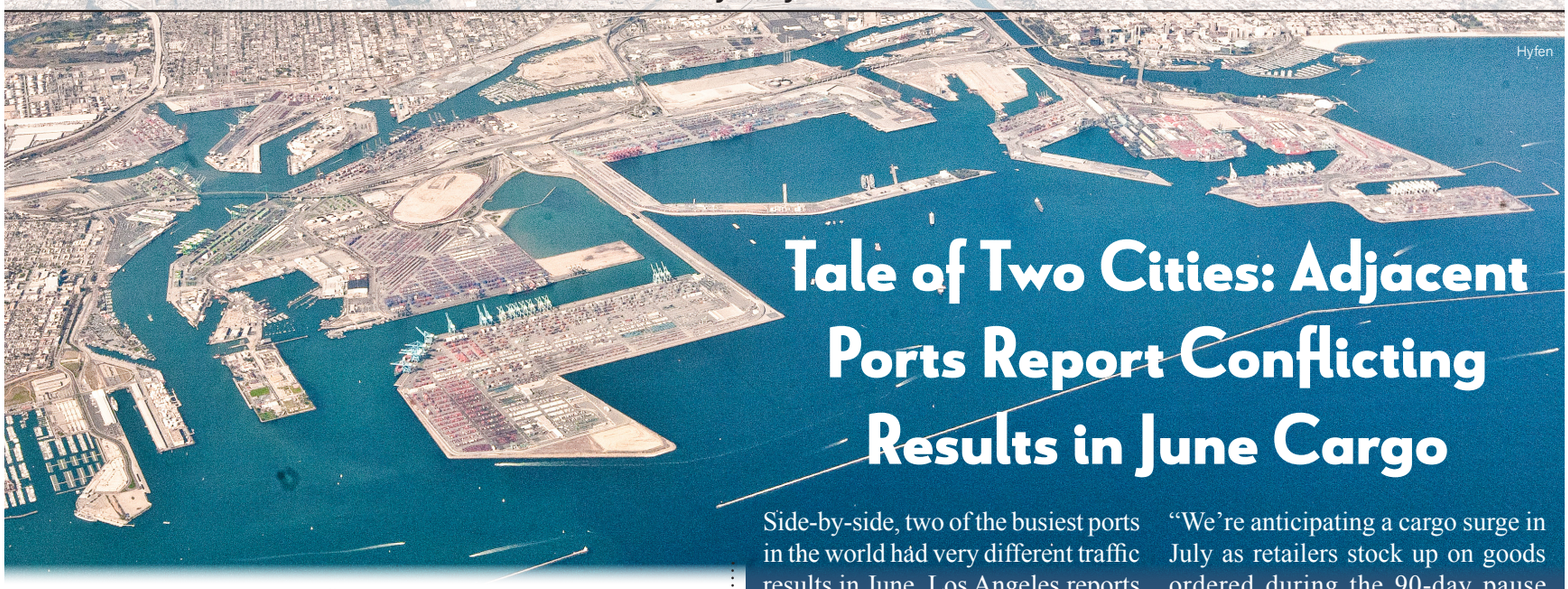
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Vol. 125-29 Friday, July 18, 2025 Since 1901



Tale of Two Cities: Adjacent Ports Report Conflicting Results in June Cargo

Side-by-side, two of the busiest ports in the world had very different traffic results in June. Los Angeles reports its best June ever, while Long Beach says its cargo traffic was down more than 16%.

Both predict a spike in the short term. But if the on-again, off-again, on-again, off, on, etc. tariffs are enacted, business will plunge.

Port of LA CEO Gene Seroka attributes the June surge to, "Some importers are bringing in year-end holiday cargo now ahead of potential higher tariffs later in the year," Seroka said during an online briefing. "July may be our peak season month as retailers and manufacturers bring orders in earlier than usual, then brace for trade uncertainty."

An outlook that Long Beach shares.

"We're anticipating a cargo surge in July as retailers stock up on goods ordered during the 90-day pause placed on tariffs and retaliatory tariffs," Port of Long Beach CEO Mario Cordero said in a statement.

"The Port of Long Beach is prepared to handle the influx by tracking trade moving through the harbor with the Supply Chain Information Highway, our digital solution to maximize visibility and efficiency in cargo movement," he added.

What had been a relatively quiet pause of hyperbole and market reactions during the 90-day pause, sparked again in the last two weeks as the July 9 deadline came and went, with President Donald Trump moving the goal post to August 1.

See *Ports* Page 5

Inland Empire Lawmakers Kept Out of Adelanto Detention Center Say Ice Rules Are Blocking Oversight

BY DEBORAH BRENNAN, CalMatters

Two Inland Empire Congress members were locked out at the gate of Adelanto ICE Processing Center last week as they attempted to check on constituents held there.

The episode illustrates the obstacles some Democratic lawmakers have experienced trying to observe conditions in ICE detention centers, and what they say are restrictive rules that interfere with Congressional oversight.

Rep. Raul Ruiz, a Palm Desert Democrat, planned to learn if detainees had legal representation and had seen an immigration judge, and whether they had access to healthcare, hygiene and nutrition.

See *ICE* Page 4


The Adelanto Detention Center

Photo by Richard Vogel, AP Photo

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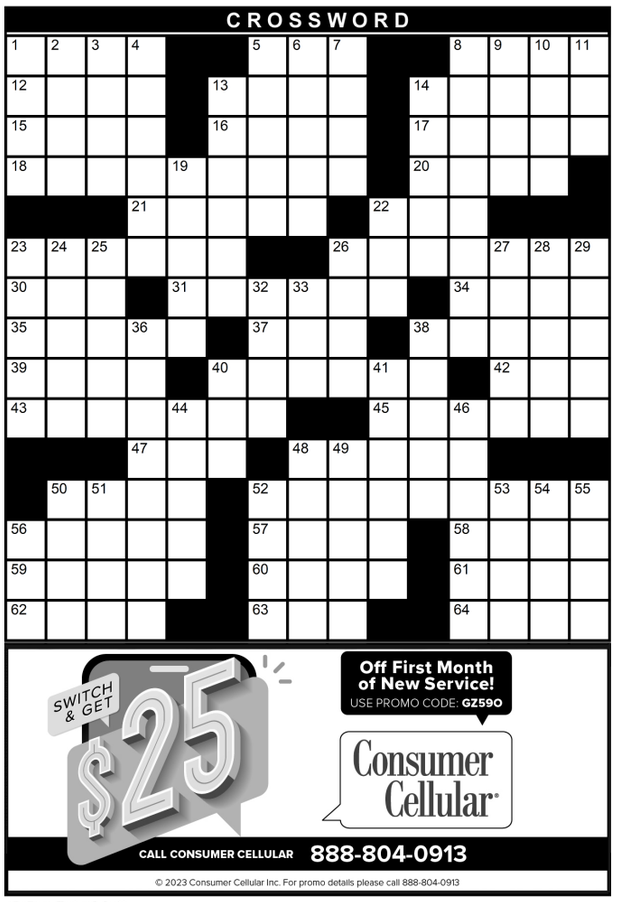
County Seeks Public's Help Relieving Overcrowded Animal Shelters



RIVERSIDE (CNS) - Riverside County's animal shelters are overflowing with dogs and cats in need of homes, pushing capacity constraints to the limit, prompting officials Wednesday to renew calls for residents to consider adopting or fostering impounded pets.

"Shelters across the entire country are at a breaking point, and Riverside County is no exception," Department of Animal Services Director Mary Martin said. "This crisis isn't just about numbers; it's about lives, and the limits of a system stretched too thin. We're doing more so the community can help -- waiving fees, increasing transparency and expanding support. We can't do it alone, and we need more people willing to open their homes today."

See *Animals* Page 5



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STATEPOINT CROSSWORD THEME: AT THE CIRCUS

ACROSS
1. *Jumbo The Elephant or Sirius in space
5. "But I heard him exclaim '____ he drove out of sight"
8. Young salmon
12. Blood component
13. What Lizzie Borden did
14. Leather razor sharpener
15. "The Famous Five" author ____ Blyton
16. Back of the neck
17. Letter-shaped girder
18. *Feats-of-strength circus performer
20. Indian restaurant bread
21. In need of a muffler
22. Away's partner
23. Backward
26. Same as ruin
30. Greek R
31. Net sales minus cost of goods sold
34. Europe/Asia mountain divide
35. Approximately, as in date
37. Overnight lodging
38. Inflicted a blow
39. Celestial bear
40. Goose egg
42. ____-AFTRA
43. Frying pan
45. Eating establishment
47. Type of English crs.
48. Traffic accident
50. Wading bird
52. *Sara Gruen's novel "Water for ____"
56. *Lion tamer's tool or counter seat
57. Justice's garb
58. Hit it on the head
59. Run off, as in couple
60. Was in the hole
61. Japanese zither
62. Something ____
63. Movie "Saturday Night" subject matter, acr.
64. FedEx, verb

DOWN
1. Tom Jones' "____ a Lady"
2. *Big Top
3. Gulf V.I.P.
4. Remodeled
5. Tests
6. Settle a debt
7. Biblical place of bliss
8. *"The Greatest Showman" protagonist
9. Equals length times width
10. Multicolored horse
11. Dashboard acronym
13. Type of heart pain
14. Moses' mountain
19. Hollywood legend ____ Shearer
22. *Like circus audience's experience, hopefully
23. Bow-like structure
24. Dodge
25. Trunks
26. *Three-____ circus
27. What phoenix did
28. Batu Khan's people
29. JD Vance's "Hillbilly ____"
32. Civil disorder
33. African grazer
36. *Sound of circus
38. Money under mattress, e.g.
40. *Aerialist's bouncy safety device
41. Piled
44. Twisted cotton thread
46. Give it generously
48. *Funny one
49. James Dean's famous role
50. It will
51. *Unwelcome reception, pl.
52. Cupid, to the Greeks
53. Sodium hydroxide
54. ____caca, South American lake
55. Trough stuff
56. Witness

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Motorist Suspected of Killing Man During Road Rage in Menifee

MENIFEE (CNS) - A motorist involved in a road rage confrontation that began on Interstate 15 ended with the suspect fatally shooting the other driver at a Menifee intersection, authorities said Tuesday.

Ryan Travis Dabe, 47, of Menifee was arrested and booked into the Byrd Detention Center in Murrieta late Monday night on suspicion of murder. Dabe is being held in lieu of $1 million bail.

According to the Menifee Police Department, shortly after 9 p.m. Monday, Dabe was on northbound I-15 in Murrieta when he apparently became incensed at a 36-year-old man in another vehicle for reasons still unclear.

The ensuing confrontation lasted for minutes and continued into Menifee, where the suspect and victim, whose identity was not disclosed, exited onto Scott Road, police spokesman Chase Coburn said.

"Near the intersection of Scott and Haun Road, (the suspect) discharged a firearm, striking the other driver," Coburn said.

He said Dabe immediately pulled over and waited for patrol officers, who took him into custody without incident.

Riverside County Fire Department paramedics arrived a short time later and pronounced the victim dead at the scene.

Detectives questioned Dabe for almost three hours before booking him on the murder allegation.

Background information on the suspect was unavailable.

Anyone with information was asked to contact detectives at 951-723-1500.

SOLUTION TO THIS WEEKS PUZZLE



Biden Made This California Spot a National Monument. *Trump May Take It Back.*



An aerial view of a cinder cone in the eastern portion of the proposed Chuckwalla Mountains National Monument on April 23, 2023.

BY DEBORAH BRENNAN, CalMatters

One of former President Joe Biden's last official acts was declaring the Chuckwalla National Monument on almost 625,000 acres of "canyon-carved mountain ranges" in Riverside County.

This spring President Donald Trump asked the Department of the Interior to consider removing those protections. In May the Department of Justice concluded that Trump "can and should" reverse the monument designations.

But this week, the White House Press Office told CalMatters that nothing is set in stone: "We would not get ahead of the President on any policy changes that may or may not be planned," White House spokesperson Anna Kelly wrote in an email.

Janessa Goldbeck, CEO of Vet Voice Foundation, which lobbied for the Chuckwalla National Monument designation, said the administration might be thinking twice about reversing that status after blowback from a recent proposal in the House Budget Bill to sell off public lands.

"Veterans, hunters, anglers, a lot of people who are not traditionally invested in politics who came out to say hands off our public lands," she said.

Speculation that the Trump administration could revoke monument status for more than half a million acres of protected land in California has environmentalists fretting, but some outdoor recreation and mining advocates hope to undo what they call a "lame duck land grab."

The Chuckwalla National Monument hugs the southern edge of Joshua Tree National Park and extends eastward across the Mojave and Colorado Deserts.

Tribal trails thread through the monument and the region is considered culturally and spiritually important to numerous tribes, Biden's proclamation stated. It's also home to endangered desert tortoise and desert pupfish, and rare species of aster, sage and cholla, that "grow nowhere else on Earth," according to Sierra magazine.

"This is not just a bare landscape out in the desert," tribal engagement strategist Donald Medart, a member of the Fort Yuma Quechan Indian Tribe, told CalMatters. "This is a living, breathing, thriving place, where people have lived since time immemorial. We intend to protect it by any means possible."

Biden dedicated the monument in the final days of his term, but it got off to an inauspicious start. The White House had planned to celebrate with a ceremony at Chuckwalla on Jan. 7, then cancelled it amid powerful winds that fanned catastrophic fires in Los Angeles that day. Biden issued a proclamation establishing the monument a week later.

On his inauguration day Jan. 20, Trump declared an "energy emergency" to fast-track power projects, and ordered the Interior Department to look at the new monuments. Officials pored over geological maps to identify their oil and mining potential, the Washington Post reported.

In May, a Michigan gold miner, an Idaho-based off-road vehicle organization and a conservative Texas think tank sued the federal government to overturn the Chuckwalla monument designation, alleging that it restricts access to public lands for recreation and amateur mining. However, Biden's proclamation preserves existing rights to use of the land.

Chance Weldon, director of litigation of the Texas Public Policy Foundation, said that's true, but future mine claims and trails could be off limits. He said the foundation believes that vast national monuments declared by presidential proclamation are a misuse of the Antiquities Act, which authorizes their creation.

"When you have thousands of acres being taken off line, that's something that should be decided by Congress, not by the president at the stroke of a pen," Weldon said.

Goldbeck questioned the plaintiffs' basis for challenging the monument: "This is an out of state entity being represented by another out of state entity, trying to undo something that Californians love and fought for."

Environmental and tribal groups have argued that once a president dedicates a monument it can't be undone. But in June the Department of Justice told Trump he could eliminate monuments if he thinks the space or structures they contain "either never were or no longer are deserving of the (Antiquities) Act's protections."

Some local officials have also balked at what they consider restrictions of Chuckwalla National Monument. The city of Blythe weighed in against the designation, arguing that it would hurt tourism, solar development and the local economy.

It's unclear whether those objections are part of the administration's calculations. Trump has put the

See *Chuckwalla* Page 4

Sheriff: *John Elway Won't Be Charged in Golf Cart Death of Agent*

LA QUINTA (CNS) - Former NFL quarterback John Elway will not be charged in the April death of his friend and business partner Jeffrey Sperbeck, who fell from a golf cart Elway was driving at an after-party event for the Stagecoach County Musical Festival, Riverside County Sheriff Chad Bianco said this weekend.



John Elway (L) and Jeff Sperbeck (R) were partners in a winery since 2013.

"It's over," Bianco told Denver's 9News on Friday. "We've talked to everyone involved and we found nothing new. There was nothing criminal, it was what we've been saying all along that this was -- a tragic accident."

Sperbeck, 62, of San Clemente suffered a traumatic head injury on the night of April 28 at the Madison Club in La Quinta when he hit his head on the pavement after falling from the golf cart. The sports agent and longtime friend of Elway was taken to Desert Regional Medical Center in Palm Springs and placed on life support.

The Riverside County Coroner's Office said that he succumbed to the "blunt

See *Elway* Page 12

Elsinore Nurse Suspected of Sexually Assaulting Patient

LAKE ELSINORE (CNS) - A 40-year-old registered nurse under contract at multiple hospitals throughout Riverside County was arrested Tuesday for allegedly sexually assaulting a patient.


Lauro Pascual Gonzales

Lauro Pascual Gonzales of Lake Elsinore was booked into the Byrd Detention Center in Murrieta Tuesday on suspicion of sexual penetration of an unconscious subject. Gonzales was being held in lieu of $110,000 bail.

According to the Sheriff's Department, investigators from the agency's Special Victims Unit were informed last month about alleged inappropriate contact involving a medical worker at a regional trauma center.

The suspect was soon identified as Gonzales.

"Investigators learned that Gonzales was employed as a nurse by multiple hospitals in the county," sheriff's Sgt. Jim Peters said.

The circumstances regarding the suspect's alleged assault on the female patient, including the exact location, were not disclosed.

Early Tuesday morning, deputies served an arrest warrant on Gonzales after a traffic stop near the on-ramp to Interstate 15 from Temescal Canyon Road, Peters said.

A subsequent search of the suspect's residence led to the seizure of "additional evidence," the sergeant said, without elaborating.

It was unclear whether other patients may have been victimized by the suspect.

Anyone with information was urged to contact investigators at 951-955-1718.

ICE

Continued from Page 1

"I had a questionnaire that was prepared with staff and the ACLU and other organizations that asked if they, for example, were allowed a lawyer, phone calls, if they were able to communicate with their loved ones, if they were read their rights," Ruiz said.

On Monday, July 7, he submitted a request to ICE to tour the facility last Friday with Rep. Norma Torres, an Ontario Democrat. An Instagram post by the two lawmakers showed an earlier message from Torres' office on July 3, also asking to schedule a visit.

Both requests complied with ICE requirements for 72 hours notice, Ruiz said. But those were courtesy gestures, he said, since federal law doesn't require advance notice for Congressional oversight visits. When Ruiz and Torres arrived, ICE turned them away.

"They turn around and tell me it's now seven days notice," he said. "They keep moving the goal post. We showed up in the hopes that Congressmember Norma Torres and I could enter the facility and speak with an ICE agent and do our jobs. As soon as they saw us they shut the gate and locked it with a chain and a deadbolt."

The two lawmakers posted a video outside the locked gate, demanding to enter and calling for the resignation of Homeland Security Secretary Kristi Noem.

The same day, Ruiz said, Rep. Jay Obernolte, a Hesperia Republican, also scheduled a visit and was allowed inside.

A statement from ICE said Obernolte had provided seven days notice for touring the detention facility, but Ruiz and Torres had not.

"Congressman Raul Ruiz and Congresswoman Norma Torres showed up to Rep. Obernolte's approved visit; ignoring the established DHS directive regarding visiting ICE facilities," the agency stated. "They were advised that ICE would be more than happy to accommodate their visit—provided it was scheduled in accordance with DHS policy."

In a message on X after the visit Friday, Obernolte said he was satisfied with the conditions he observed. He toured the dormitories, cafeteria and recreation facilities, observed the meals and confirmed that detainees had access to legal counsel.

"It's clear to me that this facility is doing its job: ensuring that detainees are treated humanely – with access to medical care, legal representation, and timely hearings – while helping ICE carry out its mission to enforce our immigration laws," Obernolte wrote.

An earlier group of Southern California lawmakers who visited the facility in June reported problems with the facility. They found detainees were held "without enough food, clean clothing, the ability to call their families or access to a lawyer," according to Rep. Judy Chu, a Pasadena Democrat.

Ruiz said the 72 hour notice requirement – and even more so the seven day notice period – makes it hard to tell if the facility is consistently maintaining humane conditions, or has spruced them up in advance of a Congressional visit.

He'll try to schedule a visit again with at least seven days notice. If he still can't get access, he'll consider legal action to challenge the restrictions. The effort to access immigration detention facilities is about due process and also the workings of democracy, Ruiz said.

"When you have an executive branch who's purposely denying a member of the legislative branch to provide oversight of the executive branch, then you're starting to go down a very dangerous slippery slope that is contrary to the Constitution and ideas of the founding fathers and three co-equal branches of government," Ruiz said. "They precisely did not want a single figure to act like a king."

FRIDAY, July 18, 2025

Today in History:

Today is the 199th day of 2025. There are 166 days left in the year.

By The Associated Press

Today in History

On July 18, 1976, at the Summer Olympics in Montreal, Nadia Comaneci of Romania became the first gymnast to receive a perfect score of 10 from Olympic judges for her performance on the uneven bars.

Also on this date:

In 1536, the English Parliament passed an act declaring the authority of the pope void in England.

In 1863, during the Civil War, Union troops spearheaded by the 54th Massachusetts Volunteer Infantry, made up of Black soldiers, charged Confederate-held Fort Wagner on Morris Island, S.C. The Confederates were able to repel the Northerners, who suffered heavy losses; the 54th's commander, Col. Robert Gould Shaw, was among those who were killed.

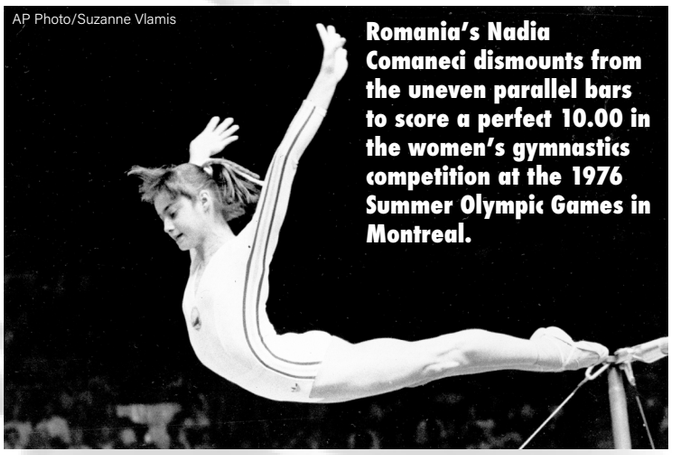
In 1918, South African anti-apartheid leader and president Nelson Mandela was born in the village of Mvezo.

In 1925, Adolf Hitler published the first volume of his autobiographical manifesto, "Mein Kampf (My Struggle)."

In 1944, Hideki Tojo was removed as Japanese premier and war minister because of setbacks suffered by his country in World War II.

In 1947, President Harry S. Truman signed a Presidential Succession Act which placed the speaker of the House and the Senate president pro tempore next in the line of succession after the vice president.

In 1964, nearly a week of rioting erupted in New York's Harlem neighborhood following the fatal police shooting of a Black teenager, James Powell, two days earlier.



AP Photo/Suzanne Vlamis

Romania's Nadia Comaneci dismounts from the uneven parallel bars to score a perfect 10.00 in the women's gymnastics competition at the 1976 Summer Olympic Games in Montreal.

In 1994, a bomb hidden in a van destroyed a Jewish cultural center in Buenos Aires, Argentina, killing 85.

In 2005, an unrepentant Eric Rudolph was sentenced in Birmingham, Alabama, to life in prison for an abortion clinic bombing that killed an off-duty police officer and maimed a nurse.

In 2013, Detroit became the biggest U.S. city to file for bankruptcy, its finances ravaged and its neighborhoods hollowed out by a long, slow decline in population and auto manufacturing.

Animals

Continued from Page 1

There are roughly 1,300 felines and canines -- mostly the latter -- in the county's four shelters. The figure has been consistent for the past month, leaving virtually no space for animals that may need extra room due to special needs, according to officials.

"Shelter overcrowding means some animals are at-risk of euthanasia simply due to lack of space and the inability to properly care for that number of animals," the agency stated. "Animals immediately at-risk of euthanasia that need rescue can be seen on the department's at-risk web portal: https://rcdas.org/list-animals-need-rescue."

Officials are placing a greater emphasis on fostering to move pets more quickly out of cages and into environments where they may thrive, raising the prospects of adoption. Fostering involves taking a dog or cat home for temporary or indefinite periods -- without any obligation to formally adopt. All fostered pets receive free veterinary services via the county, and all adoption fees are currently waived for individuals who decide to make permanent homes for their foster friends.

The shelter experiencing the gravest over-capacity condition -- the Western Riverside County Animal Shelter in Jurupa Valley -- will be open from 10 a.m. to midnight Saturday to encourage visits. The facility typically closes by 4 p.m. on weekends.

In May, the Board of Supervisors unanimously approved a resolution declaring the county's goal of becoming a "no-kill" jurisdiction for pets, seeking to ensure that 90% of animals impounded at county-run facilities leave alive.

The measure, among other things, contains a pledge that the county will "work collaboratively with public and private partners, animal welfare organizations, veterinary professionals, contract cities and residents ... to reduce euthanasia."

The 90% no-kill goal entails greater emphasis on free or low-cost spay and neuter clinics, enhanced "return-to-owner" programs that unite lost pets with their loved ones, adoption campaigns, pet fostering programs and expedited "trap-neuter-return-to-field" programs for "community cats."

More information about fosters and adoptions at the Blythe Animal Shelter, San Jacinto Valley Animal Campus, Thousand Palms Animal Campus and the Western Riverside County Animal Shelter in Jurupa Valley is available https://rcdas.org.

Ports

Continued from Page 1

That was followed by proclamations of varying impending high tariffs imposed on Mexico, Canada, and the European Union, among others. Battle-weary markets appear to be waiting it out before reacting since the playbook has become more familiar.

But small businesses are far different players from the markets, and the uncertainty can be paralyzing.

During the ports' briefing on Monday, President of Yedi Houseware Bobby Djavaheri spoke on the impacts tariffs have on small and mid-sized businesses.

The family-owned business was founded by Djavaheri's father in 1984.

According to Djavaheri, his business, like others, suffered during the coronavirus pandemic and what he called the "ocean freight crisis."

"Containers were nowhere to be found, some were being delayed," Djavaheri said. "My containers fell off a ship, some ships caught on fire, and it was absolute mayhem."

Under the Biden administration, he noted his business was "doing fine."

"Now, with President Trump's second term, we anticipated tariffs. We anticipated maybe 10-20% maximum," he added. "We didn't think anything after that would be even possible."

The costs of the tariffs on stainless steel, appliances and other common goods have posed challenges for Djavaheri.

"We're going to have losses for sure," he added.

With an "eventually, it too will pass" attitude, Long Beach is striking a posture of focusing on the long-term.

"No matter the economic situation, our facilities, dockworkers and marine terminal operators continue to make this the premier gateway for trans- Pacific goods movement," Long Beach Harbor Commission President Bonnie Lowenthal. "Over the long term, we're investing in infrastructure projects to keep cargo moving efficiently and sustainability to preserve our status as the Port of Choice."

Job Scams Are on the Rise and More People Are Falling For Them. *Protect Yourself With These Tips*

By CORA LEWIS
Associated Press

NEW YORK (AP) — As job-seekers look for work in a challenging environment, an increasing number are falling victim to job scams that promise good pay for completing easy online tasks, according to the Federal Trade Commission.

The scams start innocuously, often with a tailor-made text or WhatsApp message, and the scammers take time to build trust with the victim before cashing in on the relationship.

"Most of the people who end up losing money to a scammer are behaving pretty rationally," said Kati Daffan, assistant director of the Federal Trade Commission's division of marketing practices. "Scammers are sophisticated, and they keep changing their tactics."

Reported losses to job scams increased more than threefold from 2020 to 2023. In the first half of 2024, they topped $220 million, according to the FTC. Gamified job scams, or task scams, represented a significant portion of that growth. About 20,000 people reported experiencing gamified scams in the first part of 2024, compared to 5,000 in all of 2023.

Daffan said that that the number is certainly an underestimate, because many people don't report their experiences of job scams to law enforcement or government trackers.

"Only 4.8% of people complain," she said.

Here's what to know:

How the scams work

The scam typically begins with an unexpected text or WhatsApp message from a "recruiter" offering online work, according to the FTC. The mystery texter will say you can "make good money" by "product boosting" or doing "optimization tasks" for an online platform or in an app, which might involve liking videos or rating product images.

This "job" promises to earn you money from "commissions" per click. Once you complete the tasks, you'll see an increasing tally of "earnings" on the platform or in the app. These earnings are fake.

Eventually, the app or platform will ask you to deposit your own money, typically in crypto, to complete more tasks and withdraw your (non-existent) earnings. But if you do make the deposit, you lose your real money, and you never receive the illusory pay.

Who gets targeted

Eva Velasquez, CEO of the Identity Theft Resource Center, said these types of scammers typically prey on job-seekers who are new to the job market, people who have been out of the job market for some time (such as homemakers re-entering the workforce, whose children are grown), and immigrants, who may be less familiar with the employment landscape or who face language barriers.

"Often the job will have an easy interview or no interview, promise to let you work from home, and let you start right away," Velasquez said. "Sometimes they'll start with praise, and the person will feel their skills are recognized. 'Oh, you think I'm great? Tell me more.'"

Velasquez emphasized the vulnerability of people looking for work, especially given ongoing economic uncertainty, who may choose to accept a role even if it initially feels shady.

"Sometimes the ask is to leave phony reviews for products," she said. "The scammers are probably selling those reviews illegally, but a job-seeker might look at a line and say, 'I'll cross that line. I've got to eat.'"

Tips for spotting a task-based scam

— Ignore any generic and unexpected texts or WhatsApp messages about jobs, no matter how specific or complimentary the messages.

— Never pay to get paid, or to get a job. That requirement is a red flag that the position is a scam.

— Don't trust employers who says they'll pay you to rate or like things online, without an above-board process for using the actual products or services you're rating.



AP Photo/Jenny Kane

Chuckwalla

Continued from Page 3

brakes on alternative energy development, and on Monday directed the treasury to end tax credits for wind and solar programs.

In a recent Senate hearing, Department of the Interior Secretary Doug Burgum suggested that the monument is just too big.

"The question is not whether the monuments serve the purpose, I think the real question is the size," Burgum said, responding to questions from California Sen. Alex Padilla.

Burgum said he has heard concerns from residents of other states that local communities weren't consulted on recent monuments, but he noted that wasn't the case in California. Padilla thanked him for acknowledging California's public review efforts and said the Trump administration should follow the same process for any changes to Chuckwalla National Monument.

"If it's going to be revisited or undone, we expect that same level of engagement on the back end before any action is taken or before any decisions are made," Padilla said.

Forget the Calendar: *This Method Reveals the Ideal Time to Tackle Garden Pests*

David Cappaert/Bugwood.org via AP



By JESSICA DAMIANO
Associated Press

I hate to break it to you, but just like your calendar can't tell you the best time to harvest, it won't provide you the perfect date to attack the pests waging war on your plants.

Timing effective pest control is all about understanding how the weather affects insect life cycles.

We know that most plants and insects emerge in spring, advance through summer, and, in cold regions, go dormant over winter. But beyond those general seasonal cycles, there's no way to predict precisely when, for example, seeds will sprout, garlic will be ready for harvest or pests will be at their most vulnerable.

Those developmental stages vary from year to year because they're dependent on the weather.

That's where growing degree days come in.

GDD is a cumulative system used to determine exactly when plants and insects will reach certain stages of maturity. And with so much variability — with different pests having different life stages that are vulnerable (or resistant) to different control methods at different times — it's a helpful tool for gardeners.

The system, introduced by the French entomologist René Antoine Ferchault de Réaumur in 1735, is a measurement of heat accumulation that accurately predicts when seeds will germinate, crops will mature and specific pest populations will hatch and reach advancing stages of maturity.

The progression of an insect's life cycle, like much of the natural world's biological activity, is dictated by environmental factors like temperature. And because not every life stage will succumb to treatment, weather is the only thing that can truly accurately inform the timing of many control methods.

Here's how it works

The average daily temperature is typically recorded on March 1, and for each degree over 50 degrees Fahrenheit (10 degrees Celsius), one point is assigned. Then, every day throughout the remainder of the season, the number of degrees over 50 is added to a running tally. If the temperature is exactly at or below 50 degrees, the day is assigned a score of zero.

Let's say the temperature was 53 degrees on March 1; the GDD on that day would be 3. If it was 60 on March 2, the GDD would be 3 plus 10, or 13. If the temperature was 49 on March 3, that

See *Pests* Page 16

4,000 Reasons to Love Bees

While most people picture the beloved honey bee when they think about bees, North America actually has 4,000 species of native bees, many of which are busy right now.

"Throughout spring and summer, these insects dutifully pollinate crops and wildflowers, playing a vital role in fostering healthy ecosystems," says Clay Bolt, manager of Pollinator Conservation and Great Plains communications, World Wildlife Fund.

According to Bolt, native bee species are beautifully varied in their appearance, behaviors, feeding habits and habitats.

They can be striped, metallic, fuzzy, thin and rotund, in a spectrum of colors. The world's smallest species—the Euphorb minifairy bee—is only found in southern deserts. At 2 millimeters, it is about as long as a U.S. nickel is thick.

Different bee species fly at different times—early morning, daytime or night. Many emerge seasonally in spring or summer, while others remain hidden underground for years awaiting summer monsoons. Bees inhabit diverse environments, from cold mountain peaks to beaches. Generalist species visit many flower types, while specialists pollinate only specific flowers. And unlike bumble bees and other hive-dwelling bee species, such as honey bees and stingless bees, over 70% of the world's bee species are in fact solitary, hardworking moms who quietly nest in overlooked places like decomposing logs and alongside garden paths.


(c) Clay Bolt

If you've ever asked yourself, "what is a bee?" you might be surprised to learn that they are vegetarian wasps. However, unlike their wasp relatives, which often feed their young protein in the form of paralyzed insects and the hamburger they might steal from your picnic table, most bees provide their offspring with protein made from pollen mixed with nectar. The mother bee compacts these materials into a pellet and places it within her nest cavity, lays a single egg atop the mixture, then seals the chamber where the young bee will develop entirely without maternal assistance.

How can you help bees?

Sadly, bees face threats to their survival, but there are steps you can take to help protect them.

Bees need healthy, pesticide-free foods throughout their lives. This is one of the greatest gifts you can offer these pollinators, especially because parks and gardens often grow flowers that only bloom during peak summer. By planting a variety of plants that flower from early spring through autumn, the number of native bees and other pollinators visiting your garden will increase exponentially.

"Through small acts of kindness, you can transform the lives of these remarkable creatures, while filling your heart with profound hope and wonder as you witness their delicate yet ongoing care of our shared world," says Bolt.

The recently celebrated World Bee Day also kicked off World Wildlife Fund's new "Stories of Hope and Wonder," an ongoing series that connects people to the wonder of nature and offers hope for a future benefiting both people and wildlife. Each month, "Stories of Hope and Wonder" will feature a different species overcoming some of nature's toughest obstacles to ensure its survival. To access these stories, visit www.worldwildlife.org/hopeandwonder.

Bees are industrious creatures that are essential to vital food systems and healthy ecosystems. While bees are at risk, individuals can make all the difference in their own backyards. (StatePoint)

"SUPERMAN"

By Bob Garver

With Zack Snyder's version of the DC Universe having officially fizzled out, Warner Bros. is trying a hard reboot of the multi-faceted superhero franchise under the direction of James Gunn. First up for Gunn is "Superman," with actor David Corenswet stepping into the role of space alien Kal-El/mild-mannered reporter Clark Kent/blue-suited metahuman Superman. Corenswet is a good fit for the role, as he unflinchingly nails the character's strength and stoicism, as well as his unrelenting moral dedication and occasionally-naïve optimism. His mere casting is the first good decision by Gunn, getting the movie (and thus, the series) off on the right foot.

The film forgoes its main character's origin story and picks up three years after the Superman persona has become known to the public. He's ready to help out wherever he's needed, whether it's a collapsing skyscraper in the American city of Metropolis or a hostile military invasion by the far-off dictatorship of Boravia. He's a selfless force for good in the world, which of course means that many, many people have a problem with him. In particular, evil industrialist Lex Luthor (Nicholas Hoult, another solid casting choice with a good balance of smugness and intensity) wants to stop Superman, ostensibly so he can carry out grand schemes without interference, but really because he's jealous that the hero's many good deeds keep eating up the headlines.

Speaking of headlines, "Clark" works, as always, at the "Daily Planet" newspaper alongside intrepid reporter Lois Lane (Rachel Brosnahan, yet another good casting choice with a sharp wit and excellent chemistry with Corenswet). At first it seems like these two have a bit of a cute crush on one another, but all is not as innocent as it seems. Lois has a tendency to make Clark feel insecure about the godlike, above-reproach identity he's set up for himself, but maybe it's good that he feels insecure so he can think about the consequences of his actions. Or maybe she's wrong and he shouldn't be worried about backlash or second-guessing himself. It's a complicated issue without a straightforward answer, but they're determined to work through it together.

Surprisingly, Superman isn't the only metahuman in Metropolis. The city is also served by Green Lantern (Nathan Fillion), Hawk Girl (Isabela Merced), and Mister Terrific (Edi Gathegi, who contributes so much to the movie's heroics that he may as well be a co-lead). But Superman is more powerful than all of them because powers from the planet Krypton are in his DNA. Kal-El's Kryptonian parents were able to send him to Earth from their dying planet with some advanced technology, which developed over the years into the Fortress of Solitude in Antarctica, complete with robot servants and Krypto the Superdog. They also threw in a message of encouragement via hologram. Kal-El doesn't know what they were encouraging, exactly, but probably just a reminder to always be good, right?

This version of "Superman" has all the makings of a great superhero movie, but I can't say that it ever really becomes one. I recommend it overall, but for every well-realized character or interesting plot point, there are several others that just come off as unnecessary. For example, I may care about Lois and Clark's co-workers at the "Daily Planet" down the line, but here I wonder why the movie needs to go to their offices at all when there's already so much new information to take in. The same overcrowding problem applies to this franchise's rivals over at the MCU, which is why so many of their movies have seemed like mush lately. Gunn has to opportunity here to not just bring the DCU back from the dead, but pull it ahead of the MCU while that once-great cinematic universe is mired in its mid-2020's doldrums. This movie is not going to cause the DCU to overtake the MCU in a single bound, but for the first time in a long time, the DCU feels like a worthy contender for superhero supremacy.



Grade: B-

"Superman" is rated PG-13 for violence, action and language. Its running time is 129 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'SUPERMAN' SOARS TO $122 MILLION OPENING WEEKEND

LOS ANGELES (CNS) - "Superman" opened with $122 million this weekend to lead all films in North America, according to industry estimates released Sunday.

The latest big-screen saga of the Man of Steel stars relative newcomer David Corenswet in the title role, and was written and directed by James Gunn. The DC Studios production scored the third-biggest opening weekend of the year behind "A Minecraft Movie" ($162 million) and "Lilo & Stitch" ($146 million).

"Jurassic World Rebirth" took in $40 million for second place, one week after its massive $147.3 million opening over the extended five-day July 4 weekend, Comscore reported.

"F1 The Movie" was third with $13 million Friday through Sunday in its third week in theaters.

"How to Train Your Dragon" grossed $7.8 million in its fifth week, followed by "Elio," which grossed $3.9 million in its fourth week.

Rounding out the top 10 domestic releases were "28 Years Later" ($2.72 million), "Lilo & Stitch" ($2.7 million), "Mission: Impossible - The Final Reckoning" ($1.45 million), "M3GAN 2.0" ($1.35 million) and "Materialists" ($720,498).

This weekend's overall three-day box office haul was estimated at $197.7 million. The year-to-date total is $4.702 billion -- up 15% from the figure at this time last year, according to Comscore.

These Flavor-Packed Pork Burgers Were Inspired by Indian Street Food

By CHRISTOPHER KIMBALL Milk Street

These flavor-packed burgers are a spin on a spiced pork sausage from Goa in southern India, based on the garlicky, European-style chouriço introduced by Portuguese settlers. To combat the humidity of the region and prolong the shelf life of the sausage, the meat is heavily salted and flavored with a mixture of spices and tangy vinegar.

Goan sausage is ubiquitous in southern India, where you can find it sold at street food carts and high-end restaurants alike, sometimes baked into a bun or minced and stuffed between layers of fried naan.

In this recipe from our cookbook " Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we take inspiration from those burger-like sandwiches, using a combination of grated garlic, garam masala, cumin, paprika and cayenne to give the all-pork patties deep, complex flavor and a rusty hue. Grating the garlic ensures it melts into the meat without any distracting bits. Instead of naan, we use classic hamburger buns.

Egg and panko bread crumbs help the patties keep their shape. Don't undermix the pork mixture; be sure to combine it well so the breadcrumbs and seasonings are evenly distributed.

These burgers are especially delicious topped with yogurt, torn fresh mint leaves and thin slices of cucumber or tomato.

Indian-Spiced Pork Burgers
Start to finish: 35 minutes
Servings: 4
Ingredients:
⅔ cup panko breadcrumbs
¼ cup plain whole-milk yogurt, plus more to serve
5 teaspoons garam masala
5 teaspoons sweet paprika
1 tablespoon ground cumin
½ teaspoon cayenne pepper
2 large egg yolks
2 medium garlic cloves, finely grated
Kosher salt and ground black pepper
1 pound ground pork
2 tablespoons grapeseed or other neutral oil
4 hamburger buns, toasted

Directions:

In a large bowl, combine the panko, yogurt, garam masala, paprika, cumin, cayenne, egg yolks, garlic, ¾ teaspoon salt, ½ teaspoon pepper and ¼ cup water. Using a fork, mash the mixture into a smooth paste. Add the pork and mix with your hands until evenly combined. Form into 4 patties, each about 4 inches in diameter, place on a large plate and refrigerate for 15 minutes.

In a 12-inch nonstick skillet over medium, heat the oil until barely smoking. Add the burgers and cook until well browned, 7 to 8 minutes. Flip, reduce to medium-low and continue to cook until the patties are well browned on the second sides and the centers reach 160°F, another 5 to 7 minutes. Transfer to a clean plate, tent with foil and let rest for 5 minutes. Serve on the buns with additional yogurt on the side.





SIMPLE DOES IT



I am a huge proponent of simple flavors, when done right, make the best recipes. They also make for short recipes that are easy to follow and execute. Here are two of such recipes.

Guacamole

Ingredients

- 2 avocados
- 1 tsp salt
- ½ lemon squeezed

To Make

In a bowl, mash avocado with a fork. Mix in salt and lemon juice. Serve with chips, add to any meal. Seriously, guacamole can go with anything.

Sauteed Squash

Its Squash season in the garden and it may be overwhelming you. They sure do come fast and bountiful. So here is a fool proof way to use it up. Squash size and quantity vary so this is a broad recipe.

Ingredients

- Squash
- Olive oil
- Salt

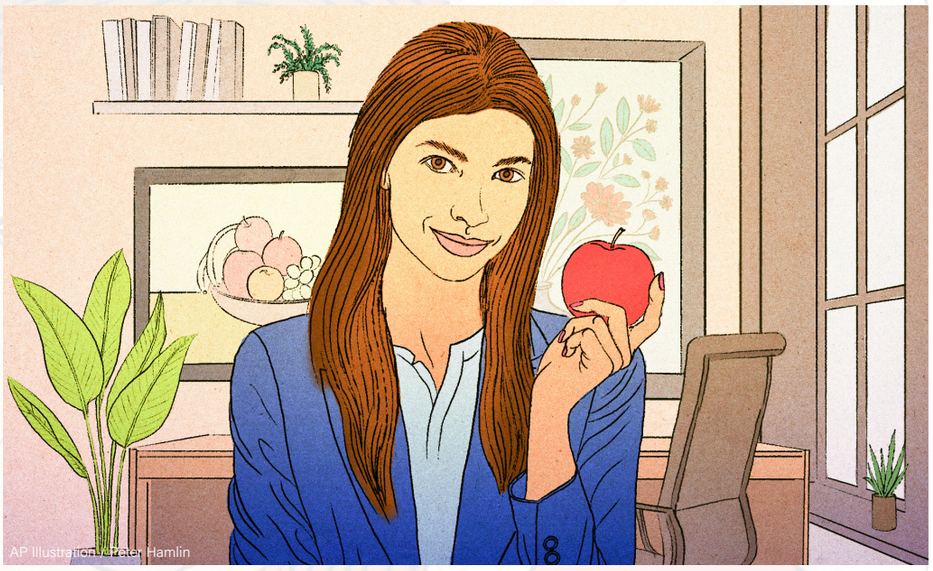
To Make

Heat a pan on medium. Add olive oil and let heat until shimmering. Add squash. Brown on both sides being careful not to overcook. Salt to taste. Serve as a side.

If you would like more recipes visit www.zapinin.com/food

Making Healthy Snacks a Habit When Afternoon Energy Slumps Strike at Work

By CATHY BUSSEWITZ
Staff Writer


AP Illustration/Peter Hamlin

NEW YORK (AP) — When Claire Paré was a classroom teacher, working in a setting where every minute, down to the bathroom breaks, was scheduled, she brought granola bars, fruit and protein shakes to school so she'd be prepared when hunger hits.

Then she transitioned to a job at education publisher McGraw Hill. Working remotely at home in New Hampshire, her children's cheddar bunny crackers and Fruit Roll-Ups lured her to the pantry, confounding her commitment to healthy snacking.

"I have the opportunity to be judicious, but I choose not to most of the time," Paré said. "I really do enjoy being able to put the time into making something, but oftentimes convenience just has to win out."

Eating healthy snacks during the workday can be challenging. Many people find themselves facing down a mid-afternoon slump and accompanying sugar, caffeine or carbohydrate cravings after lunch. Busy adults racing from back-to-back meetings to family commitments often reach for what's easy, whether it's a candy bar from the office vending machine or potato chips from a kitchen cupboard.

The problem with eating packaged sugary or salty snacks to get through the afternoon is they may spike blood sugar levels but don't give a sustained second wind, according to Beth Czerwony, a registered dietitian at Cleveland Clinic.

"It's going to burn off really fast, so you're going to get that boost of energy and then all of a sudden you're going to get another crash," Czerwony said. "Some people just chase that for a while, and they're drinking coffee or their energy drinks and they're eating their candy, and it just sets you up for these spikes and these drops."

Here are some ideas for maintaining healthy snacking habits at work.

Peppering in protein

Foods that are high in protein, such as Greek yogurt, hard-boiled eggs, cottage cheese and beef or turkey jerky, can help people feel full for longer periods of time than snacks without protein, said Caroline Susie, a Dallas-based registered dietitian and spokesperson for the Academy of Nutrition and Dietetics.

Eating a snack consisting of refined carbohydrates such as a bagel causes blood sugar to rise rapidly and then drop, so teaming it up with another source of nutrition is preferable, Susie said.

"When you pair that carbohydrate with lean protein or have a protein-forward choice, it contributes to satiety. So you're just going to stay fuller longer," she added.

Czerwony recommends snacks that combine lean proteins with complex carbohydrates such as crackers, rice cakes or fruit. The combination works because carbohydrates raise blood sugar, giving you a boost, while the protein takes longer to digest, helping to sustain you for longer, she said.

"The carbohydrates are like the kindling on the fire, and then the proteins are the logs," Czerwony said. "You're going to get the slow burn from the protein, but you need that sudden start, so you have the carbohydrates to get you going."

The crunch you crave

Many people find it hard to resist crunchy foods. For a satisfying munch, the American Heart Association recommends sliced apples with a tablespoon of low-sodium peanut butter, pears dipped in reduced-fat cottage cheese, vegetables such as carrots, celery, bell peppers, cucumber or zucchini paired with hummus or tzatziki sauce, popcorn, rice cakes or unsalted nuts and seeds. You can also roast chickpeas, which provide both protein and carbohydrates.

For a packaged snack, read the nutrition label to check how much added sugar and sodium it contains, the association suggests.

The Cleveland Clinic recommends whole fruit, edamame, seeds, a handful of nuts or a single-serving package of tuna that you can eat with a fork.

Pack ahead

Bringing your own snacks to work can help you control the quality and quantity of what you eat, Czerwony said. Try slicing vegetables, cheese or low-fat meats on weekends to last through the week, she said.

"If you have all that stuff already made, then it's easy in the morning to just grab it and go," she said.

Take along a small, soft-sided cooler to help keep snacks like yogurt, sliced veggies or hummus fresh. "Get cute little bento boxes, get little containers, make it fun if that's something that you want to do, because we'll eat things that are more attractive instead of just being in a Ziploc," Czerwony said.

Petra Durnin, a Los Angeles-based senior director at commercial real estate firm JLL, blends greens, nuts, berries, avocado, banana and chia or flax seeds into homemade smoothies, which she makes in large batches. At night, she moves one jar to the fridge to thaw for the next day. An afternoon smoothie keeps her full until dinnertime and less likely to reach for chips, chocolate and sugar, she said.

"I feel like I have better brain clarity," Durnin said. "I'm able to push through the afternoon and work more efficiently. I don't feel bloated, bogged down. It just feels better."

Occasionally indulge

Adopting healthy snacking habits doesn't mean you have to deprive yourself entirely of treats. If a coworker is celebrating a birthday, an occasional slice of cake won't completely derail healthy habits.

"Let's not demonize food," Susie said.

Before dipping into a bag of chips, eat a meal that includes lean protein, complex carbohydrates and healthy fat, and then add something healthy to the snack while keeping an eye on portion size, Susie said.

"There's not going to be a perfect substitute for chips. You can eat carrots all you want, but you can't trick your body with thinking that they're chips," Czerwony said. "If you want a chip, have the stinking chip and just be done with it."

See *Snack* Page 11

Preparing Pre-Teens and Teens for the Classroom Includes Immunizations

(c) DragonImages / iStock via Getty Images Plus



Young people ages 7 to 18 are busy checking off their back-to-school or college lists. Visiting their pediatrician or family doctor to get up to date on immunizations should be part of that list. Immunizations will prepare their immune systems to recognize and resist viruses that spread quickly once classes begin. These are viruses that can lead to health issues like infertility, muscle paralysis, brain damage, blindness, deafness and cancer.

The recommended immunization schedule approved by the American Academy of Pediatrics (AAP) is based on ongoing review of the most recent scientific data and relies on two main factors: when the vaccine works best with your child's immune system, and when they need protection most.

"Seeing your pediatrician to catch up on vaccinations helps keep classmates, teachers and others in the school community healthy, too." says Rebekah Fenton, MD, FAAP, an adolescent medicine physician at a community health center in Chicago.

The AAP is sharing this information about recommended vaccines and the diseases they prevent:

Meningococcal Disease

At 11 or 12, your pre-teen should get their first dose of meningococcal vaccine to protect against meningococcal disease, a fast-acting disease that is life-threatening if not caught and treated within a few hours. Caused by bacteria that can infect the bloodstream, brain and spinal cord, anyone can get meningococcal disease. Among young people, it's most common in babies and 16-20-year-olds. Infections are spread through close contact like coughing or kissing, and lengthy contact in spaces like college dorms.

Meningococcal ACWY (MenACWY) vaccine protects against four bacterial strains, labeled A, C, W and Y.

Meningococcal B (MenB) vaccine protects against another bacterial strain and is recommended for kids with certain chronic health conditions that make them more vulnerable or anyone 16-18 whose pediatrician recommends it.

Meningococcal ABCWY (MenABCWY) combines protection from MenACWY and MenB. If both vaccines are recommended at the same visit, it can be used instead of separate injections.

Tetanus, Diphtheria and Pertussis

At 11 or 12, pediatricians give the Tdap booster to protect against tetanus, diphtheria and pertussis (whooping cough). It's a slightly different version of a vaccine your child received as a baby (DTaP), with lower doses of the diphtheria and pertussis vaccines. After this, they'll need additional boosters every 10 years.

Tetanus is caused by exposure to naturally occurring bacteria in soil or dust through a break in the skin. Tetanus produces a toxin that causes painful muscle contractions. Also known as lockjaw, it can cause neck and jaw muscles to lock, making it hard to open the mouth or swallow.

Diphtheria causes serious throat infection, breathing problems and heart failure. The vaccine is a lifesaver. Before it existed, diphtheria killed 1 of every 5 kids infected.

Pertussis can cause a cough that won't go away and sometimes vomiting or trouble breathing. The protection your teen got from their childhood vaccine starts to wear off around age 11, making the booster essential. Teens can easily spread the disease, including to infants, who are at even more risk.

Human Papillomavirus (HPV)

The HPV vaccine prevents genital warts and works well to protect against strains of the virus that cause more than 90% of six types of cancer, including cervical cancer, penile and anal cancers, and cancers of the mouth and throat. Vaccinating kids ages 9-12 allows them to build strong immunity against the virus before exposure. If they don't get the first dose until age 15, they'll need three doses.

Influenza

The flu is unpredictable and there is no way to know if your child will have mild illness and miss just a few days of school or if they will get seriously ill and need hospital care. But be wary. U.S. flu deaths in children broke records during the 2024-25 season, with at least 216 deaths. The AAP recommends flu shots annually for everyone 6 months and older to prevent severe illness.

COVID-19

Millions globally, including teenagers and children, have received the COVID-19 vaccine. If your child has never had this vaccine, their immune system won't be ready to recognize and resist the virus that can lead to long-term problems associated with COVID.

Behind on Other Vaccines?

Delaying vaccines leaves your child vulnerable to preventable diseases. The AAP vaccine schedule is designed to prepare their body to resist contagious diseases as early and fully as possible. This keeps them healthy and active, instead of missing out while they're sick.

Learn more about vaccines at www.HealthyChildren.org and catch up on those your child missed. Most vaccines can be given at the same time as others.

"Kids and teen's bodies can handle multiple vaccines in a short time because their immune system is in constant learning mode. Vaccines help kids stay healthy by keeping them ahead of serious, preventable diseases," says Dr. Fenton. (StatePoint)

Snacks

Continued from Page 10

However, a constant hankering for chips could be a sign of a dietary deficiency, and it's worth figuring that out so "those types of things are more treats than something that's in the routine mix of what you're eating throughout the day," Czerwony said.

Gisela Marx, 53, rarely gets a chance to sit or eat while working as deputy front of house manager at the Auditorium Theater in Chicago. On event days, she works from 3 p.m. until 11 p.m. or later. She packs healthy snacks such as watermelon and nuts.

She also keeps an emergency stash of Reese's Pieces, which her boss has to replenish if he eats the last one.

"Just having it there is a comfort. I can always have it if I want it," Marx said.

Elway

Continued from Page 4

head trauma" injury just after 1 a.m. on April 30.

"The manner of death is `accident,' and the mode of death -- how the injury occurred -- is `passenger fell from golf cart,"' the agency said in a statement.

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

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

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

Public Notices

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1005863-AB Order No.: 3363891 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/14/2008. 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): Patricia Ruth Muniz, a widow Recorded: 3/25/2008 as Instrument No. 2008-0144580 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 8/6/2025 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: $84,836.78 The purported property address is: 18216 ELIZABETH STREET, PERRIS, CA 92570 Assessor's Parcel No.: 315-281-009 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-25-1005863-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-25-1005863-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 OWNEROCCUPANT: Any prospective owneroccupant 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-25-1005863-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-25-1005863-AB IDSPub #0249086 7/11/2025 7/18/2025 7/25/2025

SchId:96274 AdId:32559 CustId:608

File No.: R-202507072
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. BOTANICA ARIMAOSUN
802 NAVAJO RD SUITE E PERRIS, CA 92570
Riverside County
Full Name of Registrant:
1. SERGIO RODRIGUEZ PINA 802 NAVAJO RD SUITE E 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/SERGIO RODRIGUEZ PINA
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 6/4/2025.
PETER ALDANA

SchId:96282 AdId:32561 CustId:2054

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1003901-BF Order No.: 240667718-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/9/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): PEDRO NUNEZ, A SINGLE PERSON Recorded: 12/3/2010 as Instrument No. 2010-0579847 and modified as per Modification Agreement recorded 1/28/2022 as Instrument No. 2022-0046732 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 8/6/2025 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: $105,000.61 The purported property address is: 2072 TIERRA ROJO STREET, PERRIS, CA 92570 Assessor's Parcel No.: 330-301-020-0 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-24-1003901-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-1003901-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 OWNEROCCUPANT: Any prospective owneroccupant 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-24-1003901-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-24-1003901-BF IDSPub #0249096 7/4/2025 7/11/2025 7/18/2025

SchId:96294 AdId:32564 CustId:608

File No.: R-202506907
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ASIAN FUSION & BOBARIA LLC
1688 N PERRIS BLVD, D7, PERRIS , CA 92571
Riverside County
Full Name of Registrant:
1. ASIAN FUSION & BOBARIA LLC 6204 COLLEGE AVE SAN DIEGO, CA 92120
This Business is conducted by: LIMITED LIABILITY COMPANY.
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/AISA TU
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 5/30/2025.
PETER ALDANA

SchId:96299 AdId:32567 CustId:2054

Order To Show Cause For Change of Name
Case No. CVMV2505884
To All Interested Persons: Erica Lily Fajardo Vargas and Nicolas Silverio Vincente Vasquez filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME:
Christian Nicolas Vasquez Fajardo
PROPOSED NAME:
Christian Nicolas Vincente Fajardo
2 PRESENT NAME:
William David Vasquez Fajardo
PROPOSED NAME:
William David Vincente Fajardo
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: 8/20/2025 Time: 8:00am Dept. MV2.
The address of the court is Superior Court of California, County of Riverside, Moreno Valley Courthouse, 13800 Heacock Sr., Bldg. D, 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: 6/25/2025
Jason B. Galkin
Riverside Superior Court

SchId:96306 AdId:32569 CustId:1746

T.S. No. 25-73928 APN: 327-360-025 NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/24/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check 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: BRANDON EATON EDWARDS, A SINGLE MANDuly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 7/17/2019, as Instrument No. 2019-0264799, RERECORDED ON 12/09/2019 AS INSTRUMENT NO. 2019-0506576, of Official Records in the office of the Recorder of Riverside County, California, Date of Sale:8/6/2025 at 1:00 PM Place of Sale In the courtyard, of the Historic Corona Civic Center 815 W Sixth St, Corona, CA 92882Estimated amount of unpaid balance and other charges: $320,467.24Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 24910 ROCKY PEAK RD ROMOLAND, CALIFORNIA 92585-9206Described as follows: As more fully described in said Deed of TrustA.P.N #.: 327-360-025The 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 (855) 976-3916 or visit this internet website www.auction.com, using the 25-73928. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the 25-73928 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 7/1/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For NonAutomated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44299 Pub Dates 07/11, 07/18, 07/25/2025

SchId:96330 AdId:32578 CustId:2244

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for the City of Perris, Riverside County, California, Case No. 25-09-0170P. 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).

SchId:96333 AdId:32579 CustId:2462

File No.: R-202507848
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. CUSTOM JEWELRY FACTORY
2560 NORTH PERRIS BLVD, SUITE N, PERRIS, CA 92571
Riverside County
MAILING ADDRESS: 1127 LEOPARD LANE, PERRIS, CA 92571
Full Name of Registrant:
1. VALERIE RODRIGUEZ 1127 LEOPARD LANE PERRIS, CA 92571
This Business is conducted by:
INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
/S/VALERIE RODRIGUEZ
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 6/23/2025.
PETER ALDANA

SchId:96359 AdId:32588 CustId:2054

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1003596-SH Order No.: 2565538CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/16/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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): SASSAN HEMMATI, AND CARRIE C. HEMMATI, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 3/30/2007 as Instrument No. 2007-0218236 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 8/5/2025 at 09:00 AM Place of Sale: In the courtyard, of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882 Amount of unpaid balance and other charges: $303,115.04 The purported property address is: 203 ALABASTER LOOP, PERRIS, CA 92570 Assessor's Parcel No.: 330-371-011 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-1003596-SH. 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-24-1003596-SH 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 OWNEROCCUPANT: Any prospective owneroccupant 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-24-1003596-SH and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1003596-SH IDSPub #0249191 7/11/2025 7/18/2025 7/25/2025

SchId:96363 AdId:32589 CustId:608

TS No: CA08000154-25-1 APN: 341-322-024 TO No: 2603717CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 7, 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 August 5, 2025 at 09:00 AM, in the courtyard of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on June 9, 2022 as Instrument No. 2022-0263137, of official records in the Office of the Recorder of Riverside County, California, executed by GERALD EWELL, UNMARRIED MAN, as Trustor(s), in favor of NAVY FEDERAL CREDIT UNION, A CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 24605 HERO CIR, MENIFEE, CA 92584 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $700,907.61 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this

Public Notices

Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000154-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000154-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 30, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000154-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476235 To: PERRIS PROGRESS 07/11/2025, 07/18/2025, 07/25/2025

SchId:96369 AdId:32591 CustId:2221

File No. 48185226
Notice of Trustee's Sale
You Are In Default Under A Deed Of Trust Dated January 2, 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. 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: Kylie Brown, A Single Woman Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded January 8, 2024 as Instrument No. 2024-0006843 of Official Records in the office of the Recorder of Riverside County, California. Street Address or other common designation of real property: 30143 Merrell Avenue Nuevo, CA 92567 A.P.N.: 427-043-005 Date of Sale: August 6, 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: $591,010.74, 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 48185226. 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 48185226 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: July 8, 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 /s/ Davit Azizyan, 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

SchId:96378 AdId:32595 CustId:621

Order To Show Cause For Change of Name
Case No. CVMV2506236
To All Interested Persons: Prajedes M. Young filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME:
Prajedes Manuela Young
PROPOSED NAME:
Hazel M Young
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: 8/27/2025 Time: 8:00am Dept. MV2.
The address of the court is Superior Court of California, County of Riverside, Riverside, 13800 Heacock St., BLDG D #201, 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: 7/3/2025
Jason B. Galkin
Riverside Superior Court

SchId:96394 AdId:32601 CustId:1746

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1010856-BF Order No.: FIN-25003019 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/1/2022. 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,

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Job No. P25-099
NOTICE OF PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the item below:

CASES: Specific Plan Amendment (SPA) 23-05321, Conditional Use Permits (CUP) 24-05125, Development Plan Review (DPR) 23-00022

APPLICANT: Orbis Retail Estate Partners

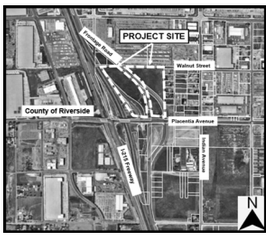
LOCATION: East of Interstate 215 freeway between Walnut Street and Placentia Avenue (APNs: 305-050-0051 and 305-050-055).

PROPOSAL: To consider the following entitlements related to the sales. lease, rental, and maintenance of heavy/large equipment and vehicles within a 25,750-square-foot retail, office and maintenance building on 5 acres; a 14,139-square-foot maintenance and office building on 10.3 acres; and storage of heavy equipment and vehicles on 9.6 acres: 1) Specific Plan Amendment to amend the Circulation Plan of the PVCCSP to revert the Basin land use designation to the surrounding Business/Professional Office (BPO) land use designation as permitted in the PVCCSP, and modify the definition of "Large Equipment Retail" to include sales, lease, rental, and maintenance of heavy/large equipment; 2) Conditional Use Permit to allow rental, lease, sale, and maintenance of heavy equipment, and storage of heavy/large equipment and vehicles in the BPO Zone of the PVCCSP; and 3) Development Plan Review for review of the site plan and building elevations.

ENVIRONMENTAL DETERMINATION:
Recommend the adoption of the Mitigated Negative Declaration (MND No. 2404) as the project will not have a significant effect on the environment and complies with the California Environmental Quality Act (CEQA) requirements. The MND 2404 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570. The Planning Counter is open Monday – Friday 8:00 a.m. – 6:00 p.m. Electronic copies can be viewed on the City's website at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521
The MND/Initial Study was circulated for a 30-day review period from March 21, 2025, to April 21, 2025.

REVIEW AND COMMENT PERIOD
Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before 5:00 p.m. on the City Council hearing date. At the public hearing, any person may speak in support of or in opposition to the project. The City Council, at the hearing or during deliberations, could approve an alternative proposal for the above project, including any changes to or modifications to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the City Council prior to the public hearing.



CITY OF PERRIS
CITY COUNCIL
PUBLIC HEARING

COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: July 29, 2025 – 6:30 p.m.
Project Planner: Alfredo Garcia, Associate Planner
Phone : (951) 943-5003 Extension 287
Email: algarcia@cityofperris.org

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

Job No. P25-100
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the item below:

CASE NO: Zoning Code Amendment 25-00003

APPLICANT: City of Perris
101 North "D" Street
Perris, CA 92570

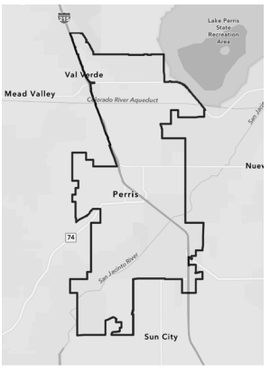
LOCATION: Citywide

PROPOSAL: A proposal to amend Chapters 5.58 and 19.75 of the Perris Municipal Code to prohibit cannabis advertising on offsite freeway signs (billboards and off-site freeway-oriented signs).

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed Amendment consists of a zoning code text amendment to update the city's zoning code to prohibit cannabis advertising on billboards and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

PUBLIC HEARING: This project is scheduled to be considered by the City Council on July 29, 2025, at 6:30 p.m. The Planning Commission considered the project on June 18, 2025, and recommended to the City Council that the project be Approved by a vote of 4 ayes, 0 noes (with one Commissioner absent).

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing and not later than 5:00 p.m. on July 29, 2025. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council



before the public hearing.

CITY COUNCIL
PUBLIC HEARING

COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: July 29, 2025, at 6:30 p.m.
Project Planner: Rafael Garcia, Principal Planner
Phone: (951) 943-5003
Email: RGarcia@cityofperris.org

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

Job No. P25-101
PUBLIC HEARING NOTIC
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the item below:

CASE NO: Zoning Code Amendment 25-00002

APPLICANT:City of Perris
101 North "D" Street
Perris, CA 92570

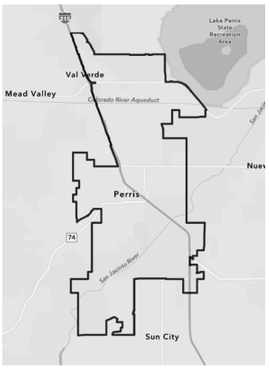
LOCATION: Citywide

PROPOSAL: A proposal to add Chapter 19.89 to Title 19 of the Perris Municipal Code to establish a No Net Loss/Density Bonus Program as a tool to maintain baseline residential capacity, in compliance with Senate Bill (SB) 330.

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed Amendment consists of a text amendment to update the city's Zoning Code to incorporate a No Net Loss Program and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

PUBLIC HEARING: This project is scheduled to be considered by the City Council on July 29, 2025, at 6:30 p.m. The Planning Commission considered the project on June 18, 2025, and recommended to the City Council that the project be Approved by a vote of 4 ayes, 0 noes (with one Commissioner absent).

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing and not later than 5:00 p.m. on July 29, 2025. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL
PUBLIC HEARING

COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: July 29, 2025, at 6:30 p.m.
Project Planner: Rafael Garcia, Principal Planner
Phone: (951) 943-5003
Email: RGarcia@cityofperris.org

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

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): Ben He and Jing Wu as trustees of the Sunflower Revocable Trust under trust instrument dated December 23, 2020 Recorded: 8/4/2022 as Instrument No. 2022-0345037 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 8/20/2025 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: $648,226.54 The purported property address is: 785 BIRDIE COURT, PERRIS, CA 92571 Assessor's Parcel No.: 302352024 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-25-1010856-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-25-1010856-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 OWNEROCCUPANT: Any prospective owneroccupant 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-25-1010856-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-25-1010856-BF IDSPub #0249296 7/18/2025 7/25/2025 8/1/2025

SchId:96398 AdId:32602 CustId:608

APN: 320-391-016-3 TS No: CA07000326-25-1 TO No: SLHCA-205202-TSG NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 18, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 11, 2025 at 09:00 AM, in the courtyard of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 23, 2018 as Instrument No. 2018-0208200, of official records in the Office of the Recorder of Riverside County, California, executed by WOLFGANG A KLEBEL, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CA, DESCRIBED AS FOLLOWS: 0.13 ACRES M/L IN LOT 34, TRACT NO. 29425-2, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 380, PAGES 15 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA. 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: 1550 CHESHIRE DRIVE, 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $287,619.60 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000326-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000326-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000326-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476551 To: PERRIS PROGRESS 07/18/2025, 07/25/2025, 08/01/2025

SchId:96420 AdId:32609 CustId:2221

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
The Estate of Bessie Ruth Parks
Case No.: PRRI2000883
NOTICE OF SALE, AT PRIVATE SALE OF REAL PROPERTY
Notice is hereby given that, subject to confirmation by the aboveentitled Court, Chad Bianco, Riverside County Public Administrator, Administrator of the Estate of Bessie Ruth Parks, deceased, located at 800 S. Redlands Ave., Perris, CA. 92570, on August 15, 2025 at 8:30 a.m., or thereafter within the time allowed by law, will sell at private sale to the highest and best bidder on terms and conditions hereinafter mentioned. All right, title and interest in the real property of said Bessie Ruth Parks described as follows:

100% interest in improved real property located in the City of Perris, Unincorporated area, County of Riverside, State of California described as:

Legally Described as:
Lot 37 MB 120/074 TR 13916-1, Records of Riverside County, California

Commonly described as: 449 W 13th Street, Perris, CA 92570

A.P.N. No. 313-222-012

The sale is subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of records.

The property will be sold in absolutely "AS IS": condition.

Bids or offers are invited for this property and must be in writing and will be received at Duncombe Law, P.A., at 27851 Bradley Road, Suite 145, Menifee, CA 92586, or may be delivered to the Administer personally, or may be filed with the clerk of said Superior Court of the state of California, in the County of Riverside, at any time after the last publication of this notice and before making said sale.

The property will be sold on the following terms; Cash (Cash preferred), or part cash and part credit; the terms of such credit to be acceptable to the undersigned and to the Superior Court. Taxes, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be prorated as of the date off close to escrow. Examination of title insurance policy, and transfer taxes shall be at the expense of the seller. Each party shall pay his customary share of escrow charges and recording charges.

The Administrator reserves the right to reject any and all bids.
DATED: 07/15/25

SchId:96431 AdId:32613 CustId:2256

One Tech Tip: *'Click-To-Cancel' Is Over, but There Are Other Ways to Unsubscribe*

AP Photo/Jenny Kane

By CORA LEWIS
Associated Press

NEW YORK (AP) — A "click-to-cancel" rule, which would have made it easier for consumers to end unwanted subscriptions, has been blocked by a federal appeals court days before it was set to go into effect. But there are ways to end those subscriptions and memberships, even if they take some work.

The rule would also have required companies to disclose when free trials and promotional offers would end and let customers cancel recurring subscriptions as easily as they started them. But even without the new federal guidance, here are some ways to stay on top of subscription and membership fees.

Use calendar reminders and regularly review your bills

Experts at the Consumer Federation of America recommend setting calendar reminders for whenever a free trial period ends, to alert yourself to cancel promotional offers before the real recurring costs kick in. The auto-enrollment process, in which the company does not remind the consumer via email that a trial is about to end and higher monthly payments will begin, was also at the heart of the FTC's rule.

"No subscription business model should be structured to profit from a gauntlet-style cancellation process," said Erin Witte, Director of Consumer Protection for the Consumer Federation of America, in a statement on the click-to-cancel rule.

Regularly reviewing your credit card and debit card bills can also help you keep track of any recurring charges — including price increases you may have missed or that you didn't anticipate when trying out a new membership or subscription.

Know the terms and conditions of a given subscription

"Companies make it easy for consumers to click to sign up and easy for the companies to automatically withdraw funds from consumers' accounts," said Shennan Kavanagh, Director of Litigation at the National Consumer Law Center (NCLC) in a statement on the FTC's click-to-cancel rule. "People should not (have to) spend months trying to cancel unwanted subscriptions."

Given the FTC's vacated rule, though, companies may still legally require that customers cancel memberships or subscriptions by phone, even as they permit signing up, enrolling, and paying bills online. Consumer advocates say this places an extra burden of time and energy on the consumer to stop an unwanted recurring fee, but sometimes knowing the terms of the subscription and getting on the phone is worth the trouble.

There are some services that unenroll you

Apps like Rocket Money and services like Trim, which is accessed through a browser, can keep track of your recurring monthly fees and subscriptions, for free — or for a fee — and can help you catch new ones or even unsubscribe from some services.

For parents, especially, a service like Trim could help inform them that a child has started a new subscription, game or membership before the fees recur. And Rocket Money will actively work to end unwanted subscriptions for you, for a monthly price. If the company can't successfully end or cancel the subscription or membership, it will give the customer the information needed to do so. Trim also provides this service, in its premium form, for an additional fee.

Resist deals when canceling

The FTC is currently moving forward with preparations for a trial involving Amazon's Prime program, which accuses the retailer of enrolling consumers in its Prime program without their consent and making it difficult to cancel subscriptions.

Often, when a consumer tries to cancel a subscription for something like Prime, which offers free delivery and streaming video, the company will offer a month or more of the subscription at a promotional rate — half off, or at other, better-seeming values, to entice a customer to stay. Staying strong in the face of what may appear to be a good deal can help you stop recurring monthly fees before you forget to cancel them again.

Agreeing to yet another trial or promotional rate, which is another on-ramp to auto-enrollment, just continues the cycle, according to consumer advocates.

What would the FTC's rule have done?

The FTC's rule would have required businesses to obtain a customer's consent before charging for memberships, auto-renewals and programs linked to free trials. The businesses would have also had to disclose when free trials and promotional offers would end.

The U.S. Court of Appeals for the Eighth Circuit said this week that the FTC made a procedural error by failing to come up with a preliminary regulatory analysis, which is required for rules whose annual impact on the U.S. economy is more than $100 million.

The FTC said that it did not have to come up with a preliminary regulatory analysis because it initially determined that the rule's impact on the national economy would be less than $100 million. An administrative law judge decided that the economic impact would be more than the $100 million threshold, and the court decided to vacate the rule.

Former President Joe Biden's administration had included the FTC's proposal as part of its "Time is Money" initiative, which aimed to crack down on consumer-related hassles.

Pests

Continued from Page 7

would add nothing, and the accumulated growing degree days would remain at 13. The tally continues to grow through a regionally specific date in the fall.

Seems complicated? The good news is you don't have to crunch the numbers yourself.

Your local cooperative extension office likely tailors and tracks this information for your region, and many post the GDD, as well as pest- and plant-specific GDD guidelines, on their websites. In addition, the agricultural company Syngenta offers a handy tool among its GreenCast online resources that quickly generates the GDD for your zip code.

What does this mean for your garden?

As an example, Colorado potato beetle eggs and pupae are not susceptible to pesticides, so attempting control during those stages would be pointless. But their larvae are vulnerable to the natural biological control Bt from the time they emerge until they reach ¼ inch (6 millimeters) in length. Rather than heading out into the garden with a ruler — or spraying every day and hoping for the best — you can time the application for between 65 and 185 GDD.

Similarly, the first generation of euonymus scale insects are most vulnerable to Neem oil and horticultural oil treatments between 400 and 575 GDD.



David Cappaert/Bugwood.org via AP

A Colorado potato beetle larva on a plant.

And for pre-emergent crabgrass controls, like corn gluten meal, to be effective, they should be applied just before 200 GDD. That's why I recommend a treatment window that coincides with the time between when the first forsythia blooms and the last of the lilacs fade: It's a visual cue tied to nature's reaction to temperature.

Depending on the variety, most tomatoes, which love the heat, are ripe for the picking between 1,000 and 2,000 GDD. But, for the record, my tomatoes always let me know when they're ready.