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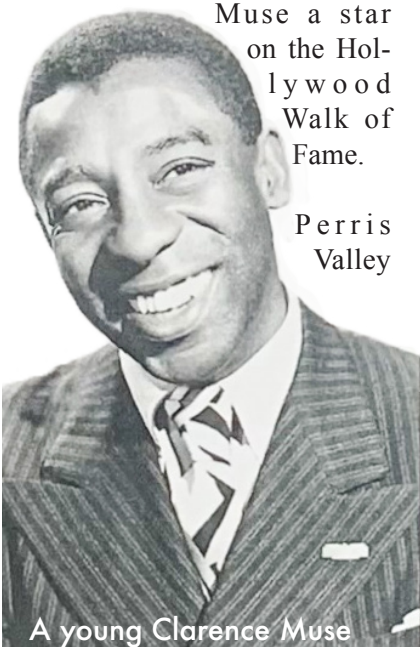
60TH ANNIVERSARY OF CLARENCE MUSE ART FESTIVAL TO HONOR ITS LATE FOUNDER AND RAISE MONEY FOR HIS STAR ON HOLLYWOOD'S WALK OF FAME

The City of Perris and local historians have teamed up to honor the late entertainer and founder of the The Clarence Muse Art Festival on its 60th anniversary.

Muse spent more than four decades occupying Perris before he died there in 1979 — one day before his 90th birthday. Muse was an African American community developer, black rights supporter, stage actor, producer, director, composer, song writer, singer, author, and pioneer African-American movie actor. Muse acted in 225 Broadway performances and 219 movies.

The festival will display local artists' work, have live music and entertainment to celebrate Clarence Muse's life, and have a special VIP silent auction to raise the required \$75,000 to get Muse a star on the Hollywood Walk of Fame.

Perris Valley



A young Clarence Muse



Painting of Clarence's home, the Muse-A-While Ranch, by Nelson Baume.

Historical Museum's director, Katie Keyes says Muse was very well deserving.

"He would mentor kids and attend the PTA meetings here," she said. "He would give kids presents to make the holiday special for them."

He gave kids a Christmas they otherwise wouldn't have had through his own holiday, "Christmas Hollow," Keyes said.

In 1915, in New York's Harlem, a young Muse created the Lafayette Theatre Players. It would be one of the first theaters to desegregate. The theater later helped give African Americans opportunities to appear in Broadway productions.

During WWII, Muse was active in the Victory Committee and he organized Hollywood acts to entertain troops stationed at military bases and hospitals.

See Muse Page 3



Glenn Chavez sets a timer as water fills a newly installed Heli-Hydrant, a small, open tank that helicopters can rely on to get water faster for urban fires, Friday, April 11, 2025, in Cabazon, Calif.

Urban Fires Can Mean Long Trips for Helicopters to Get Water. One Firefighter Had a Better Idea

By DORANY PINEDA and BRITTANY PETERSON
Associated Press

CABAZON, Calif. (AP) — Mark Whaling and a crew raced up and down a hill in a tanker truck as they battled a wildfire in Los Angeles County, scrambling to get water from a street hydrant in time to stay ahead of flames moving up a ridge. A helicopter flew in to drop water, but it had to fly a long distance to refill — and a fire that might have been stopped went on to destroy homes.

As they fought that early 2000s blaze, Whaling says, he spotted a sealed, million-gallon water tank nearby that firefighters had no way of accessing.

He thought that was ridiculous.

"We don't tell fire engines, 'Protect the city and go find your own water.' We put fire hydrants every 600 feet all around cities," said Whaling, who has since retired from the county fire department. "But when it comes to the helicopters, we weren't supporting them as robustly as we should."

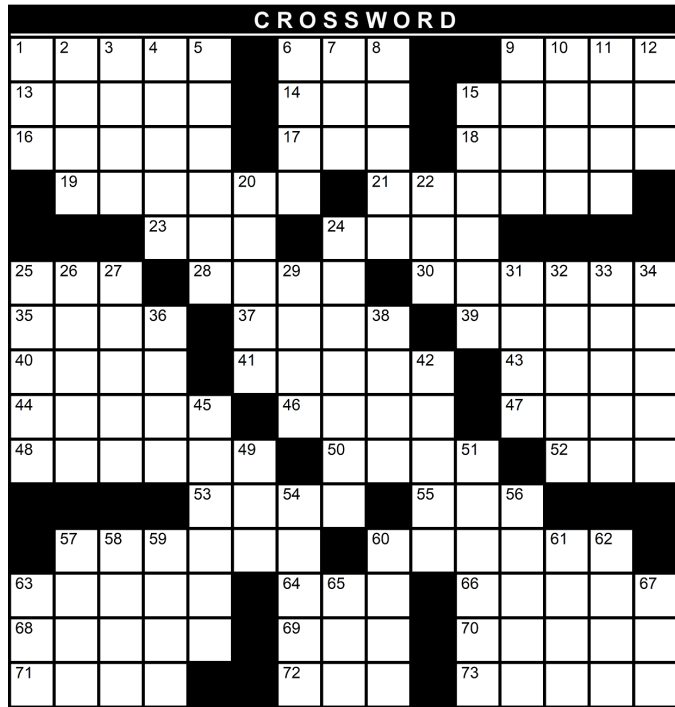
His frustration sparked an idea: the Heli-Hydrant, a relatively small, open tank that can be rapidly filled with water, enabling helicopters to fill up faster for urban fires rather than flying to sometimes distant lakes or ponds.

See Heli Page 5



American Flags grace the grounds of Crestlawn Memorial Park in Riverside on Memorial Day.

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THEME: SOCCER

ACROSS

1. Heidi's footwear, pl.
6. * ____ Hamm
9. Humorous anecdote
13. It doesn't take away tomorrow's troubles
14. Like Mother Hubbard
15. Popular pie nut
16. Hiker's path
17. Court
18. Makes better
19. *Number of soccer players on field for each team
21. *Winningest FIFA World Cup country
23. Common inquiries, acr.
24. Carmy Berzatto's restaurant, with The
25. Cul-de-____
28. In the buff
30. Preacher's platform
35. Poking instrument
37. Smidge
39. Sashay
40. Bald eagle's nest
41. *a.k.a. soccer field
43. Lice eggs
44. Located within
46. 3 squared
47. High rocky hills
48. Post-roller coaster ride state
50. Captain of Nautilus
52. ____ chi
53. Unforeseen obstacle

DOWN

55. Acronym, abbr.
 57. *FIFA headquarters location
 60. *Soccer footwear
 63. Uninterested
 64. Hundred Acre Wood's wise resident
 66. Parkinson's drug
 68. Pool problem, pl.
 69. Romanian money
 70. Wooden ship caulking
 71. Celt
 72. Cotillion ball's main attraction
 73. * ____ Alexander-Arnold
- DOWN**
1. 100 lbs.
 2. Elders' teachings
 3. Kind of history
 4. Widower's feelings
 5. Forest spirit
 6. Worked over with scythe
 7. UN labor org.
 8. Sun-dried brick
 9. Exclamation, with Louise
 10. Palm tree berry
 11. ____ Mall, London
 12. Ensign, for short
 15. a.k.a. Lighthouse of Alexandria
 20. *Provide with shin guards, socks and uniform, e.g.
 22. Drake's genre

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Riverside County Democratic Chair Defends Sen. Cervantes After DUI Citation

RIVERSIDE (CNS) - The head of the Riverside County Democratic Party Tuesday denounced the treatment of state Sen. Sabrina Cervantes, D-Riverside, following a DUI citation in Sacramento, calling it an attempt to intimidate a woman in power.

Joy Silver issued a public statement defending Cervantes, who was cited for misdemeanor DUI on May 19 after a collision near the state Capitol.

"This was not a routine encounter. It followed a violent collision and a hospital visit, yet she was treated as a suspect instead of a survivor,"

Silver said in a statement. "That choice reflects something deeper -- a culture that punishes dissent and seeks to intimidate women in power. The Riverside County Democratic Party stands with Senator Cervantes."

According to CalMatters, Cervantes, 37, was driving in downtown Sacramento when a white SUV ran a stop sign and struck her black sedan. She was taken to a nearby hospital around 1:30 p.m., Sacramento police spokesperson Officer Allison Smith said.

Officers met with Cervantes at the hospital, determined she was under the influence,

cited her with a misdemeanor DUI and released her, police said.

"I want to be clear: I did nothing wrong," Cervantes said in a statement.

Silver said toxicology and medical reports later confirmed that Cervantes had no alcohol or drugs in her system at the time of the crash.

Cervantes, who was elected to the state Senate in November after serving eight years in the Assembly, represents the 31st District, which includes Jurupa Valley and parts of Corona, Eastvale and Riverside.

24. Playing roulette
25. *FIFA Women's World Cup current champion
26. Rome's Colosseum, e.g.
27. Singular of cornua
29. Kill (2 words)
31. "By ____ of" or "by means of"
32. "The ____," Dostoyevsky's novel
33. U in UV
34. *Lionel ____
36. Coloring substances
38. Teenager's breakout
42. Relating to blood
45. Dwell

49. African National Congress
51. Central American wildcat
54. Get ____ of someone
56. Highway patrolman's gun
57. "Germinal" author mile ____
58. Desire
59. * ____ Madrid
60. *C in AFC Richmond
61. Puff of marijuana
62. Spin, past tense
63. The Herm s Kelly, e.g.

65. Itty-bitty
67. Invoice qty.

SOLUTION TO THIS WEEKS PUZZLE



Why are more shoppers struggling to repay 'buy now, pay later' loans?

By CORA LEWIS
Associated Press

NEW YORK (AP)—More Klarna customers are having trouble repaying their “buy now, pay later” loans, the short-term lender said this week. The disclosure corresponded with reports by lending platforms Bankrate and LendingTree, which cited an increasing share of all “buy now, pay later” users saying they had fallen behind on payments.

The late or missed installments are a sign of faltering financial health among a segment of the US population, some analysts say, as the nation’s total consumer debt rises to a record \$18.2 trillion and the Trump administration moves to collect on federal student loans.

Shoppers who opt to finance purchases through BNPL services tend to be younger than the average consumer, and a study from the Federal Reserve last year said Black and Hispanic women were especially likely to use the plans, which customers of all income levels are increasingly adopting.

“While BNPL provides credit to financially vulnerable consumers, these same consumers may be overextending themselves,” the authors of the Federal Reserve study wrote. “This concern is consistent with previous research that has shown consumers spend more when BNPL is offered when checking out and that BNPL use leads to an increase in overdraft

fees and credit card interest payments and fees.”

As Klarna grows its user base and revenue, the Swedish company said its first-quarter consumer credit losses rose 17% compared to the January-March period of last year, to \$136 million.

A company spokesperson said in a statement that the increase largely reflected the higher number of loans Klarna made year over year. The percentage of its loans at a global level that went unpaid in the first quarter grew from 0.51% in 2024 to 0.54% this year, and the company sees “no sign of a weakened U.S. consumer,” he said.

More consumers are using ‘buy now, pay later’ plans

Buy now, pay later plans generally let consumers split payments for purchases into four or fewer installments, often with a down payment at checkout. The loans are typically marketed as zero-interest, and most require no credit check or a soft credit check.

BNPL providers promote the plans as a safer alternative to traditional credit cards when interest rates are high. The popularity of the deferred payment plans, and the expanding ways customers can use them, have also sparked public attention.

When Klarna announced a partnership with DoorDash in March, the news led to online comments about Americans taking out loans to buy takeout food. Similar

skepticism emerged when Billboard revealed that more than half of Coachella attendees used installment plans to finance their tickets to the music festival.

An April report from LendingTree said about four in ten users of buy now, pay later plans said they had made late payments in the past year, up from one in three last year. According to a May report from Bankrate, about one in four users of the loans chose them because they were easier to get than traditional credit cards.

The six largest BNPL providers — Affirm, Afterpay, Klarna, PayPal, Sezzle, and Zip — originated about 277.3 million loans for \$33.8 billion in merchandise in 2022, or an amount equal to about 1% of credit card spending that year, according to the Consumer Financial Protection Bureau.

An industry that is coming under less regulatory scrutiny

The federal agency said this month it did not intend to enforce a Biden-era regulation that was designed to put more boundaries around the fintech lenders.

The rule treated buy now, pay later loans like traditional credit cards under the Truth In Lending Act, requiring disclosures, refund processing, a formal dispute process and other protections.

The regulation, which took effect last year, also prevented borrowers from be-

People shop for shoes in a Nike store on Nov. 25, 2022, in New York.



Julia Nikhinson, AP

ing forced into automatic payments or charged with multiple fees for the same missed payment.

The Trump administration said its non-enforcement decision came “in the interest of focusing resources on supporting hard-working American taxpayers” and that it would “instead keep its enforcement and supervision resources focused on pressing threats to consumers, particularly servicemen and veterans.”

Consumer advocates maintain that without federal oversight, customers seeking refunds or in search of clear information about BNPL fee structures and interest rates will have less legal recourse.

use. Without credit bureaus keeping track of the new form of credit, there are fewer safeguards and less oversight.

Justine Farrell, chair of the marketing department at the University of San Diego’s Knauss School of Business, said that when consumers aren’t able to make loan payments on time, it worsens the economic stress they’re already experiencing.

“Consumers’ financial positions feel more spread thin than they have in a long time,” said Farrell, who studies consumer behavior and BNPL services. “The cost of food is continuing to go up, on top of rent and

See BNPL Page 7

Muse

Continued from Page 1

Katie Keyes, Midgie Parker, and other volunteers have kept up the

museum for the past 25 years. The City of Perris partnered with the Perris Valley Arts & Activities Committee to host the festival that started in 1965.

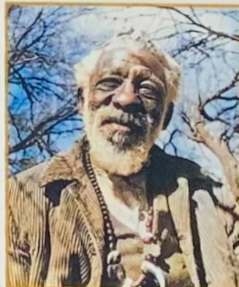
Volunteers and city employees have worked together and are determined to raise the money to pay for the star on Hollywood’s Walk of Fame, Keyes said.

HOLLYWOOD STAR!

www.whowasclarencemuse.org

JOIN US!
Clarence Muse Art Festival
May 31st, 2025
Santa Fe Historical Depot

Please make a donation now!
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“Clarence Muse” to the “For” line)
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Contributions are tax deductible to the extent allowed by law. All information is kept private and not shared with others.
Thank you!

Thank you for helping make our dream come true!



Thinking About Renovating? Check With Your Building Department First

From updating an outdated kitchen to adding a home office, home renovations can be exciting. Before you dive in, it's critical to understand the local safety requirements that impact your projects.

The International Code Council's annual Building Safety Month campaign raises awareness about the role that building codes play in keeping us all safe and the important work done by building safety professionals, including those in your local building department. Kevin McOsker, the Code Council's vice president of Technical Resources, offers advice to help you renovate safely:

First, Meet With Your Local Building Department

Before beginning any home improvement project, you'll want to meet with your local building department. They can walk you through the local building codes as well as the process for obtaining permits and inspections. Failing to meet the requirements outlined in the code can result in unsafe living conditions, failed inspections or costly rework.

To contact your local building department, start with your city or county's official website and look for the building or planning department. You can also call your city hall or visit in person.

Remember, building departments want to help make your project a success. Some building departments even have approved details and drawings to assist you with simple permits, construction and inspections.

(c) Prot Tachapanit / iStock via Getty Images Plus



When reaching out, ask:

- Do I need a permit for this type of work?
- How much does the permit cost?
- Are there specific code requirements in my area?
- How do I schedule inspections and when should they happen?

Next, Secure a Permit and Inspection

A building permit is an official approval that allows you to proceed with a renovation or construction project. Permits are crucial because they ensure your project is safe and in compliance with local building codes and regulations. These regulations are designed to keep you safe from hazards inside the building as well as protect you from extreme weather events.

Skipping the permit process can lead to additional fees, stop-work orders or even complications when selling your home. In some jurisdictions, it may even be a misdemeanor offense that could carry significant fines.

Once you've secured a building permit, you'll need

an inspection. Building inspections are an official review of your renovation at key milestones during the construction process. They're conducted by a certified professional to confirm that the work being done complies with local building code requirements.

Common Home Renovation Mistakes

- **Skipping Permits to Save Time or Costs:** Skipping permits often leads to greater expenses later if you're fined, assessed additional fees or could even require you to redo completed construction work at your expense.
- **Assuming Minor Changes Don't Require Approval:** Even small updates can greatly impact safety and need permits and inspections.
- **Hiring Unlicensed Contractors:** They may not follow the code, have no license to perform the work and usually do not carry any insurance, which puts your project and your home at risk. Licensed contractors are accountable to the licensing board, just like your doctor.
- **Failing to Schedule Necessary Inspections:** Without a final sign-off, your

Chelsea Chop Is the Catchy New Name for a Classic Gardening Technique

By JESSICA DAMIANO
Associated Press

What's the deal with the Chelsea Chop? Are you gardeners familiar with it?

After hearing about it recently, I did a bit of research. The earliest reference I could find dates back to the early 2000s, so it might appear I'm late to the party, but I'm not — and you might not be, either.

After all, the pruning method, named for the Royal Horticultural Society's Chelsea Flower Show, which is held every May in the U.K., is one I've been practicing and advocating for all along, without the garden show tie-in. But things with catchy names tend to take on a life of their own, as the Chelsea Chop has on social media.

And that's a good thing because it popularizes a useful technique.

What's involved in the chop

The method involves prun-

ing certain perennials — those with clumping roots, like coneflower (*Echinacea*), black-eyed Susan (*Rudbeckia*), goldenrod (*Solidago*), sneezeweed (*Helenium*), Salvia and yarrow (*Achillea*) -- by cutting each stem back by one-third to one-half its height in spring. Cuts should be made on the diagonal, just above a leaf node.

The "chop" forces plants to produce bushier growth, resulting in sturdier, tighter and fuller plants that aren't as likely to grow leggy, require staking or flop over by the end of the season. It also delays blooming, which can benefit the late-summer garden.

You might get creative and prune only alternate stems so that some bloom earlier and others later — or prune only half of your plants — to extend the blooming season.

Do not attempt this with one-time bloomers, single-stemmed plants or those

See Chop Page 7



This May 20, 2025, image provided by Jessica Damiano shows the pruning of the top third of a chrysanthemum plant. Three such carefully timed prunings each year will result in fuller, sturdier plants.

project may be considered incomplete, non-compliant or worse — create an unsafe condition.

Use Building Safety Professionals as a Resource

By working with your local building department, you can ensure your project meets standards, avoids legal issues and creates a safe space for everyone in your home. (StatePoint)

FRIDAY, May 30, 2025

Today in History:

Today is the 150th day of 2025.
There are 215 days left in the year.

By Associated Press

Today in history:

On May 30, 2024, Donald Trump became the first former American president to be convicted of felony crimes as a New York jury found him guilty of all 34 charges in a scheme to illegally influence the 2016 election through a hush money payment to a porn actor who said the two had sex.

Also on this date:

In 1431, Joan of Arc, condemned as a heretic, was burned at the stake in

Rouen, France.

In 1911, the first Indianapolis 500 auto race was held at Indianapolis Motor Speedway; driver Ray Harroun won the race with an average speed of 74.6 mph (120 kph).

In 1922, the Lincoln Memorial in Washington, D.C., was dedicated in a ceremony attended by President Warren G. Harding, Chief Justice William Howard Taft and Abraham Lincoln's surviving son, 78-year-old Robert Todd Lincoln.

In 1935, Babe Ruth played in his last major league baseball game for the Boston Braves, leaving after the first inning of the first game of a double-header against the Philadelphia Phillies. (Ruth announced his retirement three days later.)

In 1937, ten people were killed when

police fired on steelworkers demonstrating near the Republic Steel plant in South Chicago.

In 1971, the American space probe Mariner 9 blasted off from Cape Kennedy on a journey to Mars.

In 1972, three members of the militant group known as the Japanese Red Army opened fire at Tel Aviv's Lod Airport, now Ben-Gurion Airport, killing 26 people. Two attackers died; the third was captured.

In 2002, a solemn, wordless ceremony marked the end of the cleanup at ground zero in New York, 8 1/2 months after the terror attacks of September 11th brought down the World Trade Center's twin towers.



Then former President Donald Trump appears at Manhattan criminal court during jury deliberations in his criminal hush money trial in New York, May 30, 2024.

In 2012, former Liberian President Charles Taylor was sentenced to 50 years in prison after being convicted on 11 counts of aiding and abetting war crimes and crimes against humanity at a trial at The Hague.

In 2023, disgraced Theranos CEO Elizabeth Holmes was taken into custody at the Texas prison where she was sentenced to spend the next 11 years for overseeing an infamous blood-testing hoax.

Heli

Continued from Page 1

As wildfires become more frequent, Whaling's invention is getting the attention of officials eager to boost preparedness. First used for the 2020 Blue Ridge Fire in Yorba Linda, 10 Heli-Hydrants have been built across Southern California and 16 more are in progress, according to Whaling.

Helicopters are essential for firefighting. They can drop 1,000 gallons (about 3,785 liters) of water at once — some much more. That's far more than hoses can get on a fire all at once, and can be the best way to attack fires that are difficult for ground crews to reach.

But pilots sometimes have to fly a long way to scoop up water, and in drought-prone areas, natural sources can sometimes dry up or diminish so they're hard to draw from. In Southern California's Riverside County, helicopters have had to fly up to 10 miles (about 16 kilometers) to find water, eating critical time from battling fires.

An innovative solution

On a remote plot in the Southern California town of Cabazon, contractor Glenn Chavez stood on a ladder and peered into an empty Heli-Hydrant. A radio in hand, he clicked a button to activate the system and watched as water roared into the tank. In about six minutes, it filled with 8,500 gallons (32,176 liters).

Chavez, a general contractor, was testing the Cabazon Water District's latest investment — a second Heli-Hydrant that local officials are counting on to help protect the town. At \$300,000, it cost slightly less than the average price of a single home in Cabazon.

"Living in a beautiful desert community, you're going to have risks of fire," said Michael Pollack, the district's general manager. "And to have these Heli-Hydrants is a major advantage. People will have a little bit of comfort knowing that they have another tool for fighting fires in their community."

Pilots can remotely activate the tanks from half a mile away, with the tank typically filling quickly from a city's water system. He-

licopters can fill up in less than a minute. Once it's activated, solar panels and backup batteries ensure the system can still be used during power outages. And at night, lights from the tank and a tower nearby guide pilots toward it.

In November, fire responders in San Diego put the product to the test when the 48-acre Garden Fire in Fallbrook, a community known for its avocado groves, prompted evacuation orders and warnings. Helicopters tapped the tank nearly 40 times.

Pilot Ben Brown said its proximity to the fire saved not just time but fuel.

"They're great for when you don't have other water sources," he said. "The more dip sites, especially in some of the more arid environments in the county, the better."

But they don't always help

Heli-Hydrants have raised some concerns about their placement in urban areas where houses, buildings and power lines can be obstacles to flight and they might have to squeeze into

tighter spaces.

In those cases, firefighters may choose to fly farther to a natural source that gives the helicopter more room, said Warren Voth, a deputy pilot with the San Diego County Sheriff's Department. A pilot's goal is to always face the wind while entering and exiting an area, for safety, and they need room to accomplish that.

In some cases, the municipal systems needed to fill Heli-Hydrants could go empty during major fires. As the Palisades Fire in Los Angeles burned, three 1-million gallon tanks that helped pressurize city hydrants in the Pacific Palisades ran dry as demand soared and burning pipes leaked water.

Other times, helicopters just can't access them. When winds are fierce, flying is nearly impossible; hurricane-force winds that supercharged the Los Angeles infernos initially grounded firefighting aircraft. When multiple helicopters respond to large blazes, they can't all use the Heli-Hydrant. And smoke can make it hard to see it.

Portable water tanks can accomplish some of the things that Heli-Hydrants do, but can require time, people and equipment to set up.

A Heli-Hydrant gives one community hope

Areas where wildland vegetation intersects with human development have always been vulnerable to fires, but more people are living in them today, and climate change is creating conditions that can make these regions drier and more flammable.

Jake Wiley has seen intensifying wildfires devastate his community. Two blazes — in 2007 and 2017 — collectively scorched more than 400 structures in San Diego. The last one forced Wiley, now general manager for the Rainbow Municipal Water District, to evacuate.

That fire also prompted local agencies to install a Heli-Hydrant — and when the Garden Fire erupted in November, it played a big role helping firefighters protect homes.

"It seems like when you've seen the worst, you haven't yet," Wiley said. "Anything we can do helps."

Inland Empire Lost Trade and Transportation Jobs, but It's Too Early to Blame Tariffs

BY DEBORAH
BRENNAN, CalMatters

Trade and transportation jobs dropped in the Inland Empire between March and April, while employment in other sectors such as hospitality and construction declined over the past year, according to a jobs report the California Employment Development Department released Friday.

However government jobs added 8,800 slots over last year while employment in schools and healthcare grew by 16,800 positions.

Overall, the unemployment rate ticked up from 4.6% last April to 4.9% last month. That's a little lower than the statewide average of 5% but higher than the national 3.9% rate.

Taking a longer view, the region's job growth and labor force have held strong over the past five years compared to the rest of the state, said Christopher Thornberg, an economist with Los Angeles-based Beacon Economics.

"You're talking about an economy that is one of the few bright spots in a flat California economy," he said of the Inland Empire.

Trade, transportation and utilities sectors in the Inland Empire lost 1,400 jobs last month after gaining 1,300 positions over the previous year. That's key for the Inland Empire, where more than 4,000 warehouses cover about 40 square miles of space and accounted for nearly 10% of jobs in Riverside County and more than 16% in San Bernardino County in 2021-22, according to a report by UC Riverside last year.



A truck drives past an Amazon sort center in Mira Loma on April 4, 2023.

California business leaders are closely watching the distribution sector, wondering how well ports and warehouses will hold up as President Donald Trump's on-again, off-again tariffs roil retail markets.

Thornberg said it's too early to make that call. In the first quarter of the year, businesses tried to get ahead of the tariffs by stocking up, he said. In the second quarter tariffs were imposed and then lifted, triggering uncertainty, but probably not layoffs.

"Supply chains are long, complicated, and you don't lay people off on the basis of a one-month disruption," he said. "So, honestly, you're not just going to see any of the data, not yet. And of course, we're still wondering where this trade war goes. There's a lot of volatility in this supply chain."

That can make it hard to tease out the effects of na-

tional trade policy from consumer trends and regional economic factors.

"With all that being said, it's not like logistics is doing well," Thornberg said. "Logistics saw a huge upsurge in 2022 because of spending, supply chains and the pandemic. Now people are spending more on restaurants and travel than campers and PlayStations."

Hospitality also took a hit in the Inland Empire, losing 9,600 jobs between April 2024 and last month, although the sector added 2,200 positions between March and April of this year.

Construction declined by 6,000 jobs year over year but gained 2,100 positions last month.

Alex Fernando, a labor market researcher at the Employment Development Department, said the agency doesn't analyze the reasons for changes in job num-

bers, but national political policy could contribute to declining tourism, while seasonal factors also make a difference.

With summer approaching, he said, "we start to notice that industries like construction go up, while local government and schools will be out of service during the summer months."

Overall, Thornberg said, the Inland Empire is doing well. His data show that the region's labor force — the number of people working or looking for jobs — grew by 6.7% between 2020 and 2025, and jobs increased by 7.3% during that time.

By comparison, Los Angeles and the Bay Area both lost jobs and workers in that five-year span.

The Inland Empire Economic Partnership released a report Tuesday that shows stable unemployment rates in the region. But it warned that might not last.

“NOW PEOPLE ARE SPENDING MORE ON RESTAURANTS AND TRAVEL THAN CAMPERS AND PLAYSTATIONS.”
- CHRISTOPHER THORNBURG, ECONOMIST AT BEACON ECONOMICS

"The outlook is worrisome: the Inland Empire's job creation ability hangs on the contribution of three sectors: Health Services, Local Government Educational Services, and Logistics," the report stated. "All other sectors are reducing employment."

Tariffs could slash business to distribution centers, while California's budget shortfall could cut money to schools and local governments, the report stated.

Thornberg thinks the logistics sector will remain stable, despite the looming trade war.

"Ultimately we need stuff from overseas," he said. "Even with tariffs, we're going to buy the stuff."



Kapwani Kiwanga’s sculpture fosters contemplation and hope while reminding us that history is marked by successive migrations. Manifest Destiny drove pioneers to settle in the West, but for the dispossessed and enslaved, a different promise of freedom awaited in the North. This Exhibit is open through tomorrow, June 1st.

BNPL
Continued from Page 3

other goods ... so consumers are taking advantage of

the ability to pay for items later.”
The Consumer Federation of America and other watch-

dog organizations have expressed concern about the rollback of BNPL regulation as the use of the loans continues to rise.

“By taking a head-in-the-sand approach to the new universe of fintech loans, the new CFPB is once again favoring Big Tech at the ex-

pense of everyday people,” said Adam Rust, director of financial services at the Consumer Federation of America.

Chop
Continued from Page 4

with woody stems; the amputations would be homi- cidal to the current season’s flowers.

When should you chop?
Gardeners should consider

their climate and prune when their plants have grown to half their expected seasonal height, whenever that may be. (The Chelsea Chop is done at different times in different places, depending on plant emergence and growth.)

A variation for late-sum-

mer and fall bloomers

To take things a step further, some late-summer and fall bloomers, like Joe Pye weed, chrysanthemum and aster, would benefit from three annual chops.

In my zone 7, suburban New York garden, that means cutting them back by one-

third each in the beginning of June, middle of June and middle of July. Customize the schedule for your garden by shifting one or two weeks earlier per warmer zone and later per cooler zone, taking the season’s growth and size of your plants into account. Make the first cuts when plants

reach half their expected size, the second two weeks later and the third about a month after that.

I’d like this fall-plant pruning tip to catch on as well as the Chelsea Chop has. Maybe I should call it the Damiano Downsize and see what happens.

Public Notices

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:95764 Adld:32364 Custld: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:95800 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,



Disney **Lilo & Stitch**

By Bob Garver

The latest edition of Disney's trend of remaking its animated classics in live action or "realistic" CGI is "Lilo & Stitch." I remember seeing the 2002 original with my mom, both of us huge Disney fans, and we agreed that the studio's magic from its mostly-90's "Renaissance" era was long gone. I've come to appreciate the film more over time, but it doesn't occupy the same space in my heart as

a "Beauty and the Beast" or "Lion King." I thought this might actually work in the new film's favor, with less concern about it having to live up to the legacy of a masterpiece. But no, it still does enough wrong to fall short of even lowered expectations.

The story follows the two title characters, with their paths destined to intersect. Project 626, later known as "Stitch," is a monster created in a lab

on a faraway planet by crazed alien doctor Jumba (Zach Galifianakis). Too hostile even for the alien community, Stitch escapes his sentence of exile by stealing a spaceship, which he crash-lands on Earth. Jumba and Earth-obsessed scientist Pleakley (Billy Magnussen) are assigned to go to Earth and retrieve the creature, which just wants to run amok.

Meanwhile, on Earth, in Hawaii, six-year-old human Lilo (Maia Kealoha) is having a hard time coping with the recent loss of her parents, often acting out and wreaking havoc of her own. Her adult sister Nani (Sydney Agudong) is trying to raise Lilo by herself so the family won't be split up, but she's having trouble adjusting to the role, unable to juggle the tasks of working to pay the bills and keeping tabs on the wild child. A social worker (Tia Carrere, the voice of Nani in the original), warns her that she could lose custody of Lilo if the household isn't put in order.

Needing a place to live,

Stitch disguises himself as a stray dog. Recognizing a fellow free spirit, Lilo insists on adopting him, and Tūtū (Amy Hill), an elderly neighbor on babysitting duty, can't say no. Nani thinks the crude creature is the last thing the fragile family needs, but Lilo is taken with him. Can the sisters and Stitch survive as a family? Can Stitch evade capture from Jumba and Pleakley? One thing is for sure: there will be lots of hijinks from the reckless child and alien along the way.

The movie has some good things about it. There are gags that work, especially in the early outer space scenes. And the vibe can certainly be sweet when it wants to be. Perhaps best of all, the live-action humans are an upgrade from the occasionally-off-putting character designs that marred the original. Also, it's a good idea that aliens Jumba and Pleakley take on live-action human disguises for a while, because while I have no problem with the CGI version of Stitch's design, the update to Jumba's

look is... unfortunate.

But for everything the remake of "Lilo & Stitch" does right, it does more wrong. Gags fall flat. Motivations are nonsensical. The movie pointlessly tries to wedge in beloved character Cobra Bubbles (Courtney B. Vance) despite Carrere being just fine as a different take on the movie's requisite social worker. What's really frustrating is that both central conflicts could be solved immediately by characters making the decisions that they end up making anyway not based on anything learned along the way. Disney has done worse to better properties in this controversial trend of live-action remakes, but still, this entry lacks magic even more than its predecessor.

Grade: C

"Lilo & Stitch" is rated PG for action, peril, and thematic elements. Its running time is 108 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Lilo & Stitch' Opens with Record-Setting \$183 Million

LOS ANGELES (CNS) - Disney's "Lilo & Stitch" scored the biggest Memorial Day opening of all time, hauling in \$183 million over the four-day weekend to lap Tom Cruise's eighth and final "Mission Impossible" film, according to updated industry estimates released Monday.

The children's science fiction comedy is a live-action remake of Disney's 2002 "Lilo & Stitch," which was fully animated. The franchise has also featured numerous sequels and a television show. The new film was directed by Dean Fleischer Camp and stars 7-year-old Maia Kealoha as a young girl who adopts an alien

experiment she mistakes for a dog and names Stitch.

Meanwhile, "Mission: Impossible - The Final Reckoning" opened with \$77.5 million this weekend in theaters in the United States and Canada, Comscore reported. That's the largest opening for the long-running spy franchise, which began in 1996, topping 2018's "Mission: Impossible -- Fallout."

Together, the two films fueled the biggest Memorial Day weekend box office in North American history, with about \$326.7 million in tickets likely to be sold by the end of Monday's holiday. The

previous record was 2013's \$306 million, led by "Fast & Furious 6" and "The Hangover Part III."

Third place went to last weekend's top-grossing film, "Final Destination Bloodlines," which grossed \$23.9 million Friday through Monday in its second weekend in theaters.

"Thunderbolts" was fourth with \$11.8 million in its fourth week, followed by "Sinners," which added another \$11 million in its sixth week.

Rounding out the top 10 domestic releases were "The Last Rodeo" (\$6.2 million), "Friendship" (\$5.7 million), "A Minecraft Movie" (\$2.7 million), "The Accountant 2" (\$2.5 million) and "Hurry Up Tomorrow" (\$860,000).

This weekend's overall four-day box office haul was estimated at \$326.7 million. The year-to-date total is \$3.134 billion -- up 22.3% from the figure at this time last year, according to Co

Elevate Your Summer Grilling With This Secret Weapon for Big Flavor

Whether you're a seasoned pitmaster or firing up the grill for the first time, elevating the flavor of your BBQ dishes is simple with the right fuel.

Offering flavorful inspiration to kick off grilling season, Bear Mountain BBQ, a maker of 100% all-natural hardwood pellets for any pellet grill or smoker, has asked its brand ambassadors to share a couple of their crowd-pleasing recipes.

Up first is the Jalapeño Ranch Smashburgers by Brandyn Baker of Black Dog BBQ.

Smashburger:

- 1 1/2 - 2 pounds ground beef (80/20 blend)
- Lettuce
- Tomato
- White American cheese
- Hamburger buns
- Salt and pepper to taste

Jalapeño Ranch Dressing:

- 1 cup mayonnaise
- 1/4 cup sour cream
- 3 tablespoon buttermilk (more if needed to thin)
- 1 jalapeño, stemmed and seeded
- 1 teaspoon minced garlic
- 2 tablespoons lime juice
- 2 tablespoons chopped cilantro
- 1 tablespoon chopped green onion
- 1/2 teaspoon onion powder
- 1/2 teaspoon garlic powder
- 1/4 teaspoon kosher salt
- Black pepper to taste

Instructions:

1. Combine dressing ingredients in blender. Blend until smooth.
2. Refrigerate for at least 30 minutes.
3. Using Bear Mountain BBQ's Gourmet Craft Blend pellets, preheat a sear plate on a pellet grill to 400 degrees F.
4. Form meatballs, seasoning them generously with salt and pepper.
5. Place meatballs onto hot sear plate. Let cook for 1-2 minutes, then smash them flat using a



grill press or heavy spatula.

6. Cook 3-4 minutes until well-browned, then flip. Top with cheese. Cook for another 1-2 minutes until cheese is melted and burgers cooked through.
7. Toast buns.
8. Assemble burgers. Add sauce to bottom bun. Layer lettuce, tomato and patties.
9. Drizzle dressing generously. Add bun top and serve immediately.

The second recipe is Reverse-Seared Smoked Ribeye Steak with Garlic and Herb Butter by Miguel Raya of Cooking with Fire.

Steaks:

- 1-2 thick-cut ribeye steaks
- Kosher salt
- Freshly cracked black pepper
- Optional: garlic powder, rosemary, or your favorite beef rub
- High smoke point oil (beef tallow)
- Cast iron skillet or hot grill/griddle

Garlic + Herb Butter:

- 8 ounces unsalted butter
- 1 tablespoon minced garlic
- 1 teaspoon fresh parsley
- 1 teaspoon fresh thyme
- 1 teaspoon fresh chives
- 1 teaspoon fresh rosemary

Instructions:

1. Remove steak from fridge 30 minutes before cooking. Season.
2. Using Bear Mountain BBQ's Hickory pellets, preheat smoker to 250 degrees F (or 200 degrees for slower, more even cooking). Place steak on a wire rack over a baking sheet or grill grate. Cook until internal tem-

perature reaches 115 degrees F for rare, 120 degrees F for medium-rare or 130 degrees F for medium. Use a probe or instant-read thermometer (takes 30-45 minutes depending on thickness).

3. Heat cast iron skillet over high heat until smoking hot. Add oil or beef tallow and steak. Sear for 45-60 seconds per side, pressing lightly for a good crust. Baste with butter, garlic and rosemary for extra flavor.

4. Let steak rest 10 minutes. Top with butter, then slice and serve.

No matter what type of grill you have or what type of food you're preparing, Bear Mountain BBQ offers a variety of hardwood flavors, and the brand is always expanding its lineup of wood pellet blends to cater to every kind of BBQ lover—from outdoor adventurers to backyard pit bosses. If you'll be celebrating summer holidays grill-side, try the Red, White and BBQ blend, which unites the smooth balance of oak and the robust smokiness of hickory to enhance the flavor of BBQ favorites.

Bear Mountain BBQ products are available online and in store at retailers nationwide. For recipes, grilling tips or to find a store near you, visit BearMountainBBQ.com.

"All we do is wood—and that focus is what makes our smoke flavor stand out," says Bear Mountain's Levi Strayer. "We've spent more than three decades perfecting how to turn



Broccoli and Asparagus Soup

I made asparagus the other night to pair with salmon and risotto. When I make asparagus I snap off the bottom ends. Where the asparagus naturally snaps when you hold it at opposite ends, it generally where you separate the more fibrous bottom from the tender tips. I usually throw the fibrous bottom end in the compost, but my mom had other ideas. She brilliant. She made them into a soup with the discarded fibrous bottoms of broccoli. No part of the veggies were wasted, and another meal was born.

This recipe is a little dependent on how much is left over from other meals so

the broccoli and asparagus in the freezer until you have both.

Ingredients

- Asparagus bottoms, chopped
- Broccoli stems, chopped
- Vegetable Stock
- Onion
- Garlic
- Heavy Cream (can be left out to make it vegan)
- Salt and Pepper to taste

To Make

In an appropriately sized saucepan add your asparagus and broccoli. Add 1/4 to 1 whole onion diced. As well as 1-4 cloves of garlic. Add just enough veggie stock to fully cover the veggies. Add salt and pepper to taste, 1/2 tsp to 1 table spoon. Bring to a simmer and cook for 30 minutes. Blend thoroughly and return to pan. Simmer for 5 more minutes. Add cream if you want, 1 tbsp to 1/4 cup. Lower heat and warm the cream through, about 1 minutes. Serve. Optionally garnish with croutons, basil, or sour cream. EAT!

For More Recipes Visit www.zapinin.com/food



I am going to try and write it as generically as possible so you can adapt it to your situation. You can save these bottoms of

high-quality hardwood into the best fuel that delivers rich, consistent smoke. That means

grillers get nothing but the best wood flavor, every single time." (StatePoint)

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:95805 AdId:32379 CustId:2054

Order To Show Cause For Change of Name Case No. CVMV 2504085
To All Interested Persons: Griselda Ivory filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Ninive Calixtra Sanchez
PROPOSED NAME: Ninive Calixtra-Sanchez Ivory
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: 6/20/2025 Time: 8:00am Dept. MV2.
The address of the court is Riverside Superior Court, Moreno Valley Branch, 13800 Heacock Street, #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: 5/1/2025
Jason B. Galkin
Riverside Superior Court

Schld:95837 AdId:32391 CustId:1746

File No.: R-202504341
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. MOODYSCUTZ
2560 N PERRIS BLVD, E-12, PERRIS, CA 92571
Riverside County
Full Name of Registrant: 1. ANDRES RUIZ 3591 COMER AVE RIVERSIDE, CA 92507
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/ANDRES RUIZ
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 4/2/2025. PETER ALDANA

Schld:95841 AdId:32392 CustId:2054

Title Order No.: 99100097 Trustee Sale No.: 87776 Loan No.: 2022-02 APN: 333-731-013 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/20/2022.

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 6/18/2025 at 9:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/27/2022 as Instrument No. 2022-0513253 in book N/A, page N/A of official records in the Office of the Recorder of Riverside County, California, executed by: DESMOND GRANT & JENNIFER GRANT , as Trustor HANDS CAPITAL LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, 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). At: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto and Made A Part Hereof. 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: 27846 SENECA CT MENIFEE, CA 92585. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, towit: \$87,388.50 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/9/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87776. Information about postponements that are very short in

duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87776 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or noncompliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. TS# 87776 / APN # 333-731-013 LEGAL DESCRIPTION EXHIBIT "A" PARCEL NO. 1: LOT 73 (THE "LOT") OF TRACT NO. 34406-5, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE SUBDIVISION MAP ("MAP") FILED ON JUNE 4, 2014, IN BOOK 441 AT PAGES 94 TO 105, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER. EXCEPTING THEREFROM: A. ONE HALF OF ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS OF WHATEVER NATURE OR DESCRIPTION AS RESERVED IN THE DEED FROM NATHAN T. KING AND FLORENCE F. KING, HIS WIFE, TO MAURICE Y. KAPETANSKY, ET AL, RECORDED AUGUST 14, 1951 IN BOOK 1294, PAGE 521 OF OFFICIAL RECORDS; AND B. ONE HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF EXPLORING FOR, DEVELOPING, MINING, BORING, FOR DRILLING, PROSPECTING FOR, REMOVING, PRODUCING, OR MARKETING SAID SUBSTANCES AS CONVEYED TO FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, BY DEED RECORDED SEPTEMBER 27, 1965, AS INSTRUMENT NO. 110439 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. FURTHER EXCEPTING THEREFROM, TO THE EXTENT NOT ALREADY EXCEPTED OR RESERVED IN INSTRUMENTS OF RECORD: A. ANY AND ALL REMAINING OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, TO ALL GEOTHERMAL HEAT AND TO ALL

PRODUCTS DERIVED FROM ANY OF THE FOREGOING (COLLECTIVELY, "SUBSURFACE RESOURCES"); B. THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND TO PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE LOT, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE LOT, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LOT, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE LOT, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LOT; AND PARCEL NO. 2: NONEXCLUSIVE EASEMENTS FOR ACCESS, DRAINAGE, ENCROACHMENT, MAINTENANCE, REPAIR, RECONSTRUCTION AND OTHER PURPOSES, ALL AS DESCRIBED AND RESERVED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HERITAGE LAKE, RECORDED ON MARCH 25, 2005, AS INSTRUMENT NO. 2005-0234324, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HERITAGE LAKE, RECORDED ON JULY 28, 2005, AS INSTRUMENT NO. 2005-0605737 (TOGETHER WITH ANY FURTHER AMENDMENTS THERETO OR RESTATEMENTS THEREOF, COLLECTIVELY, THE "MASTER DECLARATION"), AND THE SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANNEXATION OF PHASE FOR HERITAGE LAKE (NEWBRIDGEPHASE 6), RECORDED ON DECEMBER 24, 2014, AS INSTRUMENT NO. 2014-0491804 (TOGETHER WITH ANY AMENDMENTS THERETO OR RESTATEMENTS THEREOF, COLLECTIVELY, THE "NOTICE"), EACH IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ("OFFICIAL RECORDS").

Schld:95844 AdId:32393 CustId:670

NOTICE OF PETITION TO ADMINISTER ESTATE OF Ella Mae Butler Case No. PRR12501344
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Ella Mae Butler. A PETITION FOR PROBATE has been filed by Dawn McDonald in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that Dawn McDonald 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.

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Email: darlinglawoffices@gmail.com

Schld:95852 AdId:32396 CustId:1762

NOTICE OF PETITION TO ADMINISTER ESTATE OF Donna Butler Case No. PRR12501346
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Donna Butler. A PETITION FOR PROBATE has been filed by Dawn McDonald in the Superior Court of California, County of Riverside.

THE PETITION FOR PROBATE requests that Dawn McDonald 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.

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Schld:95855 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,

Public Notices

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:95870 Adld:32403 Custld: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:95874 Adld:32404 Custld: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
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Fax: (951)-658-3155

Schld:95877 Adld:32405 Custld: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 proposed 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:95880 Adld:32406 Custld: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:95883 Adld:32407 Custld: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:95891 Adld:32409 Custld: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:95895 Adld:32410 Custld:2054

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1008087-BF Order No.: FIN-25001171
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/20/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.
Trustor(s): Thomas Lane and Jennifer Lane, husband and wife as joint tenants Recorded: 8/27/2010 as Instrument No. 2010-0411673 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 6/25/2025 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: \$101,691.74
The purported property address is: 30521 SIERRA VISTA DR, MENIFEE, CA 92584 Assessor's Parcel No.: 360-481-002

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-25-1008087-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-25-1008087-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-25-1008087-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: 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-25-1008087-BF IDSPub #0248332 5/23/2025 5/30/2025 6/6/2025

Schld:95905 AdId:32414 CustId:608

File No.: R-202506297
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. HITCHING HEARTS
22911 NORBERT ST, PERRIS , CA 92570
Riverside County
MAILING ADDRESS: 16870 ROSEMARY LN, CHINO HILLS, CA 91709
Full Name of Registrant:
1. SHANNON WHITED JOHNSON 16870 ROSEMARY LANE CHINO HILLS, CA 91709
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/SHANNON WHITED JOHNSON
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 5/15/2025.
PETER ALDANA

Schld:95913 AdId:32420 CustId:2054

Notice of Sale of Real Property at Private Sale
Case No. 25STPB01458
In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Frances M. Holguin, deceased.
Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 9th day of June, 2025, at the office of Michael G. Ebner, 100 N. Citrus Street, Suite 520, West Covina CA 91791, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Perris, County of Riverside, State of California, particularly described as follows:
Lot 1 of Tract No. 2626, in the County of Riverside, State of California, as shown by Map on file in Book 47, Pages 19 through 21, inclusive of Maps records of Riverside County, California.
EXCEPTING therefrom, an undivided 1/2 interest in all oil, gas, and mineral rights, in or on under the surface of said land, and all rights of ownership herein but without the right of surface entry, as reserved in Lake Matthews Development Corporation, by deed recorded February 28, 1963 as Instrument No. 63-20126 of Official Records of Riverside County.
APN: 287-060-027
More commonly known as: Vacant Land, Perris, County of Riverside, California
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Three (3%) percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.
Dated MAY 14, 2025
DEBORAH LEE HOLGUIN
Personal Representative of the Estate.
Attorney(s) at Law:

Michael G. Ebner, Esq.
Ebner Law Office
100 N. Citrus Street, Suite 520
West Covina CA 91791
5/23, 5/30, 6/6/25
CNS-3927852#
PERRIS PROGRESS

Schld:95917 AdId:32421 CustId:61

T.S. No. 130131-CA APN: 338-032-004 NOTICE OF TRUSTEE'S SALE
IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/6/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 7/16/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/13/2007 as Instrument No. 2007-0456753 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: BEVERLY WOODS, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 29028 PEBBLE BEACH DRIVE, SUN CITY, CA 92586, AKA, 29028 PEBBLE BEACH DR, MENIFEE, CA 92586 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$279,975.79 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if

applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 130131-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 130131-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Schld:95919 AdId:32422 CustId:670

TSG No.: 92171034 TS No.: CA2500291589 APN: 321-451-012 Property Address: 19202 PAINTED ROCK STREET PERRIS, CA 92570 NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/06/2022. 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. On 06/12/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 09/14/2022, as Instrument No. 2022-0393461, in book , page , of Official Records in the office of the County Recorder of RIVERSIDE County, State of California. Executed by: KEVIN D. HACKBARTH AND SARAH E. HACKBARTH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) In the courtyard, of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 321-451-012 The street address and other common designation, if any, of the real property described above is purported to be: 19202 PAINTED ROCK 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 43,789.26. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL

BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2500291589 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2500291589 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0474414 To: PERRIS PROGRESS 05/23/2025, 05/30/2025, 06/06/2025

Schld:95931 AdId:32426 CustId:2221

File No.: R-202506223
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. BONITA ESTHETICS
2. BONITA STUDIOS
41669 DATE ST, MURRIETA, CA 92562
Riverside County
MAILING ADDRESS: 29277 COPPER RIDGE RD CANYON LAKE, CA 92587
Full Name of Registrant:
1. JULIANA REYES 29277 COPPER RIDGE 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: 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/JULIANA REYES

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 5/14/2025.

PETER ALDANA

Schld:95950 Adld:32433 Custld:2054

Order To Show Cause For Change of Name Case No. CVMV2504714

To All Interested Persons: SERGIO PERES filed a petition with this court for a decree changing names as follows:

1 PRESENT NAME: SERGIO PERES

PROPOSED NAME: SERGIO PEREZ

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: 7/11/2025 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: 5/5/2025

Jason B. Galkin

Riverside Superior Court

Schld:95954 Adld:32434 Custld:1746

File No.: R-202505271

FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:

1. RODEO SMOKE SHOP

120 RAMONA EXPY STE C, PERRIS, CA 92571

Riverside County

Full Name of Registrant:

1. EHR RETAIL & MORE INC 120 RAMONA EXPY STE C PERRIS, CA 92571

This Business is conducted by: CORPORATION.

The registrant commenced to transact business under the fictitious business name or names listed above on: 04/15/2025.

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/RAMI GEORGES

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

Job No. P25-082

NOTICE OF AVAILABILITY

HARVEST LANDING RETAIL CENTER & BUSINESS PARK PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)

SCH NO. 2024080337

May 30, 2025

Project Title: Harvest Landing Retail Center & Business Park Project - Environmental Impact Report/SCH No. 2024080337, Specific Plan Amendment (SPA) 22-05250; General Plan Amendment (GPA) 24-05175; Zone Change 24-05176; Development Plan Reviews (DPR) 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 23-00017, 24-00008, 24-00009; Conditional Use Permits (CUP) 22-05050, 23-05235; Tentative Tract Maps (TTM) 38810 and 38811; and Development Agreement (DAA) 17-05136.

Lead Agency:

City of Perris

Planning Division

135 North D Street

Perris, CA 92570

(951) 943-5003

Contact: Albert Armijo, Project Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The Project site is located in the central portion of the City of Perris, in Riverside County. The Project site includes approximately 358.28 acres in the central portion of the City of Perris and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and parcels proposed to be annexed into the Specific Plan.

Existing Harvest Landing Specific Plan: In 2011, the City of Perris City Council adopted the Harvest Landing Specific Plan, which is a master-planned community including residential, recreation, and general business and commercial land uses on 341.1 acres in western Perris. As approved, the Specific Plan allows for the development of 169.5 acres of residential uses (1,860 units), 88.5 acres of business uses (1,306,582 square feet), 39 acres of roads and drainage/detentions areas, and 44 acres of open space amenities, including a lake, parks, recreation center, and paseos.

Description of the Project: The Project includes a Specific Plan Amendment to annex three parcels (Assessor's Parcel Numbers [APNs] 305-060-042, 305-060-036, and 305-060-037) to the Specific Plan Area and designate them as Multiple Business Use (MBU) as well as add an MBU Overlay to APN 305-060-038, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment is proposed to change the existing land use plan of



Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris Commercial Community General Plan land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed floor area ratio within the MBU designation from 0.35 to 0.75, which would be consistent with the City of Perris Light Industrial General Plan land use



designation. The proposed Phase 1 development would include a 139.89-acre business park with one parcel hub, three high cube warehouses, and three light industrial buildings totaling 1,727,579 square feet; a 22.16-acre community shopping center with a major retail building and eight retail pads totaling 250,457 square feet; and a 24.33-acre commercial big box retail site with a new 167,050-square-foot, free-standing big box discount store with a 12-pump gas station and two approximately 5,500-square-foot fast food restaurants. The maximum feasible buildout of the entire Specific Plan, based on the submitted development applications for commercial and industrial uses within the Phase 1 sites and the maximum allowed buildout of Phase 2, would be 5,735,535 square feet of MBU uses and 428,507 square feet of Commercial uses.

The proposed Project includes the following discretionary actions by the City: Specific Plan Amendment (SPA) No. 22-05250 to revise land use designations, establish a plan for public facilities, design guidelines, and to annex properties to the north of the Project into the Specific Plan; General Plan Amendment (GPA) No. 24-05175 to redesignate annexed parcels as Specific Plan (SP); Zone Change No. 24-05176 to rezone the properties being annexed into the Specific Plan overlay from various zonings to HL-SP (MBU); Development Plan Review (DPR) Nos. 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 24-00008, and 24-00009 to construct the proposed industrial buildings and No. 23-0017 to construct the proposed commercial buildings; Tentative Tract Map No. 22-05250 (TTM 38810 and 38811) to revise site boundaries within the Harvest Landing Specific Plan; Conditional Use Permit (CUP) No. 22-05050 for drive-thru operations and No. 23-05235 for fuel stations; Development Agreement Amendment(s) (DAA) No. 17-05136 to update to the Harvest Landing Development Agreement per the revised Project; and Certification of the Environmental Impact Report (EIR) with the determination that the EIR has been prepared in compliance with the requirements of the California Environmental Quality Act (CEQA).

Significant Effects Discussed in the Draft EIR: The Draft EIR determined that the following issue areas have less-than-significant impacts or potentially significant environmental impacts that will be mitigated to below a level of significance: aesthetics, agriculture and forestry resources, air quality (localized emissions and odors), biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise (on-site noise and vibration), population and housing, public services, recreation, transportation (circulation plan, hazards, and emergency access), tribal cultural resources, and utilities. The Draft EIR determined that the Project would result in significant and unavoidable impacts related to air quality (conflict with the Air Quality Management Plan [AQMP] and construction and operational regional emissions), greenhouse gas (GHG) emissions (emissions and conflict with a GHG reduction plan), noise (off-site traffic noise), and transportation (vehicle miles traveled).

Address Where the Draft EIR is Available: (Electronic copy provided online at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>)

Hard copy documents may be reviewed at the following location, by appointment only:

City of Perris
Planning Division
135 North D Street
Perris, CA 92570
Phone: (951) 943-5003
Monday – Friday 8:00 a.m. – 6:00 p.m.

Public Review Period: The Draft EIR is being circulated for a minimum 45-day review period, which will commence on May 30, 2025, and conclude on July 14, 2025. Due to the time limits mandated by State law, your comments must be received at the earliest date, but not later than July 14, 2025, at 5:00 pm. Please send your comments to Albert Armijo, City of Perris Planning Division, 135 North D Street, Perris, CA 92570-2200. Albert Armijo may be reached via e-mail at: aarmijo@cityofperris.org.

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Perris Planning Commission and City Council. The dates, times, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

Hazardous Materials Statement: The Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: This Project was subject to Airport Land Use Commission (ALUC) review. Tribal consultations were conducted in accordance with the provisions of SB 18 and AB 52.

14411 ET SEQ., Business and Professions Code).

THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 4/21/2025.

PETER ALDANA

Schld:95966 Adld:32443 Custld:2054

NOTICE OF PETITION TO ADMINISTER ESTATE OF Guadalupe Marmolejo

Case No. PRR12501435

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Guadalupe Marmolejo.

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

THE PETITION FOR

PROBATE requests that Martha Marmolejo be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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 6/25/2025 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.

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

Schld:95991 AdId:32455 CustId:2331

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY
MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Perris, Riverside County, California, Case No. 24-09-0777P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

Schld:95994 AdId:32456 CustId:2462

APN: 320-411-008 TS No.: 24-08336CA TSG Order No.: 240450528 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 20, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 December 28, 2021 as Document No.: 2021- 0760047 of Official Records in the office of the Recorder of Riverside County, California, executed by: Quincy Howell Jr, and Laura M Glover, husband and wife as joint tenants, 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. Sale Date: June 25, 2025 Sale Time: 1:00 PM Sale Location: In the front of the Corona Civic Center, 849 W. Sixth Street, Corona CA 92882 2 File No.:24-08336CA The street address and other common designation, if any, of the real property described above is purported to be: 1749 Chamberlin Creek Way, 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: \$410,642.61 (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.# 24-08336CA. 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 24-08336CA 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.:24-08336CA 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.affiniadefault.com or Call (866) 932-0360 Dated: May 21, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0474629 To: PERRIS PROGRESS 05/30/2025, 06/06/2025, 06/13/2025

Schld:95996 AdId:32457 CustId:2221

Job No. P25-081

NOTICE OF SCOPING MEETING & PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FIRST INDUSTRIAL LOGISTICS AT HARLEY KNOX AND INDIAN PROJECT

Date: May 23, 2025
To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies and Interested Parties

From: City of Perris Development Services Department| Planning Division 135 North D Street Perris, CA 92570

Subject: Notice of Preparation and Public Scoping Meeting Notice for the preparation of a Draft Environmental Impact Report for the First Industrial Logistics at Harley Knox and Indian Project – Development Plan Review (DPR) 22-00016 and Tentative Parcel Map 25-0004 (TPM 38684).

Scoping Meeting: June 18, 2025 at 6:00 p.m. (City of Perris Planning Commission meeting)

Perris City Council Chambers 101 N. D Street Perris CA 92570

NOP Comment Period: May 30, 2025 through June 30, 2025

Project Title: Development Plan Review (DPR) 22-00016- First Industrial Logistics at Harley Knox and Indian Project

Applicant: First Industrial Realty Trust, Inc. 898 N Pacific Coast Highway, Suite 175 El Segundo, CA 90245

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR): The City of Perris (City) will be the Lead Agency pursuant to Section 15052 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). The City will prepare a Draft Environmental Impact Report (EIR) for the proposed First Industrial Logistics at Harley Knox and Indian Project (Project). This Notice of Preparation identifies the Project applicant, contains the proposed Project description including Project setting and location, and identifies the potential environmental effects of the proposed Project. A vicinity map is included in this Notice of Preparation.

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 Project. 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 the date of this Notice of Preparation. The public comment period for this Notice of Preparation begins on May 30, 2025, and is set to close at 5:00 p.m. on June 30, 2025. Please send written comments to Mathew Evans, Project Planner, at the address shown above or via email at mevans@cityofperris.org. Please include the name and contact person of the agency or organization.

Project Location and Setting

The approximate 25-gross acres vacant unimproved Project site is located at the northwest corner of Harley Knox Boulevard and Indian Avenue in the City of Perris, Riverside County. The site consists of Assessor's Parcel Numbers (APNs) 302-020-013, 302-020-028, 302-020-038, 302-020-032, 302-020-040, 302-020-043, and 302-020-048. The proposed Project also includes a 1.1-acre offsite improvement area for improvements in Harley Knox Boulevard and Indian Avenue, and a drainage connection to the Riverside County Flood Control and Water Conservation District, Line B, located to the north of the Project site. The City of Perris General Plan land use designation for the site is PVCC SP - Perris Valley Commerce Center Specific Plan and the Perris Valley Commerce Center Specific Plan (PVCCSP) zone designation for the site is General Industrial (GI).

The Project site is located approximately 0.3 mile southeast of the March Air Reserve Base/Inland Pot Airport and is located within the area subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The Project site is located within Compatibility Zones A, B1-APZ I, B2, and C1 of the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan.

The Project site is relatively flat, with the western portion of the Project site draining southerly to storm drains in Harley Knox Boulevard and the easterly portion of the Project site draining easterly towards storm drains in Indian Avenue. The Perris Valley Storm Drain Lateral B (hereinafter "Lateral B") is an existing Riverside County Flood Control and Water Conservation District storm drain facility that is located adjacent to the north of the Project site.

As shown on Figure 1 – Aerial Map (attached to this Notice of Preparation), land uses surrounding the Project site include a mix of undeveloped and developed land. Specifically, uses surrounding Project site include Lateral B and industrial uses within the City of Moreno Valley to the north, warehouses to the east, vehicle action/ storage and asphalt manufacturing uses to the south, and undeveloped vacant land to the west.

The Project site is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within an MSHCP Criteria Cell, Cell Group, or Linkage Area.

Project Description

The First Industrial Logistics at Harley Knox and Indian and offsite improvement area Project involves the merging of seven (7) parcels for the construction and operation of an approximately 549,786-squarefoot nonrefrigerated warehouse building including infrastructure, apurtenances, associated parking areas, and associated offsite supporting improvements. (Refer to Figure 2 – Site Plan.)

The proposed warehouse building would accommodate highcube warehouse distribution uses, anticipating that approximately 10,000 square feet could be utilized for supporting office and mezzanine uses. The Project would include a total of 94 dock doors on the north side of the building. The building would include solarready rooftop panels. Based on the employment projection factor for light industrial uses per the PVCCSP, the Project is anticipated to create approximately 542 jobs. The proposed Project would be constructed as a speculative or "spec" building; that is, there is not a specific tenant identified at this time. It is anticipated that the building could operate 24 hours a day, seven days a week. The warehouse is not anticipated to include ecommerce. The design of the building is modern industrial and includes concrete tiltup wall construction with boardformed cement veneer and standard window glazing. The Project is proposed to be consistent with City standards and include 14-foothigh screen walls, 8-foothigh perimeter wrought iron fence along the perimeter of the proposed building, and landscaping along the Project site's frontage.

As shown on Figure2 – Site Plan, the Project site's automobile entrance would be separate from the truck entrance. Automobile vehicles would access the Project site via two driveways: the driveway along Harley Knox Boulevard and the southerly driveway along Indian Avenue. Trucks would access the Project site via one driveway: the northerly driveway on Indian Avenue. The trucks would stop at the guard shack to access the loading areas that are located north of the building. Emergency vehicle access would be available from the northerly Indian Avenue driveway and from the Harley Knox Boulevard driveway.

Domestic water services in the Project vicinity are provided by the Eastern Municipal Water District (EMWD). There are existing potable water lines near the Project site: 12-inch diameter water lines are present in Harley Knox Boulevard and Indian Avenue, in addition to a 12-inch diameter water line in Webster Avenue. The Project would connect to the 12-inch diameter potable water lines in Harley Knox Boulevard and Indian Avenue for potable water, landscape irrigation, and fire water pump for fire flow demands. No offsite water line improvements are proposed.

Recycled water services in the Project vicinity are also provided by the EMWD. The EMWD maintains a 12-inch recycled water line in Indian Avenue that is capped and ends approximately 166 linear feet north from the Harley Knox Boulevard and Indian Avenue intersection. There are recycled water lines within Nance Street, south of the Project site, and Redlands Avenue east of the Project site. There are no other existing recycled water lines adjacent to the Project site. Because there are no existing recycled water lines adjacent to the Project site, other than the capped 12-inch diameter recycled water line in Indian Avenue, recycled water connections are not proposed.

Sewer (wastewater) collection and treatment services in the Project vicinity are also provided by the EMWD. The EMWD maintains an existing 15-inch diameter sewer main (flows east) in Harley Knox Boulevard along the Project site's frontage and an existing 12-inch diameter sewer main (flows south) in Indian Avenue along the Project site's frontage. The Project includes a proposed 6-inch diameter lateral sewer line to connect to the EMWD's existing 15-inch diameter sewer line in Harley Knox Boulevard. No offsite sewer line improvements or additional treatment facilities are needed to serve the Project.

Offsite Improvements

The Project includes approximately 1.1 acres of offsite improvements associated with potable water, sewer and storm drain connections in Harley Knox Boulevard and Indian Avenue, and sidewalk and parkway improvements along the Project's frontage.

Project Construction

Project construction would not be phased and is anticipated to begin no sooner than June 2025 and would take approximately 11.5 months. Nighttime pouring of concrete

is anticipated during summer months. The Project site will balance, no soil import or export will be needed.

Required Entitlements / Approvals

Pursuant to the provisions of CEQA and the CEQA Guidelines, the City of Perris, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of Perris to implement the project:

Certification of the EIR
Tentative Parcel Map 25-0004 (TPM 38684)
Development Plan Review (DPR) 22-00016

Approvals and permits that may be required by other agencies include:

Santa Ana Regional Water Quality Control Board – A National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the preconstruction conditions and downstream water quality is not worsened
South Coast Air Quality Management District – Compliance with the Indirect Source Rule (Rule 2305) for warehouse owners and operators and a permit to install and operate a diesel fueled fire water pump
Eastern Municipal Water District – Approval of water and sewer improvement plans
Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities
California Department of Fish and Wildlife - Section 1602 Lake and Streambed Alteration Agreement for the storm drain connections to the Perris Valley Storm Drain; and
Santa Ana Regional Water Quality Control Board – Waste Discharge Permit for storm drain connections to the Perris Valley Storm Drain
Riverside County Flood Control and Water Conservation District - Encroachment permits and approval for outfall structure and riprap that would be constructed within the Perris Valley Storm Drain Lateral B.

Probable Environmental Effects of the Project

The PVCCSP EIR is a program EIR, and projectspecific evaluations in later tier environmental documents for individual development projects within the Perris Valley Commerce Center area were anticipated. As stated in Section 15168(d)(3) of the CEQA Guidelines, "The program EIR can focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before." As such, the environmental analysis for the Project will be based on, or tiered from, the analysis presented in the PVCCSP EIR, when applicable.

The PVCCSP EIR analyzes the direct and indirect impacts resulting from implementation of the allowed development under the PVCCSP. Measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts resulting from that development are identified in the PVCCSP EIR. In conjunction with certification of the PVCCSP EIR, the City adopted a Mitigation Monitoring and Reporting Program. Additionally, the PVCCSP includes Standards and Guidelines to be applied to future development projects in the Specific Plan area. The City requires that future development projects in the Specific Plan area comply with the required PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures as outlined in the Mitigation Monitoring and Reporting Program and that these requirements are implemented in a timely manner.

The Draft EIR for the proposed Project will contain a detailed Project Description, a description of the existing environmental setting of the Project site and surrounding area, analysis of Projects specific environmental impacts, analysis of cumulative impacts, identification of additional projectspecific mitigation measures required to reduce potentially significant impacts, and an analysis of alternatives to the Project that could reduce one or more of the potentially significant impacts of the Project.

The City has prepared an Initial Study and determined that an EIR is required for the proposed Project based on its potential to cause significant environmental effects. The Initial Study found that the following environmental topics would result in less than significant environmental impacts; and therefore, will not be further analyzed in the Draft EIR:

Schld:96029 AdId:32469 CustId:2054

DOJ Announces Title IX Probe Over Trans Athletes in CA Girls' Sports

RIVERSIDE (CNS) - The U.S. Department of Justice announced Wednesday it is opening an investigation to determine if a state law allowing transgender athletes to compete on female sports teams at California schools violates the federal Title IX civil rights law.

The department sent letters to state Attorney General Rob Bonta, State Superintendent of Public Instruction Tony Thurmond and the California Interscholastic Federation, which oversees high school sports in the state, informing them of the investigation.

There was no immediate response from state officials.

According to the DOJ, the investigation specifically targets state Assembly Bill 1266, the 2013 legislation aimed at preventing discrimination against transgender students and ensuring their right to take part in school activities, including athletics.

It also targets a CIF bylaw "that permits, directs, instructs or requires California high schools to allow males to participate in girls' interscholastic athletics, thereby depriving girls and young women of equal athletic opportunities."

Without using her name, the DOJ letter to CIF specifically references transgender Jurupa Valley High School track and field AB Hernandez, who will compete in this weekend's state championship meet in the triple jump, long jump and high jump events.

"Title IX exists to protect women and girls in education. It is perverse to allow males to compete against girls, invade their private spaces, and take their trophies," Harmeet K. Dhillon, assistant attorney general for civil rights, said in a statement. "This division will aggressively defend women's hard-fought rights to equal educational opportunities."

In coordination with the Title IX investigation, DOJ officials also announced the agency has filed a "statement of interest" in a feder-



al lawsuit filed on behalf of two Riverside high school students who said they faced repercussions for wearing T-shirts opposing a transgender student on the school's track-and-field team.

The lawsuit was filed in November against the Riverside Unified School District, on behalf of plaintiffs identified only as "K.S.," a ninth-grade cross country competitor, and "T.S.," an 11th-grader and girls' team captain. The suit alleges T.S. was removed from the cross country team in favor of a transgender athlete, and that T.S. and K.S. were both penalized when they wore T-shirts protesting the move.

The DOJ Title IX investigation comes one day after President Donald Trump posted on social media that he would withhold federal funding from California if transgender athletes are allowed to compete in girls sports, and he called on local authorities to prevent AB Hernandez from competing in this weekend's CIF State meet.

"California, under the leadership of Radical Left Democrat Gavin Newsom, continues to ILLEGALLY allow 'MEN TO PLAY IN WOMEN'S SPORTS.' This week a transitioned male athlete, at a major event, won 'everything,' and is now qualified to compete in the 'State Finals' next weekend."

Transgender athlete AB Hernandez competes in the girls high jump during the CIF Southern Section Masters Meet in Moorpark, Calif. Finishing fourth in high jump, she did not qualify for the CIF State Meet in that event.

The athlete Trump is presumably referring to is Hernandez.

"As a male, he was a less than average competitor. As a female, this transitioned person is practically unbeatable. THIS IS NOT FAIR, AND TOTALLY DEMEANING TO WOMEN AND GIRLS," Trump wrote. "Please be hereby advised that large scale Federal Funding will be held back, maybe permanently, if the Executive Order on this subject matter is not adhered to. The Governor, himself, said it is 'UNFAIR.' I will speak to him today to find out which way he wants to go??? In the meantime I am ordering local authorities, if necessary, to not allow the transitioned person to compete in the State Finals. This is a totally ridiculous situation!!!"

The CIF on Tuesday announced a change in the entry rules for the state track-and-field champion meet, essentially expanding the field of competitors in various events to ensure "biological female" athletes are not excluded from the competi-

SCOREBOARD			
Baseball - Playoffs			
Division 1			
Corona	2	Norco	0
Corona	0	St. John Bosco	2
Division 3			
Castaic	1	Temecula Valley	4
Temecula Valley	5	Glendora	7
Division 5			
Citrus Hill	0	Northwood	1
Elsinore	5	Liberty	4
St. Anthony	7	Hillcrest	2
Softball - D1 Playoffs			
Division 1			
Norco	6	Ayala	1

tion, which will be held Friday and Saturday at Buchanan High School in Clovis.

"Under this pilot entry process, any biological female student-athlete who would have earned the next qualifying mark for one of their Section's automatic qualifying entries in the CIF State meet, and did not achieve the CIF State at-large mark in the finals at their Section meet, was extended an opportunity to participate in the 2025 CIF State Track and Field Championships," according to CIF. "The CIF believes this pilot entry process achieves the participation opportunities we seek to afford our student-athletes."

The CIF statement did not specifically mention transgender athletes, although the governor's office noted the change is aimed at ensuring biological female athletes won't be displaced from this weekend's meet, while still allowing transgender athletes to compete.

"CIF's proposed pilot is a reasonable, respectful way to navigate a complex issue without compromising competitive fairness -- a model worth pursuing," the governor's office Director of Communications Izzy Gardon said in a statement. "The governor is encouraged by this thoughtful approach."

AB Hernandez, a junior on the Jurupa Valley High School track and field team, will be the only openly transgender athlete competing at the CIF State Track and Field meet. She is ranked as one of the top athletes in California, ranked by athletic.net No. 1 in the triple jump and No. 2 in the long jump.

Hernandez won the girls invitational portion of the prestigious Mt. SAC Relays in Walnut in April and CIF Southern Section Division 3 titles in May at Moorpark High School in the long jump and triple jump.