld:95806 AdId:32380 CustId:2221  
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NOTICE TO CREDITORS OF BULK SALE (SEC 6104, 6105 U.C.C.)  
Escrow No. 04-49428-AWE  
Notice is hereby given to creditors of the

within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: THE MASON JAR BREWING COMPANY, LLC, 29683 NEW HUB DRIVE, STE. A, MENIFEE, CA 92586  
The location in California of the chief executive office of the Seller is: NONE  
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: THE MASON JAR BREWING CO  
The name(s) and address of the buyer(s) is/are: GREY IRON BREWING COMPANY LLC, 22961 SWEETBAY CIRCLE, WILDOMAR, CA 92562  
The assets to be sold are described in general as: ALL FURNITURE, FIXTURES AND EQUIPMENT, TANGIBLE AND INTANGIBLE ASSETS and are located at: 29683 NEW HUB DRIVE, STE. A, MENIFEE, CA 92586  
The business name used by the Seller at that location is : THE MASON JAR BREWING COMPANY  
The anticipated date of the bulk sale is MAY 28, 2025 at the office of: GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660 under Escrow No.: 04-49428-AWE  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: ARWEN ESTELLE, GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660, and the last date for filing claims shall be MAY 27, 2025, which is the business day before the sale date specified above.  
Dated: APRIL 28, 2025  
BUYER: GREY IRON BREWING COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
3722690-PP PERRIS PROGRESS 5/9/25

Schld:95809 AdId:32381 CustId:2364  
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TS No: CA07000052-25-1 APN: 317-150-042 FKA 317-150-042-7 TO No: 3369948  
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 8, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 1, 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 13, 2017 as Instrument No. 2017-0236634, of official records in the Office of the Recorder of Riverside County, California, executed by NAOMI G MOORE, A WIDOW, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold “as is”. The street address and other common designation, if any, of the real property described above is purported to be: 23126 RIDER 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 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 \$141,322.62 (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, CA07000052-25-1. 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 CA07000052-25-1 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: April 29, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000052-25-1 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 NPP0473959 To: PERRIS PROGRESS 05/09/2025, 05/16/2025, 05/23/2025  
  
Schld:95821 AdId:32386 CustId:2221

# Tips for Handling Your Finances in a Time of Economic Uncertainty

By **ADRIANA MORGA**  
**Associated Press**

NEW YORK (AP) — Financial markets are volatile. Consumer confidence is at its lowest level in five years. Economists say recession risks are rising.

It all adds up to financial uncertainty for a lot of Americans. Roughly half of U.S. adults say that President Trump’s trade policies will increase prices “a lot,” according to a recent poll by The Associated Press-NORC Center of Public Affairs Research. And about half of Americans are “extremely” or “very” concerned about the possibility of the U.S. economy going into a recession in the next few months.

Matt Watson, CEO of Origin, a financial planning app, says it’s a period of uncertainty for everyone, including experts.

“No one has a crystal ball. No one, even the people that do this professionally and have done it very successfully for many years, know what’s going to happen,” he said.

If you’re worried about how economic uncertainty might affect you, here are some expert recommendations:

## Take stock of your finances

The first step to preparing for uncertain financial times is knowing your starting point, Watson said. Look at your budget or your debit card expenses so you can understand how much you spend every month.

“Take stock of where you are across a number of different categories,” Watson said.

Looking at the state of your savings and investments can also provide you with an idea of your overall financial health.

## Find where you can cut back

The more nonessential expenses you can pause, the more you can save for an emergency.

“Your choice is really to cut now or cut later, so it’s easier to cut now and

have a cushion,” Watson said.

If you’re having difficulty finding where to cut back, Jim Weil, managing partner at Private Vista, a financial planning firm, recommends that you divide your expenses into three buckets: needs, wants and wishes. Wishes are larger expenses that can be postponed, such as a vacation to Europe.

For the time being, cut back expenses from the wishes section until you feel like your finances are in a good place.

## Take care of your mental health

Between news about tariffs and job losses, you might feel your anxiety rising. So, it’s important that you protect your mental health while also caring about your finances, said Courtney Alev, consumer advocate at Credit Karma. Sometimes, reading too much news that can affect your finances can become overbearing and create more stress than you need.

“It’s good practice to stay informed but you don’t want to let the news cycle consume you,” Alev said.

If you find yourself feeling high levels of stress or anxiety when it comes to your finances, it’s best to contact a professional who can assist you, such as a financial therapist.

If looking for regular mental health services, most health insurance covers some type of mental health assistance. If you don’t have health insurance, you can look for sliding-scale therapists around the country, including through Find-Treatment.gov and the Anxiety and Depression Association of America directory.

## Focus on what you can control

Rather than worrying too much on the economics of the entire country, Alev recommends that you focus on the aspects of your personal life that you can control in order to feel more confident in case there is a recession.

“Identify any changes that you might need to make to have more of

a safety net in place that could give you confidence,” Alev said.

Things you can control include budgeting, creating an emergency fund and cutting unnecessary expenses.

## Create an emergency fund

Whether you are worried about your job security or the high prices of goods, it’s best that you sit down and reassess your budget to create an emergency fund. An emergency fund can feel unattainable if finances are already difficult, but having even a small amount of cash saved can make the difference, Alev said.

Ideally, your emergency fund should amount to three to six months of expenses.

Weil recommends you start thinking about any special commitments that you might have in the next year or two, such as college tuition or moving. If you are planning for a large financial commitment in the near future, Weil recommends that you plan to build a larger emergency fund.

## Do monthly finance check-ins

Alev recommends regularly adjusting your budget to keep your financial goals on track. Monthly budget check-ins can help identify when you are overspending or if your needs change.

“A budget is only as good as it is to help you actually make decisions, so don’t be afraid to update and adapt your budget as the months go by,” Alev said.

## Choose which type of debt to tackle first

Many Americans struggle with debt, whether it’s credit card debt or student loan debt, which limits their ability to save. But, if you want to create an emergency fund while also tackling your debt, it will take some prioritization.

“I would think about different kinds of debt differently,” Weil said, adding that you can place debt in three buckets: short-, medium- and long-term debt.

| SCOREBOARD            |    |                       |        |
|-----------------------|----|-----------------------|--------|
| Baseball              |    |                       |        |
| Big VIII              |    |                       |        |
| Centennial            | 15 | King                  | 10     |
| Centennial            | 0  | Ayala                 | 9      |
| Roosevelt             | 0  | Corona                | 20     |
| Temescal Canyon       | 2  | King                  | 5      |
| Norco                 | 5  | Santiago              | 2      |
| Southwestern          |    |                       |        |
| Great Oak             | 4  | Temecula Valley       | 5      |
| Temecula Valley       | 5  | Great Oak             | 13     |
| Murrieta Valley       | 5  | Temecula Valley       | 6      |
| Temecula Valley       | 5  | Murrieta Valley       | 3      |
| Murrieta Valley       | 9  | Chaparral             | 10 (9) |
| Chaparral             | 1  | Murrieta Valley       | 6      |
| Vista Murrieta        | 7  | Chaparral             | 0      |
| Chaparral             | 6  | Vista Murrieta        | 7      |
| Vista Murrieta        | 13 | Murrieta Mesa         | 5      |
| Murrieta Mesa         | 2  | Vista Murrieta        | 8      |
| Murrieta Mesa         | 2  | Great Oak             | 0      |
| Great Oak             | 0  | Murrieta Mesa         | 4      |
| Sunbelt               |    |                       |        |
| Citrus Hill           | 0  | Heritage              | 1      |
| Heritage              | 7  | Moreno Valley         | 4 (10) |
| Heritage              | 0  | JW North              | 10     |
| JW North              | 2  | Moreno Valley         | 4      |
| Poly                  | 8  | JW North              | 1      |
| Hemet                 | 1  | Orange Vista          | 6      |
| SJVA                  | 7  | Hemet                 | 15     |
| Moreno Valley         | 14 | Hemet                 | 5      |
| Orange Vista          | 4  | Citrus Hill           | 0      |
| Rancho Verde          | 0  | Orange Vista          | 9      |
| Ivy                   |    |                       |        |
| Arlington             | 8  | Lakeside              | 1      |
| Lakeside              | 3  | Paloma Valley         | 5      |
| Lakeside              | 0  | Poly                  | 1      |
| Poly                  | 6  | Paloma Valley         | 7      |
| Paloma Valley         | 8  | Liberty               | 1      |
| Liberty               | 10 | Valley View           | 5      |
| Valley View           | 2  | Arlington             | 11     |
| Cornerstone Christian | 3  | Liberty               | 2      |
| Inland Valley         |    |                       |        |
| Canyon Springs        | 11 | Perris                | 0      |
| Perris                | 0  | Cornerstone Christian | 17     |
| Perris                | 4  | Rancho Verde          | 14     |
| Hillcrest             | 11 | Vista del Lago        | 0      |
| Rancho Christian      | 6  | Hillcrest             | 4 (8)  |
| Vista del Lago        | 3  | Canyon Springs        | 5      |
| Rancho Verde          | 5  | Rancho Christian      | 13     |

Weil recommends that you prioritize paying off high-interest debt such as your credit card. By making extra payments or paying over the minimum payment, you will be able to pay it off quicker. Student loan debt and long-term debt such as a mortgage can be tackled with more modest payments while you focus on creating an emergency fund.

If you have credit card debt and you can’t make too much progress in paying it down, Alev recommends you try to eliminate or reduce the amount of credit you use.

## Don’t panic about your investments

While the stock market has had some bad days, it’s best that you are not reactive to the market. If you have investments, especially in retirement vehicles such as your 401(k), it’s best not to make rushed decisions, Alev said.

“You really want to try not to panic. It can be unnerving but most likely, you should have time to make that up,” she added. If you’re closer to retirement, Alev recommends that you look into more conservative investments.