

The Perris Progress

Serving Perris, Menifee, Homeland, Nuevo, Mead Valley, Romoland, Sun City ★ Find us online www.zapinin.com

Vol. 125-20

Friday, May 16, 2025

Since 1901

From The Left and Right, US Catholics Hope New Pope Fulfills Their Hopes



Pope Leo XIV meets the College of Cardinals in the New Synod Hall at the Vatican, Saturday, May 10, 2025.

Vatican Media via AP

By DAVID CRARY and
TIFFANY STANLEY
Associated Press

NEW YORK (AP) — News that the global Catholic church would get its first-ever U.S.-born pope was welcomed by Catholics across the ideological spectrum in Pope Leo XIV's homeland, raising the question of whether he might be able to ease some of the deep divisions within its ranks.

From U.S. Catholics to the left of the ideological center, there is optimism that Leo will carry on Pope Francis' outreach to poor and marginalized people, including migrants, and provide a counterweight to policies of the Trump administration that distress them. To the right, there is hope the new pope will faithfully uphold Catholic doctrine, including opposition to abortion, same-sex marriage and women's ordination.

new pope has made clear — in his remarks and his choice of a motto — that unity within the global church will be a paramount priority.

"In these early days, he's still an empty vessel," said Steven Millies, a public theology professor at the Catholic Theological Union in Chicago. "Until we all get to know him better, we can pour our expectations into him."

Notre Dame Provost John McGreevy, a historian of Catholicism, said he was "completely stunned" after the papal announcement, having shared the conventional wisdom that a pope from the U.S. was a near-impossibility.

But Leo "is a global Catholic citizen," McGreevy said, citing the pontiff's time in Peru, at the Vatican and leading an international religious order.

One reason for optimism: The

See Pope Page 7

RIVERSIDE COUNTY SECURES \$333M TO EXPAND MENTAL HEALTH, SUBSTANCE USE SERVICES

RIVERSIDE (CNS) - Local leaders Tuesday were celebrating more than \$333 million in state funding to expand access to critical mental health and substance use services in Riverside County.

The funding was awarded to the Riverside University Health System's Behavioral Health Department through California's Behavioral Health Continuum Infrastructure Program. Announced Monday, the investment will support projects, including the Behavioral Health Wellness Center and the Harmony Haven Children and Youth Wellness Center, among other initiatives.

"We are extremely grateful to receive these funds to expand behavioral health in

Riverside County as a whole," Supervisor V. Manuel Perez said in a statement. "We appreciate this incredible support from the State of California. We advocated with Governor Newsom for this measure, knowing the great need we have for high-quality behavioral health services and the continuum of care."

See Mental Health Page 6



DIFFICULT
ROADS
LEAD TO
BEAUTIFUL
DESTINATIONS



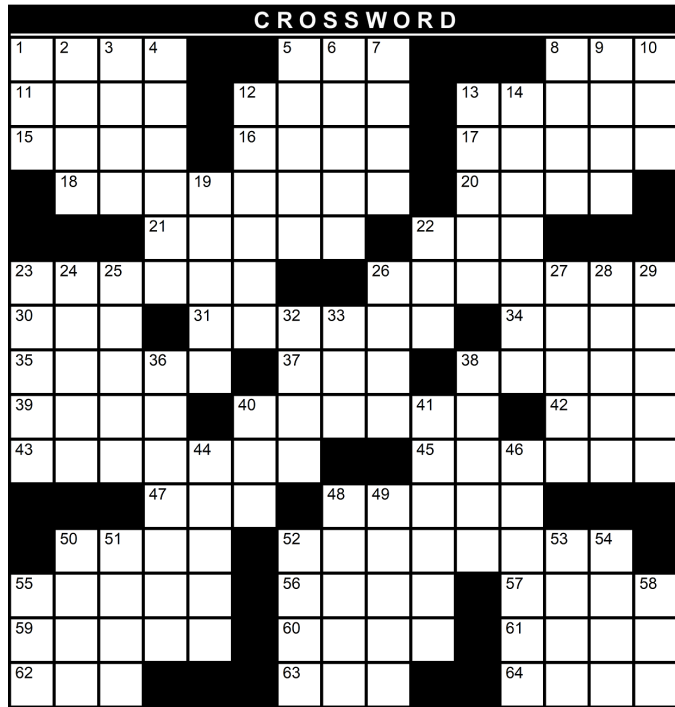
PUBLIC HEARING SET
ON PROPOSED HIKE TO
ENVIRONMENTAL HEALTH FEES

SEE PAGE 6

Subscribe: subs@perrisprogressnews.com

Print Copy mailed \$26 p/yr or

Full Color Digital emailed \$13 p/yr



SWITCH & GET \$25

Off First Month of New Service!
USE PROMO CODE: GZ590

Consumer Cellular

CALL CONSUMER CELLULAR 888-804-0913

© 2023 Consumer Cellular Inc. For promo details please call 888-804-0913

© StatePoint Media

STATEPOINT CROSSWORD

THEME: THE 1950s

ACROSS

1. Deals a death blow
5. Large edible mushroom
8. Food safety agency, acr.
11. Auditioner's hope
12. Closing act
13. *Julius and Ethel Rosenberg, supposedly
15. Corset rod
16. Therefore
17. *"Lord of the Flies" shell
18. *Ed of TV
20. Sty sound
21. Pillow filler
22. Gastrointestinal tract
23. *Pooch on a 1950s skirt
26. Most cautious
30. Go wrong
31. Camels' relatives
34. Lake north of Cleveland
35. Wide open
37. Kind of conifer
38. Spectrum maker
39. Better than never
40. Portable stairs
42. Headdress
43. Tennis shoe

45. Triage nurse's measurements
47. Old horse
48. Film director Sergio
50. Band's work-related trip
52. *Slicked men's hair-style
55. Does like a hot dog
56. Rod for a hot rod
57. Winter forecast
59. Be
60. Measurement, abbr.
61. U2 guitarist
62. *Clearasil target
63. Ballpark fig.
64. Wine choice

DOWN

1. Roman goddess of fertility
2. *Domino's nickname
3. German Mrs.
4. Coiffed
5. Turn pumpkin into Jack-o-Lantern
6. "Pomp and Circumstance" composer
7. Low-ranking worker
8. Certain Scandinavian
9. 52 cards
10. Fireplace mess

CLASSIFIED ADVERTISING

To place a classified ad, please contact
advertising@perrisprogressnews.com

The Perris Progress

For Legal Notices including Fictitious Business Names (FBN's) email:
legals@perrisprogressnews.com

For News Coverage email: news@perrisprogressnews.com

(T) 951-737-9784 (F) 951-737-9785

Mail: P.O. Box 128, Perris, CA 92572

The Perris Progress (USPS 428-100) is published each week on Friday.

Subscription rate: \$26 per year.

James Jude Forbes, publisher, Periodical postage paid by THE PERRIS PROGRESS newspaper; Postmaster send returns to Box 128, Perris, CA. 92572-0128.

The Perris Progress was first printed in 1901. It was adjudicated a 'newspaper of general circulation' by the Superior Court of Riverside California on June 27, 1952, case No. 54843. No part of this publication may be copied or reprinted without the written permission of the publisher.

Felon Who Killed Partner in Fencing Operation Convicted of Murder

RIVERSIDE (CNS) - A convicted felon who fatally shot his partner in a stolen goods fencing operation and buried the victim's remains in a Mead Valley field, where they were found almost a year later, was convicted Monday of first-degree murder and other charges.

A Riverside jury deliberated roughly three days before finding 41-year-old Ricardo Pardo of Perris guilty in the 2021 slaying of 27-year-old Joshua Crosier of Hemet. Along with murder, the

panel convicted Pardo of sentence-enhancing gun and great bodily injury allegations.

Riverside County Superior Court Judge Jason Armand scheduled a sentencing hearing for June 6 at the Riverside Hall of Justice. Pardo is being held without bail at the Robert Presley Jail.

According to a trial brief filed by the Riverside County District Attorney's Office, the defendant and Crosier were sometime partners

in an underground operation that involved selling stolen property, mostly guns and electronics, including small aerial drones.

In August 2021, Crosier fell behind paying the defendant for some of the items that Pardo had given him to sell, leading to animosity, the brief said. There were additional conflicts related to one of the defendant's girlfriends.

Late on the night of Aug. 28, Crosier got intoxicated

See Murder Page 3

12. Beer mug
13. Use elbow grease
14. *First Black nominee of Oscar for Best Actor
19. City in Northern France
22. Neon or radon, e.g.
23. Church bell sounds
24. Liturgy instrument
25. Speak like Pericles
26. *June Cleaver's husband
27. "Fear of Flying" author Jong
28. Type of rug
29. Christmas help, pl.
32. Way, way off

33. * ____-Century Modern
36. *Charles Schulz creation
38. Newspapers and such
40. Chicken order
41. Calls forth
44. Eroded limestone landscape
46. Movie trailer, e.g.
48. Lumen per square meter, pl.
49. "Bravo! Bravo!", e.g.
50. Yellow ride
51. The Fonz: "Sit ____!"
52. Female equivalent of sir

53. ____-European language
54. Fireplace fodder
55. *Candy in dispenser
58. Itsy-bitsy

SOLUTION TO THIS WEEKS PUZZLE



What's That Rash? Put Some Thought into Asking Google for Medical Help

By TOM MURPHY AP
Health Writer

Dr. Google is often on call for worried patients, but it may not give the best advice.

Doctors say internet searches for medical information should be done cautiously, especially with artificial intelligence playing a growing role.

Information from the right websites can teach patients about symptoms and prepare them for a doctor's visit. But a poorly done search might inflame anxiety well before someone reaches the waiting room. It's important to know the source of the information you find and to avoid trying to diagnose your health issue.

Here are questions to keep in mind if you seek medical help online.

What's your source?

When you do a search, don't automatically click the first link. It may not contain the best answers.

Some companies pay to have their websites listed at the top of a results page. Those links may be listed as sponsored.

Scroll for results that come from a source you can trust



for medical information. That can include big health systems like the Mayo Clinic or sites run by government agencies like the Centers for Disease Control and Prevention.

"We've gotten so used to clicking on that first link," says John Grohol, a psychologist who specializes in online behavior. "For your health information, especially when it is personal, you want to think about it."

Should I use AI?

That depends on what it tells you.

More people are using artificial intelligence to get quick answers pulled from

a variety of internet sources. Some searches also will generate an AI summary at the top of the results page.

But an AI answer may not say where it got the information. That makes it hard to judge credibility.

AI also can be prone to "hallucinations," an industry term for issues that cause the technology to make stuff up. Be especially wary of this if no source is cited.

What should I ask?

How you phrase a question plays a big role in the results you see. Doctors say patients should search for information based on symptoms, not an expected

diagnosis.

"You've got to ask at the very beginning the right questions," said Dr. Eric Boose of the Cleveland Clinic.

That means asking, "What could cause a lump to form under my skin?" instead of "Is the lump under my skin cancer?"

Focusing on a diagnosis means you may miss other explanations, especially if you just click the first few links listed in the results.

For some issues, you should skip the search altogether. If you are having chest pains, experiencing dizziness or showing signs of a stroke,

seek help immediately.

"You don't want to delay something that should be treated within a certain amount of time," said Dr. Olivier Gherardi, medical director of Brown University Health Urgent Care.

Can the internet diagnose a problem?

No. Leave that to the real doctors who are trained to ask questions that lead to a diagnosis.

Blood in your urine could mean cancer. It also might be caused by kidney stones or an infection.

Unexplained weight loss also could be a sign of cancer. Or it could reflect an overactive thyroid or a new job that causes you to move around more.

Some testing and a visit with a doctor who knows your medical history may be the best medicine in these situations.

"There are a lot of symptoms that overlap between minor conditions and major medical problems," said Dr. Sarah Sams, a board member with the American Academy of Family Physicians.

Murder

Continued from Page 2

while celebrating his birthday at a bar and then contacted Pardo about meeting him to discuss unspecified issues at the mobile home where one of the defendant's girlfriends resided with his child on Patterson Avenue, near Rider Street, in Mead Valley, prosecutors said.

Pardo later gave sheriff's detectives different accounts of what transpired during the encounter. But the gist of it was that the victim initiated deadly contact. Pardo told investigators he was sitting on the bumper of his vehicle, talking with Crosier, when the latter turned hostile and "kicked him in the jaw, knocking out two of his teeth," the brief stated.

The defendant claimed Crosier pulled a handgun and leveled it at him, culminating in a "struggle for the gun, then it accidentally went off, striking the victim," according to court papers. By Pardo's own admission, he then looked for a soft patch of soil along a fence line near the trailer and buried Crosier in it, the brief said.

Sheriff's Sgt. Steve Brosche

said the victim's girlfriend, whose identity wasn't disclosed, reported him missing within a couple of days, leading to a missing person investigation that turned into a homicide investigation when, in April 2022, detectives received an anonymous tip indicating Crosier was dead.

Detectives procured evidence pointing to Pardo as the assailant, and he was

arrested without incident on July 28, 2022. The victim's remains were recovered less than a week later.

An autopsy revealed Crosier had been shot point-blank through the head with a shotgun.

Court records show Pardo has prior convictions for receiving stolen property, illegal possession of a firearm and possession of drug paraphernalia.

Coroner: John Elway Pal Hurt in Fall from Golf Cart Died from Head Trauma

PALM SPRINGS (CNS) - A sports agent and long-time friend of legendary NFL QB John Elway died from hitting his head on the pavement when he fell from a golf cart as he and Elway were taking part in an after-party event for the Stagecoach County Musical Festival, authorities confirmed Friday.

Jeffrey Sperbeck, 62, of San Clemente suffered a traumatic head injury on the night of April 28 at the Madison Club in La Quinta.

The Riverside County Coroner's Office said Friday that he succumbed to the "blunt head trauma" injury just after 1 a.m. on April 30.

"The manner of death is 'accident,' and the mode of death -- how the injury

occurred -- is 'passenger fell from golf cart,'" the agency said in a statement, which ends the investigation that began almost two weeks ago.

Published reports indicated Sperbeck was the passenger in a cart being driven by Elway about 7 p.m. on April 28 in the 53000 block of Humboldt Boulevard.

The two friends and business partners had been involved in festivities surrounding the music festival, which was held at the Empire Polo Club in Indio.

Sperbeck reportedly fell out of the back of the cart while it was traveling at an unconfirmed speed, striking his head.

He was taken to Desert

Regional Medical Center in Palm Springs, where he lingered in a coma, never regaining consciousness, until the predawn hours of April 30.

Elway was questioned by sheriff's deputies but not arrested.

Sperbeck and Elway teamed up in 1990, when the victim became the athlete's NFL agent, while Elway was quarterback for the Denver Broncos. The two-time Super Bowl champion hung up his jersey in 1998, ultimately serving as the team's general manager, then later as a consultant. He retired altogether in 2023.

The two men partnered in a winery venture in 2013, according to reports.

Suspect Shot by Park Rangers in Lake Perris

PERRIS (CNS) - A man who was allegedly armed with a gun was shot by park rangers at the Lake Perris State Recreation Area, authorities said Sunday.

California State Park rangers assigned to the reserve responded to a parking lot within the lake area after hearing shots fired around 6:50 p.m. Saturday, according to the Riverside County Sheriff's Department.

Upon arrival, they contacted a suspect who allegedly attempted to produce a firearm concealed on his person, resulting in a shooting, the sheriff's department announced.

The suspect was struck by

gunfire, detained and given medical care. He was taken by park rangers to a hospital where he was being treated for non-life-threatening injuries.

He was not being identified at this time.

The sheriff's Force Investigation Detail assumed the investigation into the shooting.

Officials said they believe there are multiple witnesses to the shooting who did not speak to law enforcement. Anyone with additional information was encouraged to contact investigator Rick Ramirez or investigator Ivan Ostarcevic at 951-955-2777.

Just 17% of State Residents Could Afford a Family Home in First Part of Year

RIVERSIDE (CNS) - Just 17% of the state's consumers could afford to purchase a median-priced, existing single-family home in California in the first quarter of 2025, up from 15% in the fourth quarter of 2024 and unchanged from a year ago, the California Association of Realtors announced Friday.

Housing affordability in California remained near its all-time low as mortgage rates rose to the highest level in three quarters amid growing economic uncertainty, keeping borrowing costs near their all-time highs.

While the monthly mini-

mum mortgage payment for a median-priced home -- including taxes and insurance -- slipped 1.8% from fourth-quarter 2024, it jumped 4.6% from first-quarter 2024, as the effective mortgage rate rose from both the previous quarter and the fourth quarter of last year, CAR determined.

In Riverside County, a minimum annual income of \$164,800 was needed to qualify for the purchase of a \$640,000 existing single-family home in the first quarter of 2025.

Meanwhile, in Los Angeles County, a minimum yearly income of \$222,000

was required to purchase an \$862,570 single-family home in first-quarter 2025, according to the report.

In Orange County, CAR said, an annual income of \$373,200 was needed to buy a \$1.45 million existing single-family home.

Growing concerns of economic uncertainty have created volatility in the past few weeks. Over the next quarter or two, rates may continue to fluctuate as the impact of trade policies enacted by the White House administration remains unclear, according to CAR.

The Federal Reserve announced at their meeting



this week that they are holding rates steady and will continue to evaluate the tariffs' effect on the economy in the months to come.

The share of California households that could afford a typical condo/townhome in first-quarter 2025 remained steady at 24%, unchanged from the previous quarter and previous year. An annual income of \$172,400 was required to make the monthly payment of \$4,310 on the \$670,000 median-priced condo/townhome in the first quar-

ter of 2025.

Compared with California, more than one-third -- 37% -- of the nation's households could afford to purchase a \$402,300 median-priced home, which required a minimum annual income of \$103,600 to make monthly payments of \$2,590, CAR found.

Nationwide, affordability was unchanged from a year ago. In the first quarter of 2025, the nationwide minimum required annual income was less than half that of California's for the eighth consecutive quarter.

FRIDAY, May 16, 2025

Today in History:

Today is the 136th day of 2025.
There are 229 days left in the year.

By The Associated Press,

Today is Friday, May 16, the 136th day of 2025. There are 229 days left in the year.

Today in history:

On May 16, 1960, the first working laser was demonstrated at Hughes Research Laboratories in Malibu, California, by physicist Theodore Maiman.

Also on this date:

In 1770, Marie Antoinette, age 14, married the future King Louis XVI of France, who was 15.

In 1868, having already been

impeached by the House of Representatives, President Andrew Johnson narrowly avoided impeachment by the Senate, which voted 35-19 in favor of impeachment—one vote shy of the required two-thirds majority.

In 1929, the first Academy Awards were presented. “Wings” won the award for Outstanding Picture, while Emil Jannings and Janet Gaynor were named Best Actor and Best Actress.

In 1943, the nearly monthlong Warsaw Ghetto Uprising came to an end as German forces crushed the Jewish resistance and blew up the city’s Great Synagogue.

In 1966, the Chinese Communist Party issued the May 16 Notification, a document that criticized “counterrevolutionary revisionists” within the party

and marked the beginning of the Cultural Revolution.

In 1975, Japanese climber Junko Tabei became the first woman to reach the summit of Mount Everest.

In 1997, President Bill Clinton publicly apologized for the notorious 40-year Tuskegee Experiment, in which government scientists deliberately allowed Black men to weaken and die of treatable syphilis.

In 2018, officials at Michigan State University said they had agreed to pay \$500 million to settle claims from more than 300 women and girls who said they were assaulted by sports doctor Larry Nassar.

In 2022, the U.S. death toll from COVID-19 reached 1 million.



Asparagus in the Garden Takes Its Time but Is Worth the Wait

By JESSICA DAMIANO
Associated Press

Asparagus isn’t the most common vegetable among home gardeners, and that’s likely because growing it is an exercise in patience. But three years of patience is a small price to pay for up to 20 years of relatively effortless tender green shoots.

If you’ve never seen an asparagus plant, you might be taken aback by its otherworldly appearance. Instead of the expected leaves and stems typical of most other plants, bare asparagus spears simply poke up out of the ground like sticks.

If you’d like to grow them in your garden, there are a few things to know.

For starters, in horticultural zones 3-8, asparagus isn’t one of those vegetables you need to plant every year, so plant it where it can thrive

long-term. That means selecting a sunny spot with well-draining, fertile soil. To achieve that fertility, incorporate a generous helping of compost or well-rotted manure into the soil before planting.

Although it’s possible to grow asparagus from seeds, I recommend planting year-old crowns, which are dormant roots, instead. You’ll find them at garden centers and in catalogs. Planting crowns provides a head start by reducing the time to your first harvest by a year.

Plant crowns into weed-free, prepared beds in early spring, digging trenches 12-18 inches wide, 6-12 inches deep and 3 feet apart (if planting more than one row). Plant crowns 12-18 inches apart, spreading the roots over the bottom of the trench, then cover lightly with 2-3 inches of soil, and water well.

As shoots grow, add more soil gradually until the crowns are fully buried and the trench is filled in. Then apply mulch.

Water plants deeply during dry spells but avoid over-watering.

Allow plants to grow undisturbed for two full years, then begin harvesting in spring of their third year, when stalks are 6 to 10 inches tall and about as thick as a pencil.

Use a sharp knife to cut each stalk slightly below the soil line, but take care not to damage emerging stalks. You can continue to harvest for roughly six weeks, depending on your climate. In my suburban New York garden, I can harvest asparagus until the beginning of July.

It’s important not to harvest after the six-week period that begins when the first stalks are mature. The



remaining stalks should be left in place to store energy for the following year’s harvest.

At the end of the season, fernlike fronds will follow the spears. Leave them in

place until they’ve turned brown, then remove them at ground level.

A note about companions: Onion and garlic will stunt asparagus, so avoid planting them nearby.

Steeply Discounted *Overdose-Reversal Medicine* Now Available to Any Californian

BY KRISTEN HWANG,
CalMatters

Any Californian can purchase naloxone, an opioid overdose reversal medication, directly from the state at a discounted price, Gov. Gavin Newsom's office announced Monday.

The medication is available online for \$24 for a two-pack of the nasal spray, roughly half the market price of the drug. Previously, the discount was available only to government organizations and businesses.

"Life-saving medications shouldn't come with a life-altering price tag. CalRx is about making essential drugs like naloxone affordable and accessible for all — not the privileged few," Newsom said in a statement. CalRx is a Newsom initiative to bring down the cost of prescription drugs.

California has spent more than \$1 billion fighting the opioid epidemic, which killed more than 8,900 people last year, according to preliminary data from the state health department. That represents a 13% increase in deaths from 2023.

The Naloxone Distribution Project and Access Initiative is part of the strategy to stop



overdoses, which began spiking in 2019 as fentanyl, a highly potent synthetic opioid, infused the market. The rate of fentanyl-related overdose deaths began declining last year, according to state data.

More than 6 million naloxone kits have been distributed to local governments and organizations since 2018, according to state data. About 355,000 overdoses have been reversed.

In 2024, Newsom's office announced a new supplier for the state initiative, Amneal Pharmaceuticals, which agreed to sell the steeply discounted drug to California. Days prior, Attorney General Rob Bonta announced a \$273-million multistate settlement with the New Jersey-based company over its alleged failure

to report suspicious opioid orders that contributed to the country's epidemic.

"By getting this lower price, we are making the financial savings and able to use our dollars to buy more product, which of course is ultimately very much about saving lives," said Elizabeth Landsberg, director of the Department of Health Care Access and Information, last year.

Naloxone is one of two current efforts by the state to make generic drugs more affordable under Newsom's effort to lower the costs of pharmaceuticals. California has a \$50-million contract to manufacture generic insulins for CalRx. That project is more than a year behind schedule.

center will offer Riverside County's first 30-bed adolescent residential substance use disorder facility, a 16-bed psychiatric residential treatment facility, a 15-station mental health urgent care unit and an outpatient clinic for ongoing behavioral health and substance use care.

In addition, officials said the state funding will help serve Riverside County's growing population

Public Hearing Set on Proposed Hikes to Environmental Health Fees

RIVERSIDE (CNS) - The Board of Supervisors Tuesday set a May 20 public hearing to consider a series of proposed increases to fees for permits issued by the Riverside County Department of Environmental Health, which is seeking double-digit percentage hikes for some services.

In a 5-0 vote without comment, the board signed off on agency Director Jeff Johnson's request for a hearing on alterations to the fee schedule going into fiscal year 2025-26. Johnson put the board on notice in January that proposed adjustments were in the works.

The department relies on the regional Consumer Price Index to gauge inflationary pressures on its budget, as well as consider other factors, such as demand on staff and resources, to make decisions regarding how much to raise fees in specific categories.

The agency minimized fee changes from 2020 to 2023, but returned with a request for significant revisions last year.

"We go back and analyze what we do. We ask if we can do some things better, create efficiencies," Johnson told the board in April

2024. "We've had to absorb costs internally, but we're a lean machine."

The permit and inspection fees the department is seeking to increase cover a broad regulatory scheme, from food facilities to farm stands, and swimming pools to septic tanks.

Among the fees slated for an increase is the cost for a new tattoo parlor plan check, which would go from \$526 to \$796, a 34% jump.

The inspection fee assessed for a swimming pool replaster would increase to \$398, compared to \$252 now, a 37% difference.

The cost of inspecting a commissary's prepackaged food items would go from \$682 to \$705, up 3%. A new fee would be established for inspecting unpackaged edibles in a commissary: \$776.

A new fee would also apply for fulfilling a public records request, which would result in a \$7 upfront charge.

To inspect an outlet selling tobacco products would cost \$502 after July 1. The current charge is \$477. The cost of scrutinizing

See Fees Page 10

Mental Health

Continued from Page 1

The funding is part of Proposition 1, a bond measure passed by California voters in 2024 to improve mental health treatment and substance use services across the state.

Of the total, \$184 million will go toward the Behavioral Health Wellness Center in Moreno Valley. The center will include a 100-

bed inpatient psychiatric facility to serve both adults and, for the first time, children under age 12. Officials said the project will increase access to mental health care and reduce strain on local emergency rooms.

The remaining \$149.7 million will fund services at the Harmony Haven Children and Youth Wellness Center in Beaumont, according to officials. The

of nearly 2.5 million residents, particularly children who often have to seek care outside the county.

"When someone is in crisis, delays can worsen their condition and separate them from their family and support system," RUHS-

BH Director Dr. Matthew Chang said. "These grants are a lifeline. The Wellness Center and Harmony Haven will help us bring timely, compassionate care to the people who need it most -- right here in Riverside County."

Pope

Continued from Page 1

“Even though he’s an American, and we’re super proud that he’s American, it’s hard to think of someone more embedded in a lot of the global church,” he said.

What will Pope Leo’s relation with U.S. Catholics be?

It’s too soon to tell what Leo’s relationship will be with his fellow American prelates and the broader U.S. Catholic Church, McGreevy cautioned.

“The early indications are that there’ll be some similarities to Pope Francis,” he said — suggesting that differences with conservative U.S. bishops could continue.

McGreevy said he expects some tension between the Vatican and the White House over immigration and climate change, two of Francis’ key priorities that are likely to be reaffirmed by Leo.

Chad Pecknold, a professor of systematic theology at the Catholic University of America, suggested that Francis either disliked or misunderstood the United States.

“With Leo XIV, it’s clear he not only loves America, but he even loves the White Sox,” Pecknold said via email. “That can only have a good effect, not only upon American Catholics, but also American bishops, and indeed, everyone. It’s good to feel like the pope is on your side.”

During the latter years of Francis’ papacy, one of the most divisive issues among U.S. bishops was whether Catholic politicians who supported abortion rights

— including then-President Joe Biden and then-House Speaker Nancy Pelosi — should be barred from receiving Communion.

Francis stressed he would not reject politicians who support abortion rights and Biden received Communion during a visit to Rome in 2021.

San Francisco Archbishop Salvatore Cordileone, who barred Pelosi from receiving Communion in the archdiocese, described Leo as a “bridge builder.”

“He will be a good force for unity in the church,” Cordileone told KPIX-TV in San Francisco. “Even with differences of opinion and different ideas of strategy and so forth, we can have unity in the church.”

U.S. Rep. Chris Smith, a New Jersey Republican and outspoken abortion opponent, took heart from a homily delivered early this year by Leo when he was Cardinal Robert Prevost. The passage cited by Smith: “God’s mercy calls us to protect every life, especially those society overlooks — the child yet to be born and the elderly nearing their journey’s end — because each bears Christ’s face.”

Smith depicted this remark as “underscoring the protection of the right to life as first among the many humanitarian responsibilities of the Church.”

The interim president of Catholics for Choice, which

supports abortion rights, acknowledged that Leo opposes abortion and said the group would send him letters from Catholics who disagree with that stance.

“We are praying that he will be a pope guided by a commitment to peace, justice, and inclusion,” said Chris Wimbush. “The future of our church depends on greater inclusion and nuance on reproductive

when she was in Rome for a celebration of deacons.

“He was asking deacons to be humble in their service,” Hidalgo said. “I could tell just from meeting him that that’s something he really values himself ... that you are to be of service and you’re there in a posture of humility.”

The U.S.-based Women’s Ordination Conference, which advocates for women to be accepted as priests, welcomed the inclusive tone of Leo’s initial remarks.

“His clear emphasis on bridge-building and dialogue offer WOC hope that Pope Leo XIV might be a leader who will also build

at odds with Francis — remains relatively conservative.

But in the ranks of bishops below them, “the change has already happened,” Millies said. “They are men who are more pastoral than focused on doctrine. The election of Leo means we are firmly in a different era.”

Traditionally, the taboo against a U.S. pope reflected reluctance to give the world’s No. 1 superpower even more influence. That shouldn’t be a concern with Leo, according to Austen Ivereigh, a British-based journalist and author of two books on the Francis papacy.

“If anybody thinks he (Leo) is going to take a different line from Francis on migration or climate change, they’re in for a surprise,” Ivereigh said. “Francis was putting into practice church teaching, and Leo will do the same.”

There was muted reaction to Leo’s election from Bishop Robert Strickland, who was ousted by Francis in 2023 from leadership of the Diocese of Tyler in Texas. Strickland had been a fierce critic of Francis and came to symbolize the polarization within the U.S. hierarchy.

In social media posts after Leo assumed the papacy, Strickland expressed hope that he would faithfully uphold the sacred Scriptures and traditions known as the Deposit of Faith.

“With the heavy weight of the papacy now on his shoulders he needs our prayers,” Strickland added.

Stanley reported from Washington. Associated Press journalists Nicole Winfield in Rome and Peter Smith in Pittsburgh contributed to this report.



Clerics wave US flags during the speech of the newly elected Pope Leo XIV at the Vatican, Thursday, May 8.

active health decisions like abortion, contraception and IVF.”

Women and the church

Francis, during his papacy, took major strides to give women more senior leadership positions in the church. But he upheld the ban on female priests and tamped down hopes that women could be ordained as deacons.

Ellie Hidalgo of Discerning Deacons, which advocates for women deacons in the church, said she hopes Leo will support the church’s ongoing review of women’s participation in ministry. A years-long Vatican process left open the contentious question of whether women should be ordained as deacons.

Hidalgo, who lives in Miami, heard then-Cardinal Prevost speak in February

bridges to Catholic women,” the group’s statement said. It envisioned “a long-overdue day when women are recognized as equals in Christ.”

Called on by Pope Francis

Francis, in many ways, saw Robert Prevost as a possible successor, assigning him to positions in Peru that bolstered his global resume and later calling him to the Vatican to oversee the influential office that vets bishop nominations.

“Francis was paying close attention to new U.S. bishops,” said Millies, the public theology professor. “Prevost has been Francis’ man overseeing the careful selection of a different sort of bishop to fill important posts in the U.S.”

Millies said the top leadership of the U.S. Conference of Catholic Bishops — which was sometimes

"Clown in a Cornfield"

By Bob Garver

"Thunderbolts*" certainly scared off the competition in its second weekend at the domestic box office. This sometimes happens the weekend after the opening of a huge blockbuster. Other studios will know that they can't compete against the powerhouse, so they hold off on releasing anything that they think has the potential to be a big or even midsize hit. When that happens, I have to review either a holdover or a newcomer that can only hope to become, at most, a tiny hit. "Clown in a Cornfield" definitely falls into the latter category. This thing is cheap even by horror movie standards, yet in a minor victory, it managed to open in fifth place for the weekend. I'd admire its pluck, but there's no sleeper hit here, just a movie that didn't fail too badly when it was sent out to die.

The film follows Quinn Maybrook (Katie Douglas), a teenager moving to the rural town of Kettle Springs with her doctor father Glenn (Aaron Abrams). Sullen and supposedly shy, Quinn

is expectedly standoffish toward her unsophisticated classmate Rust (Vincent Muller). But she's able to make surprisingly fast friends with the cool clique: jock Matt (Alexander Martin Deakin), joker Tucker (Ayo Solanke), friendly Ronnie (Verity Marks), mean Janet (Cassandra Potenza), and leader Cole (Carson MacCormac). Cole is the son of wealthy corn syrup magnate Arthur Hill (Kevin Durand), who chews scenery so viciously in straight scenes that it's hard not to picture him delivering villainous exposition by the movie's end.

It soon becomes apparent that the adults in the town don't much care for teenagers, especially Cole's group. Teachers, shopkeepers, and the local sheriff (Will Sasso) seem to have a vendetta against the kids, punishing them for pranks that they only sometimes pull. Quinn knows that it's normal for kids to "think" authority figures are out to get them, and it's not like the teens completely abstain from mischief, but something seems off about the dynamic. Cole explains that it's because the group is

being unfairly blamed for a recent fire at the corn syrup factory that had a devastating economic effect on the town. Quinn takes him at his word that the fire was an unrelated accident, but should she trust him? Can any teenager ever be trusted?

Never mind filling in blanks about the town's past, there's a killer on the loose! Somebody dressed as Frendo the Clown, the mascot of the corn syrup company, is killing off teens that have upset the establishment. As a matter of fact, their master plan seems to be to attack a group gathering for a booze/drugs/sex/music party set in a barn. And the barn is right next to... that's right, a high-end golf course. Just kidding, it's a cornfield. Get ready for some deaths by pitchfork.

I wasn't digging "Clown in a Cornfield," and not just because it doesn't do scares and violence well. It doesn't, but I think the bigger problem is with the characters. These are

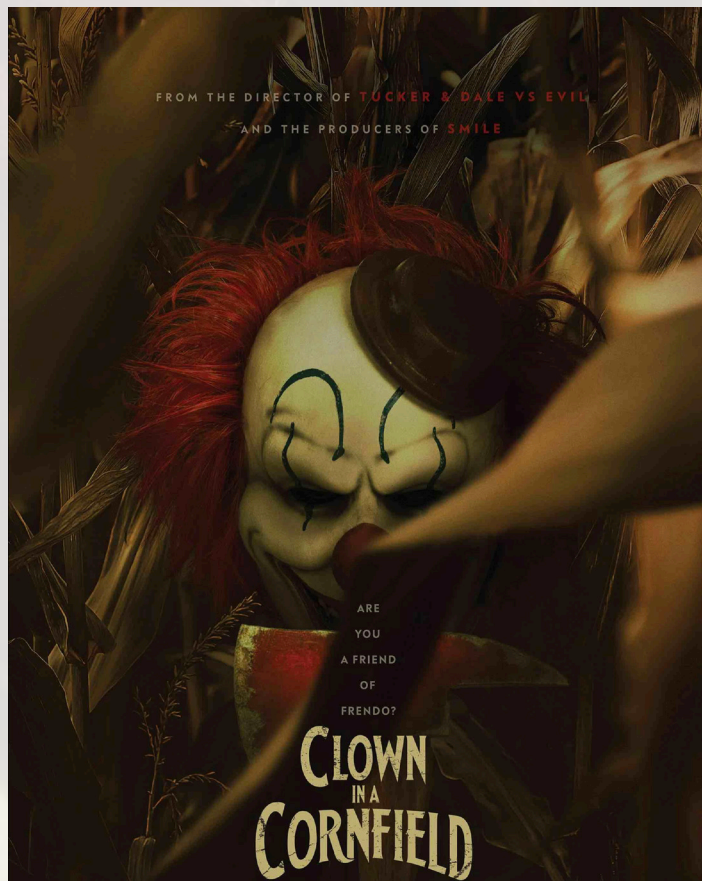
some of the least-likeable protagonists I've seen in a while. The "broken family getting set up in a new town" trope has been done to death in every genre, but especially horror (and don't think I've forgotten about you, "adult is barely able to keep custody of a child and scary happenings are the last thing they need"). Quinn and her father just seem like they're this movie's plug-in for character types, not characters of their own, and nothing about their chemistry with one another seems natural. And this is to say nothing of the col-

lection of one-dimensional clown fodder that make up the circle of friends or shady townspeople. I live in New York City, and I'm about as likely to see this movie again as I am to see an actual cornfield outside my window.

Grade: D

"Clown in a Cornfield" is rated R for bloody horror violence, language throughout, and teen drinking. Its running time is 96 minutes.

Contact Bob Garver at rg251@nyu.edu.



'Thunderbolts' Tops Box Office with \$33 Million in Second Weekend

LOS ANGELES (CNS) - "Thunderbolts" kept the top spot at the box office, taking in \$33.1 million in its second weekend at North American theaters, 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 Kurylen-

ko, Lewis Pullman, Wendell Pierce, David Harbour and Julia Louis-Dreyfus.

"Sinners" continued its strong run, with \$21 million in its fourth weekend at theaters in the United States and Canada, Comscore reported.

"A Minecraft Movie" was third for the second straight week, with \$7.9 million Friday through Sunday in its sixth week of release.

"The Accountant 2" was fourth with \$6 million in its third weekend, followed by "Clown in a Cornfield," which opened with \$3.6 million.

Rounding out the top 10 domestic releases were "Shadow Force" (\$2.01 million), "Fight or Flight" (\$2.001 million), "Until Dawn" (\$2 million), "The Amateur" (\$1.1 million) and "The King of Kings" (\$680,656).

This weekend's overall three-day box office haul was estimated at \$83.3 million. The year-to-date total is \$2.62 billion -- up 15.7% from the figure at this time last year, according to Comscore.

Give salt-and-pepper pork chops a crunchy coating without the deep frying

By CHRISTOPHER KIMBALL Milk Street

The salt-and-pepper treatment is a Cantonese technique that can be applied to give almost any meat, seafood or tofu a crunchy exterior and tongue-tingling flavor.

The protein typically is deep-fried, but in this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we opt to pan-fry pork that we first dust in cornstarch seasoned generously with Sichuan pepper, black pepper and cayenne.

The starch granules swell when they come in contact with moisture released by the pork as it cooks; as the water evaporates, the starch settles into a rigid, locked network, creating a crunchy coating.

In a classic salt-and-pepper dish, chilies and garlic are quickly fried and tossed with the cooked protein for big, bold, in-your-face flavors. We, however, finish the pork with a fresh, punchy, uncooked mix of sliced scallions, chopped cilantro, minced chilies, rice vinegar and grated ginger. The easiest way to grind the tongue-tingling Sichuan peppercorns for this recipe is in an electric spice grinder.

Don't use thick-cut or bone-in pork chops for this recipe. Look for boneless pork loin chops that are ¼ to ½ inch thick. They sometimes are called pork cutlets. Serve

with steamed jasmine rice.

Salt-and-Pepper Pork Chops with Spicy Scallions

Start to finish: 45 minutes

Servings: 4

Ingredients:

1 bunch scallions, thinly sliced
1 cup lightly packed fresh cilantro, roughly chopped
1 Fresno or jalapeño chili, stemmed, seeded and

Directions:

In a medium bowl, toss together the scallions, cilantro, chili, vinegar, ginger and ¼ teaspoon salt; set aside. In a wide, shallow dish, mix together the cornstarch, Sichuan pepper, cayenne pepper, five-spice, 2 teaspoons black pepper and 1 teaspoon salt. Dredge the cutlets in the cornstarch mixture, turning to coat both sides and pressing so the mixture adheres,



then transfer to a large plate, stacking or shingling as needed.

In a 12-inch nonstick skillet over medium-high, heat the oil until barely smoking. Add half of the cutlets and cook until browned on the bottoms, 2 to 3 minutes. Using tongs, flip the cutlets and cook until golden brown on the second sides, about 1 minute. Transfer to a platter and tent with foil. Cook the remaining cutlets in the same way, using the oil remaining in the skillet. Spoon the scallion-cilantro mixture onto the chops and serve.



I wrote a few weeks ago how I am on a Bachan's BBQ kick. It is not your traditional American BBQ sauce by any means. It is distinctly Japanese. It clearly has soy sauce, mirin, ginger, and sesame flavors ringing out from it. It is sweet, savory, packed with umami, and my go to put on everything sauce, at the moment—rice, chicken, pork chops, straight in my mouth (jk) and salmon. Which I will be writing about today.

I also suggested picking it up at Costco if you have a membership as the price per ounce is much better than at the grocery store. Costco or Bachan's don't pay me or give me free stuff to say these things, so you know this is just coming from a pure and honest point of view.

This recipe is the easiest best salmon you will make in 15 minutes or less! It sounds like an infomercial but it's the honest truth.

Bachan Salmon

This is a great protein to make quickly after getting home from work, kids are screaming hungry, and you need something healthy on the table pronto.

Ingredients

- Salmon Fillet
- Bachan's BBQ Sauce to lightly cover salmon
- Sesame seeds (optional)

To Make

Preheat the oven to 425 degrees. Coat the salmon in a layer of Bachan's BBQ sauce. Sprinkle optional sesame seeds over the salmon. I did this on the adult's salmon and left the kids side Bachan's only. Once the oven is preheated place salmon in the oven for 10-14 minutes depending on size and thickness. Cook until the salmon reaches 125 degrees internal temperature. Remove, rest, serve and eat! I pair this with mashed potatoes and asparagus.

For More Recipes Visit www.zapinin.com/food



Fees
Continued from Page 6

the sanitary standards of a produce stand would go from \$299 to \$315, a 5% change, and the inspection of any temporary event that involves commercial food sales or distribution would go from \$318 to \$326, a 2% increase.

A few fees would be left unchanged, including the food handler certification fee, which would remain at \$28, and the department’s overall administrative processing fee, which would stay at \$82.



Public Notices

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:95643 Adld:32318 Custld:2054

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
Trus 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, 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, 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 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:95662 Adld:32326 Custld:2244

T.S. No.: 2025-00614 APN: 330-402-001
Property Address: 124 Half Dome Way,
Perris, CA 92570NOTICE OF TRUSTEE'S
SALEYOU 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 or www.sokrem.com OR 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 or www.sokrem.com OR 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:95667 Adld:32328 Custld:2244

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 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:95682 AdId:32335 CustId:608

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:95687 AdId:32336 CustId:2054

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:95691 AdId:32337 CustId:2054

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 endorsee 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
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 866-684-2727 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 DPMI
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:95709 AdId:32343 CustId:64

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:95723 AdId:32348 CustId:2054

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, 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. 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 (800) 280-2832, or visit this internet website 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 or Call: (800) 280-2832. For Post Sale Results please visit 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:95747 AdId:32358 CustId:2221

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
The Estate of Karen Lee Perau
Case No.: PRR12300591
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:95789 AdId:32359 CustId:2256

APN: 360-620-001 TS No: CA06000002-25-1 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. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website <https://www.servicelinkauction.com/>, using the file number assigned to this case 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:95753 AdId:32360 CustId:2221

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1005451-AB Order No.: FIN-24015215 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1/2020. UNLESS YOU TAKE ACTION TO PROTECT

YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest 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): Celia R. Hernandez, surviving trustee of the Hernandez Family Trust, dated January 23, 1998 Recorded: 5/8/2020 as Instrument No. 2020-0197459 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 courtyard of the Historic Corona Civic Center located at 815 W Sixth St, Corona, CA 92882 Amount of unpaid balance and other charges: \$245,101.68 The purported property address is: 28378 SUNGLOW RUN LN, MENIFEE, CA 92584-7245 Assessor's Parcel No.: 372-512-035 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1005451-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1005451-AB 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-24-1005451-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1005451-AB IDSPub #0248119 5/16/2025 5/23/2025 5/30/2025

Schld:95762 AdId:32364 CustId:608

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGETTA CRACIUN CASE NO. PRR12501264 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GEORGETTA CRACIUN. A PETITION FOR PROBATE has been filed by CHRISTIAN CRACIUN in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that CHRISTIAN CRACIUN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/11/25 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A

Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
JENNIFER C. JONES - SBN 240564
JONES LEGAL, INC.
4210 RIVERWALK PKWY., STE. 330
RIVERSIDE CA 92505
Telephone (951) 742-7213
5/16, 5/23, 5/30/25
CNS-3924492#
PERRIS PROGRESS

Schld:95798 Adld:32377 Custld:61

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:95803 Adld:32379 Custld:2054

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
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee's sale postponements be
made available to you and to the public, as
a courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable, the
rescheduled time and date for the sale of this
property, you may call 916-939-0772 or visit
this internet website www.nationwideposting.
com, using the file number assigned to
this case 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.
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:95807 Adld:32380 Custld:2221

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:95822 Adld:32386 Custld:2221

Job No. P2-076
NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT
REPORT & PUBLIC SCOPING MEETING
INTERSTATE 215/ELLIS AVENUE
OVERCROSSING PROJECT

Notice of Preparation of a Draft
Environmental Impact Report (Draft EIR):

The City of Perris (City) will be the
Lead Agency pursuant to the California
Environmental Quality Act (CEQA) and will
be responsible for the preparation of a Draft
EIR for the proposed Interstate 215/Ellis
Avenue Overcrossing Project (Project). The
City has determined that an EIR is required
for the Project based on its potential to cause
significant environmental effects (CEQA
Guidelines Sections 15060 and 15081). The
City is requesting input from you or your
agency or organization as to the scope and
content of the environmental information that
is relevant to your agency or organization's
statutory responsibilities or interests in
connection with the proposed Project.

This Notice of Preparation identifies the
Project applicant, contains a description
of the proposed Project including setting
and location, and identifies the potential
environmental effects. A project location
map is available through the City's website
mentioned above.

Due to time limits mandated by State
law, your response must be received at
the earliest possible date, but not later
than 30 days after receipt of this Notice of
Preparation. The public comment period for
this Notice of Preparation begins on May
19, 2025, and is set to close at 5:00 p.m. on
June 19, 2025.

Please send written comments to John
Pourkazemi, City Engineer, at the address
shown above (Attention to Grace Alvarez,
Special Project Manager) or via email to
galvarez@cityofperris.org. Please include
with your comments the name and contact
person of the agency or organization.

Project Information

Project Site Location and Setting

The Project site is located along Interstate
215 (I-215) at Ellis Avenue, 0.9 mile south
of the I-215/West State Route 74 (SR-74)/
Redlands Avenue interchange and 1.8 miles
north of the I-215/East SR-74 Interchange
(these interchanges are also within the
City of Perris). I-215 is a major northsouth
corridor that begins in the City of Murrieta
at its junction with Interstate I-15 and ends in
the community of Devore in San Bernardino
County at its terminus at I-15. The I-215 Post
Mile limit for the Project site is 25.2.

Current land uses within and adjacent
to the Project site include light industrial,
nonirrigated farmland, residential, and
a conservation area. The Project will be
designed to avoid the conservation area.
Under the City' New Perris Specific Plan
(dated July 2010), planned future land
uses for the area adjacent to the Project
site include residential, retail commercial,
office commercial, hotel, research and
development, golf course, and roadways/
circulation. This Project would be designed
to meet the roadways/circulation element of
the New Perris Specific Plan.
The Project is located within the influence
areas for March Air Reserve Base/Inland
Port Airport (located 5 miles northwest of
the Project site) and Perris Valley Airport
(located 0.85 mile southwest of the Project
site). The Project area overlaps the following
criteria cells included in the Western
Riverside County Multiple Species Habitat
Conservation Plan (MSHCP): 3173, 3174,
and 3069. It is also directly adjacent to a
designated conservation area (refer to the
City's website link above).

Project Description

The City, in cooperation with the California
Department of Transportation District 8
(Caltrans), proposes to construct a new
overcrossing bridge over I-215 at Ellis
Avenue. The proposed overcrossing will
include two generalpurpose travel lanes in
each direction, bike lanes, sidewalks, and
Americans with Disabilities Act (ADA)-
compliant curb ramps.

The Project is proposed to accommodate
future traffic demand along Ellis Avenue due
to industrial, commercial, and residential
developments planned near the Project area.
It would also help to improve transportation
efficiency within the City by creating another
eastwest corridor to cross I-215. The
Project will extend Ellis Avenue 1.27 miles
(Alternative 3) to 1.41 miles (Alternative
2) with 342 feet (0.06 mile) located within
Caltrans rightofway (where the Project
crosses I-215), from its current terminus
on the west side of I-215 and end at San
Jacinto Avenue on the east side (see Figure
2). Rightofway width for the extended portion
of Ellis will range from 105 feet to 205 feet
and pavement width will vary from 60 feet
to 74 feet.

Purpose and Need

Ellis Avenue currently ends on either side
of I-215, thus requiring users to travel over
one mile north or south to the nearest
interchanges to cross the interstate.
This Project is proposed to address this
deficiency and connect local communities
with a new bridge over I-215. In addition to
reducing commute times for regular users,
the bridge would also reduce response times
for emergency vehicles and improve local
circulation.

Project Alternatives

There are three proposed Alternatives for the
Project (Refer to the City's website above).

Alternative 1 (No Project): No new
development would occur. Existing
conditions would not be altered.

Alternative 2: This Alternative would extend
Ellis Avenue from its current terminus west
of I-215 to the intersection of San Jacinto
Avenue across from Murrieta Road, including
a new overcrossing over I-215 at Post Mile
25.2. The proposed new road would be 1.41
miles long and impact a total of 0.04 square
miles. Of the total impacted area, just 342
feet fall within Caltrans rightofway (where
the Project crosses I-215, refer to the City's
website link above).

Alternative 2 proposes to remove the existing
culdesac at Ellis Avenue just west of I-215.
It would introduce a 30 miles per hour
horizontal curve where the culdesac was to
avoid dedicated conservation land currently
bordered by the old Ellis Avenue alignment
(prior to the construction of the culdesac)
and I-215. Approximately 0.23-mile (1,235
feet) northeast of the curve, Ellis Avenue
would be elevated on a proposed bridge
structure through FEMA flood zone AE to
keep the road above the 1,420-foot required
flood zone elevation where it also crosses
I-215 before descending to meet the current
grade east of I-215 and FEMA flood zone
AE. The bridge would be approximately
353 feet long. This alternative ends at San
Jacinto Avenue across from Murrieta Road,
where a signalized intersection is proposed.
San Jacinto Avenue would also be widened
at the intersection to provide access to Ellis
Avenue.

Alternative 3: This Alternative would extend
Ellis Avenue from its current terminus west
of I-215 to a new intersection at San Jacinto

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.

Ryan Michael Darling, SBN 268706
Darling Law Offices
3697 Arlington Ave.
Riverside CA 92506
Phone: 760-345-0157
Email: darlinglawoffices@gmail.com

Schld:95853 AdId:32397 CustId:1762

STATEMENT OF
ABANDONMENT OF USE OF
FICTITIOUS
BUSINESS NAME
R-202306965
The following person(s) has (have)
abandoned the use of the Fictitious Business
Name:
RISA JEWELERS.
31719 COUNTY VIEW ROAD, TEMECULA,
CA 92591
COUNTY: Riverside
The Fictitious Business Name referred to
above was filed in Riverside County on
05/04/2023.
FILE NO. R-202306965.
Full name of Registrant:
BRADFORD W SCRIPPS VENTURES LLC
31719 COUNTY VIEW ROAD, TEMECULA,
CA 92591
This business is conducted by a LIMITED
LIABILITY COMPANY
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/ BRADFORD SCRIPPS
This statement was filed with the County
Clerk of Riverside County on 3/26/2025.
PETER ALDANA

Schld:95868 AdId:32403 CustId:2054

File No. 48068392
Notice of Trustee's Sale
You Are In Default Under A Deed Of Trust
Dated February 7, 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:
Gregory F Resendez, A Married Man As His
Sole and Separate Property Duly Appointed
Trustee: IDEA Law Group, PC Recorded
February 10, 2006 as Instrument No. 2006-
0106438 of Official Records in the office of
the Recorder of Riverside County, California.
Street Address or other common designation
of real property: 29093 Overboard Drive
Romoland, CA 92585 A.P.N.: 333-333-
010-1 Date of Sale: June 11, 2025 at 09:00
AM Place of Sale: 2410 Wardlow Road
#111, Corona, CA 92880 (Auction.Com
Room) Amount of unpaid balance and other
charges: \$679,172.82, Estimated. The
undersigned Trustee disclaims any liability
for any incorrectness of the street address
or other common designation, if any, shown
above. If no street address or other common
designation is shown, directions to the
location of the property may be obtained by
sending a written request to the beneficiary
within 10 days of the date of first publication
of this Notice of Sale. Notice To Potential
Bidders: If you are considering bidding on

this property lien, you should understand
that there are risks involved in bidding at a
trustee auction. You will be bidding on a
lien, not on the property itself. Placing the
highest bid at a trustee auction does not
automatically entitle you to free and clear
ownership of the property. You should also
be aware that the lien being auctioned off
may be a junior lien. If you are the highest
bidder at the auction, you are or may be
responsible for paying off all liens senior to
the lien being auctioned off, before you can
receive clear title to the property. You are
encouraged to investigate the existence,
priority, and size of outstanding liens that
may exist on this property by contacting the
county recorder's office or a title insurance
company, either of which may charge you a
fee for this information. If you consult
either of these resources, you should be
aware that the same lender may hold more
than one mortgage or deed of trust on the
property. Notice To Property Owner: The
sale date shown on this notice of sale may
be postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a
courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable, the
rescheduled time and date for the sale of
this property, you may call (800) 280-2832
or visit this Internet Website https://www.
auction.com, using the file number assigned
to this case 48068392. 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
may call (800) 280-2832 or visit this Internet
Website https://www.auction.com, using the
file number assigned to this case 48068392
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.
The Notice to Tenant pertains to sales
occurring after January 1, 2021. Date: May
12, 2025 IDEA Law Group, PC 1651 East
4th Street, Suite 124 Santa Ana, CA 92701
Foreclosure Department: (877) 353-2146
Sale Information Only: (800) 280-2832 Sale
Website: https://www.auction.com Yvette
Ylagan, Foreclosure Officer Please Be
Advised That This Law Firm May Be Acting
As A Debt Collector, Attempting To Collect
A Debt And Any Information Obtained Will
Be Used For That Purpose. Idea Law Group,
P.C. California Debt Collection License No.
11455-99

Schld:95872 AdId:32404 CustId:621

NOTICE OF PETITION TO ADMINISTER
ESTATE OF THOMAS E. HUDSON, aka
THOMAS HUDSON
Case No. PRR12500986
To all heirs, beneficiaries,
creditors, contingent creditors, and persons
who may otherwise be interested in the will
or estate, or both, of THOMAS E. HUDSON,
aka THOMAS HUDSON.
A PETITION FOR PROBATE
has been filed by HEATHER BROWN in
the Superior Court of California, County of
Riverside.
THE PETITION FOR
PROBATE requests that HEATHER BROWN
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 6/26/2025 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.

Alec Harshey, Esq.; SBN: 76712
LAW OFFICE OF ALEC HARSHEY
901 S. State Street, Suite 400
Hemet CA 92543-7127
Phone: (951)-658-2167
Fax: (951)-658-3155

Schld:95875 AdId:32405 CustId:2459

APN: 337-021-002 Order: 15953311 TS-
250202 NOTICE OF TRUSTEE'S SALE
UNDER DEED OF TRUST YOU ARE IN
DEFAULT UNDER A DEED OF TRUST,
DATED 4/01/2024 UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLANATION OF
THE NATURE OF THE PROCEEDING
AGAINST YOU, YOU SHOULD CONTACT
A LAWYER. NOTICE is hereby given that
C.N.A. FORECLOSURE SERVICES, INC. A
CALIFORNIA CORPORATION, as trustee,
or successor trustee, or substituted trustee
pursuant to the Deed of Trust executed by
Charles Edwards, a single man Recorded on
4/08/2024 as Instrument No. 2022-0204530,
of Official records in the office of the County
Recorder of Riverside County, California,
and pursuant to the Notice of Default
and Election to Sell thereunder recorded
2/10/2025 as Instrument No. 2025-0040406
of said Official Records, WILL SELL on
6/05/2025 In the courtyard, of the Historic
Corona Civic Center, 815 W Sixth St,
Corona, CA 92882 at 9:00 a.m. AT PUBLIC
AUCTION TO THE HIGHEST BIDDER FOR
CASH (payable at the time of sale in lawful
money of the United States), all right, title
and interest conveyed to and now held by
it under said Deed of Trust in the property
situated in said County and State hereinafter
described. The property address and other
common designation, if any, of the real
property described above is purported to be:
50% interest of 28120 Murrieta Rd, Menifee,
CA The undersigned Trustee disclaims any
liability for any incorrectness of the property
address and other common designation,
if any, shown herein. The total amount of
unpaid balance of the obligation secured
by the property to be sold and reasonable
estimated costs, expenses and advances
at the time of the initial publication of the
Notice of Sale is: \$101,325.00 (estimated).
In addition to cash, the Trustee will accept
a cashier's check made payable to C.N.A.
Foreclosure Services, Inc., drawn by a
state or federal credit union or a check
drawn by state or federal savings and
loan association, savings association or
savings bank specified in Section 5102 of
the Financial Code and authorized to do
business in this state. In the event tender
other than cash is accepted the Trustee
may withhold the issuance of the Trustee's
Deed until funds become available to the
payee or endorsee as a matter of right. Said
sale will be made, but without covenant or
warranty, express or implied regarding title,
possession or encumbrances, to satisfy
the indebtedness secured by said Deed,
advances thereunder, with interest as
provided therein, and the unpaid principal
balance of the Note secured by said Deed
with interest thereon as provided in said
Note, fees, charges and expenses of the
trustee and the trusts created by said

Deed of Trust. NOTICE TO POTENTIAL
BIDDERS: If you are considering bidding
on this property lien, you should understand
that there are risks involved in bidding at a
trustee auction. You will be bidding on a
lien, not on the property itself. Placing the
highest bid at a trustee auction does not
automatically entitle you to free and clear
ownership of the property. You should also
be aware that the lien being auctioned off
may be a junior lien. If you are the highest
bidder at the auction, you are or may be
responsible for paying off all liens senior to
the lien being auctioned off, before you can
receive clear title to the property. You are
encouraged to investigate the existence,
priority, and size of outstanding liens that
may exist on this property by contacting the
county recorder's office or a title insurance
company, either of which may charge you a
fee for this information. If you consult either
of these resources, you should be aware that
the same lender may hold more than one
mortgage or deed of trust on the property.
NOTICE TO PROPERTY OWNER: The
sale date shown on this notice of sale may
be postponed one or more times by the
mortgagee, beneficiary, trustee, or a court,
pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a
courtesy to those not present at the sale.
If you wish to learn whether your sale date
has been postponed, and, if applicable,
the rescheduled time and date for the sale
of this property, you may call 916-939-
0772 or visit this internet website www.
nationwideposting.com, using the file number
assigned to this case 250202 Information
about postponements that are very short in
duration or that occur close in time to the
scheduled sale may not immediately be
reflected in the telephone information or on
the internet website. The best way to verify
postponement information is to attend the
scheduled sale. NOTICE TO TENANT: You
may have a right to purchase this property
after the trustee auction, pursuant to Section
2924m of the California Civil Code. If you
are an "eligible tenant buyer," you can
purchase the property if you match the
last and highest bid placed at the trustee
auction. If you are an "eligible bidder," you
may be able to purchase the property if you
exceed the last and highest bid placed at
the trustee auction. There are three steps
to exercising this right of purchase. First, 48
hours after the date of the trustee sale, you
can call 916-939-0772, or visit this internet
website www.nationwideposting.com, using
the file number assigned to this case 250202
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 advise
regarding potential right to purchase." FOR
SALES INFORMATION CALL : 916-939-
0772 C/O C.N.A. Foreclosure Services,
Inc., a California Corporation as said
Trustee. 2020 Camino Del Rio N. #230 San
Diego, CA 92108 (619) 297-6740 DATE:
5/12/2025 C.N.A. Foreclosure Services,
Inc., a California Corporation Kimberly
Curran, Trustee Sale Officer NPP0474364
TO: PERRIS PROGRESS 05/16/2025,
05/23/2025, 05/30/2025

Schld:95878 AdId:32406 CustId:2221

Order To Show Cause For Change of Name
Case No. CVMV2504526
To All Interested Persons: Isaiah Nathaniel
Murrietta filed a petition with this court for
a decree changing names as follows:
1 PRESENT NAME:
Isaiah Nathaniel Murrietta
PROPOSED NAME:
Isaiah Nathaniel Honesto
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: 7/9/2025 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. 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: 5/13/2025
Jason B. Galkin
Riverside Superior Court

Schld:95881 AdId:32407 CustId:1746

File No.: R-202505652
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. MY CONCRETE GUY
4901 GREEN RIVER RD. ,SPC 142,
CORONA, CA 92878
Riverside County
Full Name of Registrant:
1. ROBERT VIDAL 4901 GREEN RIVER
RD. SPC 142, CORONA, CA 92878
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 04/18/2025.
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/ROBERT VIDAL
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
4/30/2025.
PETER ALDANA

Schld:95889 AdId:32409 CustId:2054

File No.: R-202506158
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. HOMZ REAL ESTATE GROUP
45912 MERITAGE LN, COACHELLA, CA
92236
Riverside County
Full Name of Registrant:
1. JOAQUIN FLORENTINO MURGUIA PO
BOX 10314 PALM DESERT, CA 92255
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: 05/01/2025.
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/JOAQUIN FLORENTINO MURGUIA
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
5/13/2025.
PETER ALDANA

Schld:95893 AdId:32410 CustId:2054

TOO BUSY TO GET FIT? HERE'S HOW TO WORK EXERCISE INTO YOUR PACKED SCHEDULE



By **STEPHEN WADE AP Sports Writer**

You're too busy to exercise, right? Your job consumes all your time. You're strapped by professional and family demands. As you get more and more responsibility, your free time shrinks.

Well, these blockers don't have to be an excuse. Making time simply calls for creativity and a broader understanding of how to get in daily exercise.

"The trap is thinking that exercise must be an hour in the gym," said Charles Scott, who describes himself as an executive mentor or exercise coach.

His message is simple: If you have a very demanding job, you need to find a work-life blend.

"An hour in the gym is exercise," Scott told The Associated Press. "But it's just one form of exercise."

Scott coaches about 70 business executives — online and otherwise — and other busy people to improve their physical and professional well-being. He's based in New York and is relatively hardcore about his own exercise but realizes not everyone can be — or wants to be.

He's planning to run across the Grand Canyon in June — the out-and-back version — that covers about 46 miles (74 kilometers). He

also has guided his blind friend Dan Berlin on several endurance events including a speed ascent up Mount Kilimanjaro and tandem cycling across the United States with a team of blind cyclists.

The ambitious person's trap

Rather than terming it exercise, Scott talks about teaching "intentional movement" to his goal-driven clients.

"The ambitious person's trap is when you undermine your physical and emotional health in pursuit of your professional goals," he said. "It's common in this culture among the executives I mentor."

Scott asks busy people to focus on something other than making money or chasing fame inside the profession. He said he tries to emphasize a holistic approach that includes the emotional, the professional and the physical.

"Our bodies need to move," he said. "No matter what age you are, our bodies must move to stay healthy. So if you're not exercising, you're out of alignment."

Alternative exercise for busy people

Scott has a list of ways to blend movement into your day without needing a gym. Of course, if you can hit the gym, that's great, too.

He suggests doing one-on-one meet-

ings while you're walking instead of sitting behind the office desk or laptop. Or, he suggests standing rather than sitting when you hold meetings.

"If you want a meeting to be short and efficient, choose the standing conference room," he said.

Or do isometric exercises during a meeting to tone, for instance, your stomach muscles.

"Tighten up your stomach muscles. Hold for 20 seconds and don't hold your breath," he said. "Don't make it obvious. Release. Do it again. You'll be sore tomorrow. It burns calories. It tones muscles. And it takes precisely zero seconds out of your I-am-too-busy-to-exercise day."

Ways to blend work and exercise

Here are a few more ideas about blending exercise into your work schedule.

If your flight is delayed, go for a walk around the airport and add to your daily step count.

Link workouts to daily events. For example, when you wake up, always go for a walk. Or, when you get home from work, do a certain number of pushups after you walk through the door.

Make a workout a social event and do it with a friend or a group.

Give yourself the title "athlete" and

SCOREBOARD

Baseball			
Southwestern			
Murrieta Valley	1	Temecula Valley	8
Vista Murrieta	12	Chaparral	5
Murrieta Mesa	8	Great Oak	9
Ivy			
Paloma Valley	0	Mater Dei	7
Servite	1	Arlington	0

build habits around that identity. Scott is an advocate of experiencing "meaningful discomfort," which he calls the "birthplace of resilience."

Pay attention to the food you put in your body. Treat your body with respect.

Take a quick break from answering emails and do 10 squats or pushups or whatever to add movement.

"In business, many people show up to work and they crank it out all day," which he termed a "rookie mistake," like a newcomer going out too fast at the start of a marathon.

"Then they go home exhausted and they are fussy with the people they love."

The partitioning approach

One of Scott's clients is Harrison (Harry) Kahn, the general manager of the Vermont Creamery, an artisanal dairy.

Rather than blend, Kahn uses the partition method and awakens at 5 a.m. to get in his exercise, typically running, biking, or popping on skis in the winter in largely rural Vermont.

"I kind of get in the me stuff before the rest of the house wakes up," he said.

He said his wife, Elisabeth, teaches French. She sets off early as they both combine to get their two children ready for school — 11-year-old Iris and 8-year-old Asher.

"Charles has reminded me that life isn't a game of comparison with other people," he said. "You have to figure out your own stuff."

Kahn describes himself as a routine-oriented person who is comfortable dividing his day into chapters. Once he's in the office, his attention is the job and 120 employees.

"I'm very focused when I'm at work, so I can get it all in as opposed to going in and out and having the day go on really long."