

The Perris Progress

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Vol. 125-30

Friday, July 25, 2025

Since 1901

COUNTY CONTINUES FEE WAIVERS TO ENCOURAGE PET ADOPTIONS FROM SHELTERS

RIVERSIDE (CNS) - In celebration of National Pet Adoption Week, Riverside County officials announced Monday that fee waivers will remain in effect at all county animal shelters, encouraging residents to consider adopting dogs and cats from any of the overcrowded facilities.

Adoption Week runs Monday to Sunday, during which almost all fees at the county's four shelters will be lifted, leaving only canine licensing costs in place.

The county is additionally partnering with PetSmart Charities to showcase cats ready for adoption, providing the felines for PetSmart events at the venue's stores in Hemet and Palm Desert. Details can be found at <https://petsmartcharities.org/>.

"Animal shelters and rescues are doing incredible work to save pets each day, but they can't do it without the community's support," PetSmart spokeswoman

Heidi Marston said.

"Adopting or fostering a pet can be an incredibly enriching experience and is the best way to support your local organizations. We all have a role we can play in helping pets in need."

County shelters are generally open 10 a.m. to 4 p.m. However, on Wednesday, the Coachella Valley Animal Campus in Thousand Palms, San Jacinto Valley Animal Campus and Western Riverside County Animal Shelter in Jurupa Valley will keep the doors open until 7 p.m. Locations and other information are available at <https://rcdas.org>.



Cheeto, 5 month old, 2.4 pound, male domestic short hair

See RCDAS Page 10

AN INLAND EMPIRE REPUBLICAN LAWMAKER WANTS TO UPDATE RULES FOR IMMIGRANT WORKERS. *Will Trump Listen?*

BY DEBORAH
BRENNAN, CalMatters

As President Donald Trump pursues a goal of deporting millions of undocumented immigrants, State Sen. Rosilicie Ochoa Bogh is urging him to carve out options for essential workers.

Ochoa Bogh, a Redlands Republican, wrote to Trump, Speaker Mike Johnson, and Senate Majority Leader John Thune, asking them to issue "expedited work permits to the millions of undocumented immigrants who are considered essential workers, such as farmworkers who provide critical services."

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State Sen. Rosilicie Ochoa Bogh, left, speaks with Assemblymember Philip Ting during a floor session at the state Capitol in Sacramento on Aug. 29, 2024.

Good Trouble Lives On in Menifee

By Mia Rotell

The 5th annual "Good Trouble Lives On" national protest was held on Thursday July 17th in Menifee at the Newport and Haun intersection. A dozen protesters covered each sidewalk corner of the intersection.

Protesters peacefully sat on lawn chairs

and held signs about civil right laws, anti-immigration policies, and impeachment calls for President Trump — without the Menifee police making an appearance.

The "Good Trouble Lives On" rallies started in 2020 when the Transformative Justice Coalition (TJC) called the nation to honor and remember the late Civil Rights leader Congressman — John Lewis. TJC deemed July 17th as John Lewis National Day of Action to honor the representative's death.

Lewis was known for using the phrase "good trouble" as a way to encourage Americans to peacefully protest and exercise their rights. The TJC continues to cover and discuss civil rights issues and give coverage to rallies and activists.

Amidst widespread fears of masked and unidentifiable law enforcement conducting immigration law arrests, Hemet police arrested a convicted felon, Marshal Goodnight, they say was posing as a motorcycle police officer.

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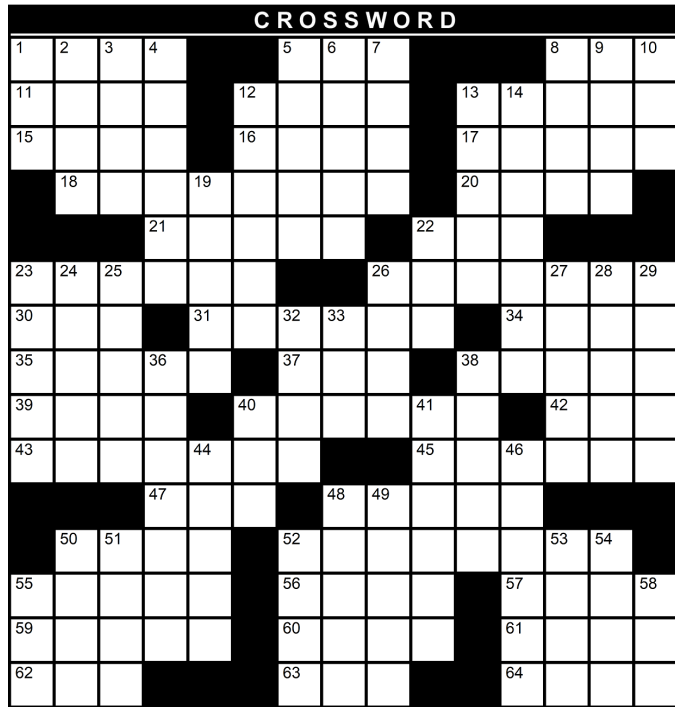


Hemet PD



Photo by Mia Rotell

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THEME: IN THE KITCHEN

ACROSS

1. Basilica feature
5. Cameron, to friends
8. ____ and flow
11. One of the Bridges
12. Have the blues
13. Op-ed piece
15. Blondie's hit "____ Me"
16. Certain something
17. *Granny Smith
18. *Broth-making container
20. Big name in mapmaking
21. Inexperienced
22. *Group of dishes or pots
23. Deprived of ovaries
26. Medusae
30. Got an Oscar, e.g.
31. Kind of license
34. Crescent
35. Description for twins
37. "____ the season!"
38. Orthodox Judaism ad-herent
39. Class roster item
40. Between lights and action
42. Source of pork
43. *Shredding devices
45. Bear-like
47. Florida key
48. French farewell
50. Physicist Niels ____
52. *Kitchen hand protector (2 words)
55. Holey confection
56. Track event

57. ____ of the trade, sing.

59. 1st letter of Hebrew alphabet
60. Charlie Parker's nick-name
61. Shrek or Fiona, e.g.
62. Word of compliance
63. Actor Stallone
64. *Spice ____ or pot ____

DOWN

1. Beginning of the alphabet
2. *Often go with carrots
3. *NaCl
4. Speech at a funeral
5. *Flute alternative
6. *Cook's garb
7. *Veal or venison, e.g.
8. Sport spectator's TV acronym
9. Like white-headed eagle
10. "Farewell" to Birdie
12. Manage (2 words)
13. Like cornstalks
14. *Flat-edged utensil
19. *Flapjack alternative
22. Blink of an eye, abbr.
23. Swing, ____, swung
24. Like Amundsen-Scott South Pole Station location
25. Carl Jung's inner self
26. * ____ en place
27. *Seaweed-wrapped dish
28. Opposite of cation
29. Swamp plant

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Trial Date Set for Menifee Felon Accused of Sexually Assaulting Riverside County Boy

RIVERSIDE - A Sept. 17 trial date was confirmed Tuesday for a convicted sex offender accused of repeatedly assaulting a Murrieta boy and arranging for other men to sexually exploit the victim.

David Everett Leibowitz, 46, of Menifee is charged with three counts each of sodomy of a minor and oral copulation of a child, two counts of lewd acts on a child, and one count each of inducing a minor to perform commercial sex acts, child stealing, possession of child porn, arranging to meet a minor to commit a felony and indecent exposure to a minor.

During a hearing at the Riverside Hall of Justice Tuesday, Riverside County Superior Court Judge Josh-

lyn Pulliam conferred with the prosecution and defense regarding scheduling, and both sides agreed to prepare to move forward with proceedings in mid-September.

Leibowitz is being held without bail at the Benoit Detention Center in Indio.

District Attorney's Office and Murrieta Police Department personnel jointly investigated his case over a period of months, culminating in the filing of charges during the summer of 2018.

According to the D.A.'s office, the defendant met the victim, identified only as a teenager, via a dating website in January 2015. Prosecutors allege that Leibowitz had the boy come to his residence, where the convicted felon committed

"multiple violent sex acts" over an unspecified period of time, according to an agency statement.

It's further alleged that he invited other adult males -- as yet unidentified -- to engage in similar acts with the teen.

The alleged offenses did not come to light until several years later. It was unclear why.

Court records show Leibowitz has prior convictions for rape and lewd acts on a child under 14 years old, as well as theft.

If convicted in the current case, he could face life in prison with the possibility of parole.

32. Estimated arrival times, acr.
33. Timothy, to friends
36. *Popular condiment
38. Sheik's bevy
40. Alan Paton's novel "____, The Beloved Country"
41. Broken, e.g.
44. Third planet from the sun
46. Bachelor on "The Bache-

- lorette," e.g.
48. Be of use
49. Condemn
50. Bantu language
51. Change for a five
52. Globes and eyeballs, e.g.
53. "Animal House" garb
54. Rigid necklace
55. Calendar square
58. Albanian money

SOLUTION TO THIS WEEKS PUZZLE



How the GOP Budget Bill Will Affect the Cost of California Health Insurance

BY KRISTEN HWANG,
CalMatters

Photo by Jules Hotz for CalMatters



Heather Altman, at her Long Beach home on July 11, 2025, worries she won't be able to afford health insurance under the newly approved GOP budget bill.

Heather Altman quit her corporate job and opened an environmental consulting business in 2014 when the Affordable Care Act made it possible for her to afford independent health insurance. Her monthly premium for a platinum plan was \$356.

Today, Altman has downgraded to a gold plan and pays \$1,147 per month. That's a 222% increase over the past decade for less comprehensive coverage. Medical inflation has always outpaced general inflation, but early analyses project premiums will increase even more dramatically as a result of the reconciliation budget recently signed by President Donald Trump, and Altman is worried she won't be able to pay for health insurance any longer.

"Since the Senate passed this monstrosity I've been trying to figure out how I can land on my feet," Altman said.

Altman is one of nearly 2 million people in California who rely on the Affordable Care Act marketplace, commonly known as Obamacare or Covered California. Many own their own businesses like Altman or work for small employers that don't provide insurance.

The majority of enrollees are lower- to middle-income earners making \$60,240 or less as individuals or \$124,800 or less as a family of four. Nearly 800,000 people in California make half that amount.

Trump's budget bill made significant changes to Covered California that experts and insurers say will in-

crease out-of-pocket costs for consumers. This includes more complicated enrollment and verification procedures; eliminating automatic re-enrollment; prohibiting people who sign up outside the end-of-year open enrollment period from qualifying for financial assistance; prohibiting certain immigrant groups – including legal refugees – from receiving financial assistance; and requiring people who inaccurately predict their income to repay all subsidies received, a change from when previous repayments were capped based on income.

The biggest hit to consumers came by omission: Trump's budget bill did not extend enhanced subsidies, which will expire at the end of this year. Those subsidies were enacted during the COVID-19 pandemic to ensure more Americans could afford health insurance. As a result, premiums fell for all income levels and enrollment doubled nationwide from 12 million to 24 million people between 2021 and 2025.

In California, nearly 90%

of enrollees receive federal subsidies. Some of these changes, including the expiration of subsidies, will go into effect next year, which means consumers will see higher prices as soon as November when open enrollment starts. Other changes, such as who can enroll and when, will start in 2028.

Cost will rise significantly

In California on average, premiums are expected to increase by 66%, or \$101, per month starting next year without subsidies, according to projections from Covered California. Lower-income people will see even higher increases because they receive more subsidies.

Those making less than 400% of the federal poverty level (about \$60,240 per year for an individual) are projected to pay an average of \$191 more monthly, according to Covered California data.

More than 170,000 middle-income enrollees will lose financial assistance entirely. Some federal subsidies will still be available, but they are less comprehensive than the enhanced subsidies, and fewer people qualify.

Congress could still decide to extend the enhanced subsidies before year's end, but without further action costs will jump. The nonpartisan Congressional Budget Office estimates that nearly 4 million people nationwide would drop coverage because of cost increases if the subsidies expire.

That puts people like Altman in a bind

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Federal Judge Reverses Rule That Would Have Removed Medical Debt From Credit Reports

By ADRIANA MORGA
and CORA LEWIS
Associated Press

NEW YORK (AP) — A federal judge in Texas removed a Biden-era finalized rule by the Consumer Financial Protection Bureau that would have removed medical debt from credit reports.

U.S. District Court Judge Sean Jordan of Texas's Eastern District, who was appointed by President Donald Trump, found on Friday that the rule exceeded the CFPB's authority. Jordan said that the CFPB is not permitted to remove medical debt from credit reports according to the Fair Credit Reporting Act, which protects information collected by consumer reporting agencies.

Removing medical debt from consumer credit reports was expected to increase the credit scores of millions of families by an average of 20 points, the bureau said. The CFPB states that its research has shown outstanding healthcare claims to be a poor predictor of an individual's ability to repay a loan, yet they are often used to deny mortgage applications.

The three national credit reporting agencies —

Experian, Equifax and TransUnion — announced last year that they would remove medical collections under \$500 from U.S. consumer credit reports. The CFPB's rule was projected to ban all outstanding medical bills from appearing on credit reports and prohibit lenders from using the information.

The CFPB estimated the rule would have removed \$49 billion in medical debt from the credit reports of 15 million Americans. According to the agency, one in five Americans has at least one medical debt collection account on their credit reports, and over half of the collection entries on credit reports are for medical debts. The problem disproportionately affects people of color, the CFPB has found: 28% of Black people and 22% of Latino people in the U.S. carry medical debt versus 17% of white people.

The CFPB was established by Congress after the 2008 financial crisis to monitor credit card companies, mortgage providers, debt collectors and other segments of the consumer finance industry. Earlier this year, the Trump administration requested that the agency halt nearly all its operations, effectively shutting it down.

AP Photo/Jacquelyn Martin



Jobless Rate Jumps in Riverside County During June

RIVERSIDE (CNS) - A mix of losses and gains weighed on the regional economy last month, pushing Riverside County's unemployment rate up more than a percentage point, according to figures released Friday by the California Employment Development Department.

The countywide jobless rate in June, based on preliminary EDD estimates, was 6%, compared to 4.9% in May.

According to figures, the June rate was half a percentage point higher than the year-ago level, when countywide unemployment

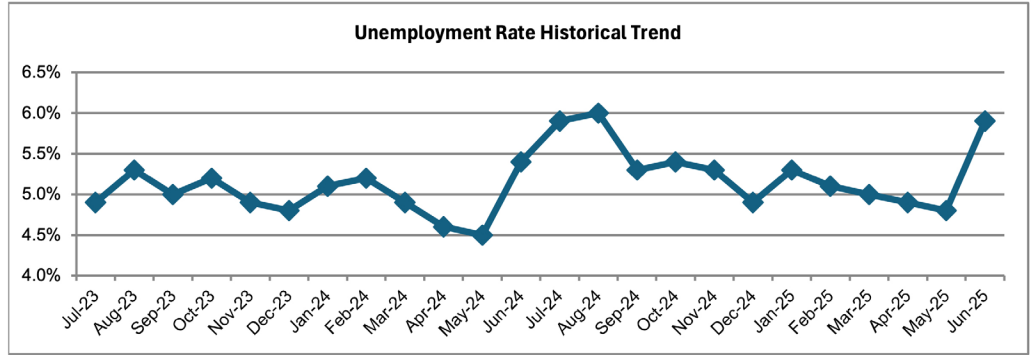
then stood at 5.5%.

The combined unemployment rate for Riverside and San Bernardino counties -- the Inland Empire -- was 5.9%, up from 4.8% in May, the EDD said.

Data showed Cherry Valley had the highest unemployment rate countywide in June at 12.4%, followed by Rancho Mirage at 9.6%, Coachella at 9.2%, Valle Vista at 8.7% and Blythe at 7.9%.

Bi-county data indicated that payrolls declined by the

See Jobs Page 5



Home Prices Decline in Riverside County, Sales Hold Steady

RIVERSIDE (CNS) - Home sales held steady in Riverside County in June, while rising statewide after three straight months of decline, the California Association of Realtors announced.

Closed escrow sales of existing, single-family detached homes in California

totalled a seasonally adjusted annualized rate of 264,260 last month. June home sales activity rose 4% from the 254,190 homes sold in May but was down 0.3% from a year ago, CAR announced on Thursday.

The statewide annualized sales figure represents what

would be the total number of homes sold during 2025 if sales maintained the June pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

Riverside County sales were unchanged from May, but

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Permit

Continued from Page 1

The effort marks a shift for Ochoa Bogh, who had long viewed immigration as a federal matter.

"For years I did not want to address immigration, and now I feel compelled to," she told CalMatters.

Republican Assemblymembers Leticia Castillo of Corona and Greg Wallis of Rancho Mirage, along with Republican and Democratic lawmakers from Southern California and the Central Valley, signed her letter urging a solution for the estimated 11 million undocumented immigrants in the U.S., including 2.5 million in California.

Some California Republicans have been trying to open lines of communication between the state and the White House. Last month Senator Suzette Martinez Valladares, a Santa Clarita Republican, asked Trump to focus immigration action on violent

criminals and modernize the immigration process, in a letter with other Republican lawmakers, including Ochoa Bogh.

"We need to advocate on the need for immigration reform and really talk about the issues that impact California," Ochoa Bogh said. "I'm not sure that Democrats are actually communicating with the federal government."

Trying to bridge that gap has been complicated by immigration raids that sparked conflict between California leaders and the Trump administration.

Protestors clashed with ICE agents and National Guard troops in Los Angeles last month. Perris Mayor Michael Vargas urged residents to stay inside following reports of ICE operations in the Riverside County city. And immigration enforcement on church property in San Bernardino County prompted Bishop Alberto Rojas to absolve parishioners from the obligation to attend mass if

they fear immigration action.

Restaurants throughout the state are closing temporarily as their workers and customers avoid immigration raids, CalMatters reported. ICE raids have "left crops rotting" on farms from Texas to California.

"The system is broken," Paul Granillo, President and CEO of the Inland Empire Economic Partnership, told CalMatters. "So we need to look at how people get their vegetables, how people get served in restaurants, and look at construction, and appreciate that unless we have immigration reform, the average Californian is going to pay more for all these goods and services, because we don't have enough workers."

The fallout to farms, restaurants, hotels, and home-building has prompted Trump to waver between plans for mass deportations and possible concessions to employers.

Some federal lawmakers see an opening. Congressmembers Mike Levin, a San Juan Capistrano Democrat, and Youn Kim, an Anaheim Hills Republican, proposed a federal reform package called the Dignity Act of 2025, which would provide a path to legal status for immigrant workers. Ochoa Bogh said she's trying to build support for the bill in Sacramento.

The U.S. has offered various work visas and permits over the last century. The Bracero program, started during WW II, recruited Mexican workers to help on farms and other war industries. The H-2 Visa program of 1952 allowed foreign farmworkers to hold temporary jobs in agriculture.

Ochoa Bogh's parents and grandparents worked under the Bracero program, so she relates to immigrants who are seeking jobs: "I have compassion and empathy for that heart."

Guestworker visas expanded with the 1986 Immigra-

tion Reform and Control Act, which also provided amnesty for established residents. In 1990, Congress added H-1B visas for skilled temporary workers, in a program that's still widely used in the tech industry.

An effective work permit program should match foreign workers to labor market needs, Granillo said: "If you limit the number to smaller than the needs of the workforce, people are still going to come here, but will come illegally or overstay their visa."

Stalled efforts to update those programs have left the country with an "outdated, slow-moving immigration system," Ochoa Bogh wrote.

Fixing that would benefit employers, while protecting workers from unsafe work conditions and unfair pay, she said: "So that we're able to have those folks stay here, and not work in the shadows. So that they are not subject to exploitation."

FRIDAY, May 9, 2025

Today in History:

Today is the 206th day of 2025.
There are 159 days left in the year.

By The Associated Press

Today in History:

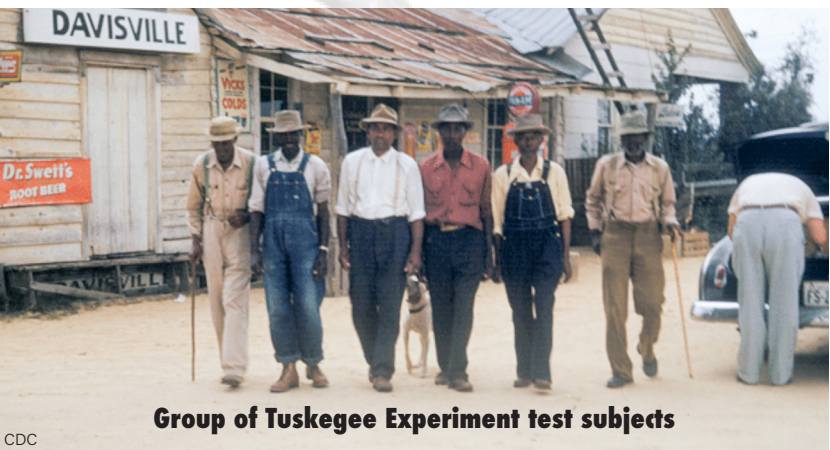
On July 25, 1972, the notorious Tuskegee syphilis experiment came to light as The Associated Press reported that for the previous four decades, the U.S. Public Health Service, in conjunction with the Tuskegee Institute in Alabama, had been allowing poor, rural Black male patients with syphilis to go without treatment, even allowing more than 100 of them to die, as a way of studying the disease.

Also on this date:

- In 1866, Ulysses S. Grant was named General of the Army of the United States, the first officer to hold the rank.
- In 1943, Benito Mussolini was dismissed as premier of Italy by King Victor Emmanuel III, and placed under arrest. (He was later rescued by the Nazis and re-asserted his authority.)

- In 1946, the United States detonated an atomic bomb near Bikini Atoll in the Pacific in the first underwater test of the device.
- In 1956, the Italian liner SS Andrea Doria collided with the Swedish passenger ship Stockholm off the New England coast late at night and began sinking; 51 people — 46 from the Andrea Doria, five from the Stockholm — were killed. (The Andrea Doria capsized and sank the following morning.)

- In 1960, a Woolworth’s store in Greensboro, North Carolina, that had been the scene of nearly six months of sit-in protests against its whites-only lunch counter dropped its segregation policy.
- In 1978, Louise Joy Brown, the first “test tube baby,” was born in Oldham, England; she’d been conceived through the technique of in vitro fertilization.
- In 1994, Israeli Prime Minister Yitzhak Rabin and Jordan’s King Hussein signed a declaration at the White House ending their countries’ 46-year-old formal state of war.
- In 2000, a New York-bound Air



Group of Tuskegee Experiment test subjects

- France Concorde crashed outside Paris shortly after takeoff, killing all 109 people on board and four people on the ground; it was the first-ever crash of the supersonic jet.
- In 2010, the online whistleblower Wikileaks posted some 90,000 leaked U.S. military records that amounted to a blow-by-blow account of the Afghanistan war, including unreported incidents of Afghan civilian killings as well as covert operations against Taliban figures.
- In 2019, President Donald Trump had a second phone call with the new Ukrainian president, Volodymyr Zelenskyy, during which he solicited Zelenskyy’s help in gathering potentially damaging information about former Vice President Joe Biden; that night, a staff member at the White House Office of Management and Budget signed a document that officially put military aid for Ukraine on hold.
- In 2022, on a visit to Canada, Pope Francis issued a historic apology for the Catholic Church’s cooperation with the country’s “catastrophic” policy of Indigenous residential schools, saying the forced assimilation of Native peoples into Christian society destroyed their cultures, severed families and marginalized generations.

Felon Arrested for Allegedly Impersonating Police Officer in Hemet

HEMET (CNS) - An investigation continued Wednesday into a felon accused of impersonating a peace officer and possessing a stun gun and other weapons-related items following a traffic stop in Hemet.

According to the Hemet

Police Department, officers stopped a motorcyclist who had committed multiple vehicle code violations and was using emergency lights. The rider was wearing a uniform resembling local law enforcement and was equipped with a duty belt and a Glock-style pis-

tol, police said.

For officer safety, the suspect was disarmed and his motorcycle was searched, revealing two Taser electronic control devices, an expandable baton and pepper spray, police said.

Police identified the sus-

pect as Marshal Goodnight, who is legally prohibited from possessing firearms or weapons due to a prior felony conviction. He was also not licensed to “provide any security services through California’s Bureau of Security and Investigative Services,” police

said.

Background information on Goodnight was not available.

Anyone with additional information was urged to contact Sgt. Chavez at 951-765-2400 ext. 3725.

Homes

Continued from Page 4

up 2% from June of 2024.

Meanwhile, home prices fell in Riverside County and statewide. The median sold price of an exist-

ing, single-family home in Riverside County in June was \$635,000, down from \$638,000 in May, but identical to the \$638,000 from June of last year.

June’s statewide median home price was \$899,560,

down 0.1% from May and down 0.1% from \$900,720 in June 2024.

“With more properties on the market and price growth flattening, conditions have become more favorable for prospective buyers who

have been waiting on the sidelines to re-enter the market and take advantage of increased negotiating power,” said CAR President Heather Ozur, a Palm Springs Realtor. “While sales could remain soft at

the start of the third quarter, recent improvements in housing sentiment suggest that the market could see a bounce-back in the second half of the year.”

Jobs

Continued from Page 4

widest margin last month in the professional business services sector, which shed 2,400 positions.

Further losses were recorded in the trade, transportation and utilities, as well as the health services, sectors, reflecting an aggregate drop of 1,500 jobs.

The construction sector had the greatest gains in June, adding an estimated 1,700 positions, while additional increases were documented in the agricultural, hospitality, manufacturing

and public sectors, which altogether swelled by 2,700 jobs, according to figures.

Miscellaneous unclassified industries, along with the financial and information

technology sectors, were unchanged.

The statewide non-seasonally-adjusted unemployment rate in June was 5.7%.

Beef Prices Have Soared in the US — And Not Just During Grilling Season

By JOSH FUNK AP
Business Writer

OMAHA, Neb. (AP) — Anyone firing up the grill this summer already knows hamburger patties and steaks are expensive, but the latest numbers show prices have climbed to record highs.

And experts say consumers shouldn't expect much relief soon either.

The average price of a pound of ground beef rose to \$6.12 in June, up nearly 12% from a year ago, according to U.S. government data. The average price of all uncooked beef steaks rose 8% to \$11.49 per pound.

But this is not a recent phenomenon. Beef prices have been steadily rising over the past 20 years because

the supply of cattle remains tight while beef remains popular.

In fact, the U.S. cattle herd has been steadily shrinking for decades. As of Jan. 1, the U.S. had 86.7 million cattle and calves, down 8% from the most recent peak in 2019. That is the lowest number of cattle since 1951, according to the U.S. Department of Agriculture.

Many factors including drought and cattle prices have contributed to that decline. And now the emergence of a pesky parasite in Mexico and the prospect of widespread tariffs may further reduce supply and raise prices.

Here's a look at what's causing the price of beef to rise.

Smaller herd



The American beef industry has gotten better at breeding larger animals, so ranchers can provide the same amount of beef with fewer cattle, said David Anderson, a livestock economist at Texas A&M.

Then in 2020, a three-year drought began that dried out pastures and raised the cost of feed for cattle, according to the American Farm Bureau. Drought has continued to be a problem

across the West since then, and the price of feed has put more pressure on ranchers who already operate on slim profit margins.

In response, many farmers slaughtered more female cattle than usual, which helped beef supplies in the short term but lowered the size of future herds. Lower cattle supplies has raised prices.

In recent years cattle prices have soared, so that now

animals are selling for thousands of dollars apiece. Recent prices show cattle selling for more than \$230 per hundredweight, or hundred pounds.

Those higher prices give ranchers more incentive to sell cows now to capture profits instead of hanging onto them for breeding given that prices in the years ahead may decrease, Anderson said.

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Covered CA

Continued from Page 3

Altman said even without any changes to the Affordable Care Act marketplace, the regular annual premium increases are "almost unsustainable." Most years, she makes too much money to qualify for subsidies, but health care costs are still a drain on her finances.

On average over the past decade, Altman's premiums have increased by more than 11% annually, according to data she shared with CalMatters. In comparison, the Consumer Price Index, a measure of inflation, increased an average of 2.7% annually during the same time period, according to U.S. Bureau of Labor Statistics data.

"If this is what I knew the

situation would be when I started my business, I never would have done it," Altman said. About one in four Covered California enrollees is self-employed. Altman is contemplating asking a colleague to hire her without salary just for the benefits, she said.

That type of thinking is common right now, said Janae Trevillion, a long-time human resources consultant who works with small businesses. She said some of her clients, like Altman, are trying to get corporate jobs just for the benefits.

"There's a lot of movement happening," Trevillion said.

600,000 could drop Covered California

The enrollment changes that

will take effect in 2028 will also cause people to get rid of their Covered California insurance, Trevillion said. As the paperwork and verification processes get more complicated, fewer people will be willing to go through the sign up process, she said.

"People get frustrated easily," Trevillion said. "People are going to say 'I'm not interested,' and people are not going to want to participate in having a marketplace plan."

Between added enrollment complexities and higher out-of-pocket costs, Covered California estimates that 600,000 Californians will drop their insurance.

"We have tried for our entire existence to make the process easier, to minimize

administrative barriers, to simplify ... to remove this friction from the system," said Covered California Executive Director Jessica Altman, who is not related to Heather Altman. "We know that it matters, and so anything that goes the other way is going to result in less people covered."

About 70% of Covered California enrollees are automatically re-enrolled each year, a process that will end under the new policies implemented by Trump's budget reconciliation.

As more people drop out, costs will increase even further, said Edwin Park, a research professor at Georgetown University and a leading expert on Affordable Care Act expansions.

"Any time you have big

reductions in enrollment, the ones who are most likely to be disenrolled ... are the healthiest, lowest cost people, so that means a sicker risk pool, which in turn means higher premiums for those inside the marketplace," Park said.

In recent years, California has consistently had one of the lowest-risk insurance pools in the country because Covered California has successfully attracted younger and healthier people to sign up for insurance, Jessica Altman said.

The Congressional Budget Office estimates that premiums for Affordable Care Act benchmark silver plans, the second-to-lowest-cost silver plan in each state, will increase by an additional 7.9% as risk pools become sicker.

Black Sabbath Founder Ozzy Osbourne Dead at 76



LOS ANGELES (CNS) - Legendary rock singer and heavy metal pioneer Ozzy Osbourne, founding member of the seminal rock band Black Sabbath, died Tuesday.

The English recording and performing artist, born John Michael Osbourne on Dec. 3, 1948, was nicknamed "Prince

of Darkness." He was 76.

Osbourne, who has sold more than 100 million records, died just weeks after putting on a farewell show in England with bandmates from Black Sabbath, which was formed in 1968.

He was diagnosed with a form of

Parkinson's disease in 2019 and went public with the news in 2020.

Specific details of his death were not immediately released, but the family's statement to various media outlets said, "It is with more sadness than mere words can convey that we have to report that our beloved Ozzy

Osbourne has passed away this morning. He was with his family and surrounded by love. We ask everyone to respect our family privacy at this time."

Osbourne and Black Sabbath were inducted into the Rock and Roll Hall of Fame in 2006. He was inducted a second time, as a solo artist, in 2024. The UK Music Hall of Fame inducted him as both a Sabbath member and a solo artist in 2005.

The singer of memorable songs like "Paranoid," "Iron Man" and "Crazy Train," which is a staple for revving up crowds at sporting events, also became a reality television star -- along with his wife Sharon and children Jack and Kelly -- on the 2002 MTV show "The Osbournes."

According to concert industry trade publication Pollstar, Osbourne sold 2.8 million tickets, grossing \$154.8 million, from 223 performances dating to 1999.

His final concert was on July 5, when he performed in the Back to the Beginning concert in his hometown of Birmingham, England, the city where the band was formed.

The concert raised a reported \$190 million for three charities: Birmingham Children's Hospital, Acorn Children's Hospice and Cure Parkinson's.

Responding to his death, Black Sabbath posted a photo of the rocker on the band's X page, with the caption, "Ozzy Forever!"

Kiss bassist Gene Simmons also took to social media to pay his respects, writing, "Sad to report Ozzy has passed away. He was a giant. Admired and loved by millions of fans worldwide. Prayers and condolences go out to the Osborne family."

Aleman

Continued from Page 16

Former U.S. Sen Barbara Boxer is a fan

"She's an undiscovered star," said Boxer, who sought to support a female candidate from the western side of the district. "I've been around a long time, and I never say that."

Boxer, a 24-year veteran of Capitol Hill who, alongside former Sen. Dianne Feinstein, won election to the Senate in 1992's 'Year of the Woman,' pointed to Aleman's successful 2020 campaign for Norco City Council as proof that she can win Republican votes. Aleman, the council's lone Democrat, won despite a nearly 30% Republican

voter registration advantage, but lost her reelection bid last November.

When the two women met for lunch a month ago, Boxer said she was immediately impressed with Aleman's straightforward assessment of her district's top issue -- affordability.

"She said, 'Senator, people can't afford to live here anymore, and I grew up here.' And I just saw the authenticity of her," Boxer said of Aleman. "She fits so well into what we're looking for," Boxer added, "someone who has lived the lives of her constituents."

This time, Calvert has attracted at least eight other Democratic challengers. Among them are Brandon

Riker, an entrepreneur who ran for lieutenant governor of Vermont in 2016, and Anuj Dixit, a voting rights attorney who was born and raised in Riverside County. Tim Myers, the bassist for the band OneRepublic, has already bowed out and announced he will instead run for lieutenant governor.

"Katherine is exactly the type of candidate the Democratic Party needs," said Orrin Evans, a media strategist working on Aleman's campaign launch. He has helped Democratic candidates such as Rep. Derek Tran defeat incumbent Republicans in tough races.

Evans said the takeaway from the 2024 election should be the importance of candidate quality, and

that a "homegrown leader" like Aleman would gain the most traction.

"Katherine's not from Hollywood or Vermont," he said. "She's from the Inland Empire."

In addition to teaching, Aleman raises chickens and sells eggs at a family farm stand. What began as a side project during the pandemic to provide eggs for her family has grown into a small business known as "Fluffy Butt Ranch." The additional income helps cushion the family budget.

She also runs a chicken club at her school, which provides extra food security for students in the form of farm-fresh eggs.

“I KNOW WHAT YOU DID LAST SUMMER”

By Bob Garver

I’ve never seen 1997’s “I Know What You Did Last Summer” all the way through. 11-year-old me was too young to see the R-rated slasher in theaters, which was just as well because I did see a trailer and lost many nights’ sleep over the killer’s deadly fishing hook. I eventually got caught up via highlights and recaps, to the point where I feel like watching the movie now would just be a redundant bore. This is all to say that I don’t have much loyalty to the original, outside of a begrudging respect for its ability to give me nightmares with something sharp. Once again, this is probably for the best, since without loyalty to the original, I don’t have to worry about betrayal on the part of the same-titled reboot.

The premise is the same here as it was in 1997: a group of friends goof off on a secluded coastal road one fateful summer night. Their antics cause an accident and a death, and although good girl Ava (Chase Sui Wonders) thinks they should take

responsibility, others, like the spoiled Danica (Madeilyn Cline) just want to put the incident behind them as quickly and quietly as possible. Danica, her obnoxious fiancé Teddy (Tyriq Withers), troubled Stevie (Sarah Pidgeon), and Ava’s wannabe boyfriend Milo (Jonah Hauer-King) agree to forget what happened, and after some peer pressure, so does Ava.

A year later, the group reunites for Danica’s wedding... to newcomer Wyatt (Joshua Orpin). She and Teddy didn’t work out as a couple. Nothing worked out for anybody, likely as a result of guilt. At her bridal shower, Danica receives a mysterious note with the titular message. Nobody in the group admits to sending it. Soon after, a murder occurs, committed by someone wearing all-too-familiar fisherman’s gear and wielding... well, first an effective-but-not-terrifying harpoon, but then that traumatizing hook. The murder is clearly related to the incident a year ago, and of course is just the beginning of a string

of killings targeting the group and those around them.

Who can the killer be? Someone in the group? None of them “seem” capable of deliberate murder, but someone could just be pretending. Teddy’s bigwig father (Billy Campbell) knew about his son’s involvement, and in true mayor-from-“Jaws” fashion, he wants to sweep all local violence under the rug to protect property values. The creepy local pastor (Austin Nichols) seems to have something nefarious up his sleeve. A true-crime podcaster (Gabbriette Bechtel) is snooping around town suspiciously. Why is she here? Because this is the same town where a similar string of fisherman-based murders occurred 30 years ago. Survivors Julie James (Jennifer Love Hewitt) and Ray Bronson (Freddie Prinze Jr.) still live in the area, maybe they can help the new generation of hapless protagonists. Or do their violence-filled pasts make them a current danger?

The “I Know What You



Did Last Summer” reboot has to lean heavily into nostalgia to be appealing, because it can’t elevate itself on more creative merits like interesting new characters or well-earned scares. At least Hewitt and Prinze have important roles to play, they aren’t just cameos for the sake of cameos, not that there isn’t at least one of those. I’ll also confess that I got some laughs out of the mystery, if only because the film goes so far out of its way to make minor characters with two or three lines seem like po-

tential killers. Still, I don’t feel like I missed much by not seeing the original “I Know What You Did Last Summer” and you won’t be missing much if you don’t see this one.

Grade: C

“I Know What You Did Last Summer” is rated R for bloody horror violence, language throughout, some sexual content and brief drug use. Its running time is 111 minutes.

Contact Bob Garver at rrg251@nyu.edu.

‘Superman’ Stays Strong with \$57 Million in Second Weekend

LOS ANGELES (CNS) - “Superman” easily kept the top spot at the box office in its second weekend of release, grossing \$57.2 million 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 for DC Studios. The cast also includes Rachel Brosnahan as Lois Lane and Nicholas Hoult as Lex Luthor.

“Jurassic World Rebirth” took in \$23.4

million Friday through Sunday in its third weekend in theaters, Comscore reported.

“I Know What You Did Last Summer” opened in third place with \$13 million. Columbia’s reboot of the 1997 slasher film features appearances from Jennifer Love Hewitt, Freddie Prinze Jr. and Sarah Michelle Gellar, who all appeared in the 1997 original.

The animated “Smurfs” opened in fourth place with \$11 million, followed by “F1 The Movie,” which took in \$9.6 million in its fourth weekend.

“How to Train Your Dragon” was next with \$5.3 million in its sixth week in theaters in the United States and Canada.

Director Ari Aster’s “Eddington,” a pointed social drama about the events of 2020 starring Joaquin Phoenix and Pedro Pascal, opened with \$4.2 million for sixth place.

Rounding out the top 10 domestic releases were “Elio” (\$2 million), “Lilo & Stitch” (\$1.5 million) and “28 Years Later” (\$1.3 million).

This weekend’s overall three-day box office haul was estimated at \$132.3 million. The year-to-date total is \$4.939 billion -- up 15% from the figure at this time last year, according to Comscore.

Dried Bay Leaves Bring Layers of Flavor to Portuguese-Style Beef Skewers

By CHRISTOPHER KIMBALL Milk Street

On the Portuguese island of Madeira, espetadas are made by threading chunks of beef onto fresh-cut branches of bay and cooking the skewers over the embers of a fire. The bay infuses the meat with its unique menthol notes while also releasing a heady aroma.

In this streamlined take on espetadas from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," we pulverize dried bay leaves in a spice grinder to make a seasoned salt, mix in garlic and olive oil, then use the mixture to season the meat before threading it onto metal skewers and grilling over charcoal or gas.

Though a bit unconventional, we add tomatoes to these skewers and also make a simple Madeira reduction to finish the dish. Seasoned with garlic and some of the bay salt, the glaze-like sauce bolsters the flavors of the beef.

Flat iron steak or beef sirloin tips offer the best combination of tender texture and rich flavor, but if you're up for a splurge, beef tenderloin also is excellent.

Don't use fresh bay leaves in place of dried; they won't grind down into a fine powder. Also, don't trim the beef; bits of fat — what the Portuguese call "the flower of the espetada" — help with charring and add rich flavor. Finally, don't use top-shelf Madeira here; an inexpensive nonvintage bottle will do just fine.



Espetada-Style Grilled Garlic and Bay Beef Skewers
Start to finish: 45 minutes, plus grill prep
Servings: 4 to 6
Ingredients:

10 dried bay leaves, crumbled
Kosher salt and ground black pepper
6 medium garlic cloves, finely grated (about 1½ tablespoons)
1 tablespoon plus 2 teaspoons extra-virgin olive oil, divided
2 pounds beef sirloin tips or flat iron steak, cut into 1½-inch cubes
12 cherry tomatoes
½ cup Madeira (see note)
2 tablespoons salted butter, cut into 2 pieces and chilled

Directions:

In a spice grinder, combine the bay, 1½ teaspoons salt and 1 teaspoon pepper, then pulverize to a fine powder. Transfer to a small bowl. In a medium bowl, combine 2 teaspoons of the bay salt, 1 tablespoon of garlic and 1 tablespoon oil, then mash with a fork until combined. Add the beef and toss, rubbing the seasonings into the meat. Thread the beef onto four 10- to 12-inch metal skewers alternating with the

tomatoes; set aside.

In a small saucepan over medium, heat the remaining 2 teaspoons oil and the remaining bay salt, stirring, until fragrant and sizzling, about 3 minutes. Add the remaining 1½ teaspoons garlic and cook, stirring, until fragrant and sizzling, about 10 seconds. Add the Madeira and bring to a simmer, then reduce to low and cook, stirring, until reduced to 2 tablespoons. Cover and set aside off heat.

Prepare a charcoal or gas grill. For a charcoal grill, ignite a large chimney of coals, let burn until lightly ashed over, then distribute evenly over one side of the grill bed; open the bottom grill vents. Heat the grill, covered, for 5 to 10 minutes, then clean and oil the grate. For a gas grill, turn all burners to high and heat, covered, for 15 minutes, then clean and oil the grate.

Place the skewers on the hot side of the grill (if using charcoal). Cook, uncovered, until the beef is lightly charred on both sides and the center of the thickest piece reaches 125°F for medium-rare, 10 to 14 minutes total, flipping once about halfway through. Transfer to a platter, tent with foil and let rest while you make the sauce.

Set the pan with the Madeira reduction over medium and heat uncovered just until steaming. Remove from the heat, add the butter and swirl the pan until the butter is melted and the sauce is emulsified. Remove the meat from the skewers and drizzle with the sauce.



LASAGNA

- 2 cups ricotta cheese
- ½ cup Parmesan cheese
- Lasagna noodles
- 2 cups shredded mozzarella

To Make

Make the sauce first. Brown the meat. Add onions and garlic and cook until slightly translucent. Add the rest of the ingredients and simmer for 30 minutes to 3 hours.

Boil the lasagna noodles (even if they are no boil, trust me) until they are al dente. Preheat the oven to 350 degrees.

Mix the parmesan with ricotta cheese.

Build the lasagna in a baking tray. Layer pasta sauce on the bottom with mozzarella above. Then the first layer of lasagna noodle.

Then from there layer ricotta cheese, sauce, then mozzarella. Top with lasagna noodle. Repeat this until the baking dish is nearly full. The top layer will be lasagna noodle then mozzarella.

Bake for 30 minutes or until top is bubbling. EAT!

For more recipes visit www.zapinin.com/food

Ingredients for the sauce

- 1.5 lbs ground turkey or ground beef
- 28 ounce can crushed tomatoes
- 6 oz can tomato paste
- ½ yellow onion diced
- 5 heads garlic, minced
- 1 tbsp oregano
- 1 tbsp thyme
- 1 sprig rosemary
- 1 bay leaf
- 1 tsp salt
- 1 tbsp olive oil
- 1 tbsp Worcestershire sauce

Other Ingredients



Annuals Are the Forgotten Native Plants. Here Are 7 Worth Adding to the Garden

By JESSICA DAMIANO
Associated Press

As home gardeners become more educated about the benefits of native plants (supporting native insects, birds and wildlife, and the environment as a whole), the focus has mainly been on trees, shrubs and perennials.

Native annuals have somehow gotten lost in the shuffle, likely because most of them aren't readily available at the garden center. And most of the annuals (and tender perennials treated as annuals) that ARE sold in local nurseries are introduced species from faraway places. As such, they don't provide much benefit to the local ecosystem.

Native insects have evolved along with native plants, so they recognize them as food. Filling a garden with exotic plants essentially creates a food desert, which can have dire consequences that range from fewer insect pollinators and birds to diminishing food crops and, eventually, livestock.

We know that using native plants of all types can

help prevent a plethora of environmental problems. They're also easier to care for because they're naturally adapted to local conditions and are generally drought-tolerant.

Unfortunately, most home gardeners don't know about or have access to native annuals. I hope that changes.

The Ladybird Johnson Wildflower Center, based in Austin, Texas, has a wonderful online plant database that allows users to o

search native plants by state, lifecycle, bloom time and other criteria. (It's at www.wildflower.org.)

Consider asking your

local nursery to stock them.

Here are some favorite native annuals.

7 Native annuals worth adding to the garden

Partridge pea (*Chamaecrista fasciculata*), which is native from Massachusetts south to northern Florida and west to Minnesota, eastern Nebraska, Oklahoma and eastern Texas, is sadly underused. The lovely 1-to-3-foot-tall plant, which produces clusters of 1-inch-wide

yellow flowers on tall, slender stems, thrives in both sun and part shade.

A member of the legume family, it also releases nitrogen into the soil, which provides a natural and free fertilizer for itself and the other plants in the bed.

American basket flower (*Plectrocephalus americanus*) has a native range that spans west from Missouri to Kansas, then south to Louisiana, Texas and into Mexico. The plant, which boasts 4-inch, honey-scented, lavender-to-pinkish-purple flowers with creamy centers, thrives in full sun to part shade.

Forked Bluecurls (*Trichostema dichotomum*) are delicate flowers that remind me a bit of Dutch irises. Growing to just over 2 feet tall, the late-summer bloomer is native to Michigan, Missouri and Texas east to the Atlantic coast, from Maine to Florida.

A better-known U.S. native is the **California Poppy** (*Eschscholzia californica*), which, as its name implies, is native to California and Baja California. It grows up to 2 feet tall, sending up thin stems that each hold a single yellow-orange flower.

Many sunflowers are North American natives, and some of those are perennials. But the *Helianthus annuus*

species, known as common or annual sunflower, is a native annual. Originating in Manitoba, Canada, and Minnesota, south to Texas and west from Oregon to Baja California, Mexico, the multi-branched, bushy plant becomes covered in yellow flowers with maroon centers in summer.

Indian blanket flower (*Gaillardia pulchella*) is another U.S. native annual that I've seen at the nursery. They're not native to my home state of New York, however, but rather native from western South Dakota to Kansas and Louisiana and west to Colorado and Arizona. The 2-foot-tall plants put forth daisy-like, red-petaled flowers with yellow tips.

Impatiens capensis (Orange jewelweed) should not be confused with the widely available *Impatiens walleriana*, which comes to us from eastern Africa, or *Impatiens hawkeri* (New Guinea Impatiens), which is native to the Solomon Islands and New Guinea. Instead, this North American beauty has a native range that covers Saskatchewan to Newfoundland, Canada, then extends south to Georgia, west to Oklahoma and northward to Missouri. Great for shady spots, its speckled orange flowers are a favorite of hummingbirds, bees and butterflies.

RCDAS

Continued from Page 1

Last week, Department of Animal Services Director Mary Martin said conditions at the county's facilities had reached "the breaking point," asking residents to consider formal adoptions, or possibly fostering impounded pets for set periods to free up space.

The county hosted a same-day adoption and fostering

bonanza Saturday, keeping the Jurupa Valley shelter open until midnight. The number of impounds did edge down by more than 100. However, nearly 1,200 pets remain available for adoption countywide, according to figures.

Animals immediately at-risk of euthanasia can be viewed at: <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.

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, ani-

mal 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."



Report: Countywide Property Tax Roll Reaches \$460 Billion

RIVERSIDE (CNS) - Property values throughout Riverside County rose 6% last year to \$460.15 billion, with residences and commercial structures making up the largest share of the valuation, according to a report released Thursday by the Assessor-Clerk-Recorder’s Office.

The county’s property tax assessment roll for the most recent base year, valued as of Jan. 1, was \$27.18 billion more than in 2024, when the roll totaled \$432.97 billion, according to the Assessor-Clerk-Recorder’s Office.

Inflationary pressures, attributable in part to limited available housing inventory, have factored into the property tax expansion throughout the region and elsewhere for years, according to economists.

The assessment roll represents the composite value of all commercial and residential real estate within the county, as well as other property, including farmland, boats, aircraft and timeshares.

The roll has increased for 13 consecutive years. During the Great Recession, \$38 billion in value was lost, with assessments bottoming

out at \$204.8 billion in tax year 2012, according to the assessor’s report. The roll had been valued at \$242.9 billion in 2008, before the deflationary cycle triggered by the economic downturn.

In the most recent assessment, residences, counted as single-family houses, apartments and condominiums, along with commercial structures, represented \$419.8 billion, or 90%, of the roll. There were a total 970,645 secured parcels and 37,964 unsecured assessments counted in the previous year, officials said.

Aggregate property values

increased by the widest margin, in percentage terms, in the unincorporated community of Romoland, where net taxable valuations totaled \$1.61 billion, compared to \$1.18 billion the year before -- translating to a 36% jump.

Among municipalities, Menifee showed the strongest percentage growth at 11.7%. The city’s net taxable valuations totaled \$14.3 billion, compared to \$13.7 billion during the prior base year calculation.

As with every year, the city of Riverside had the highest local roll -- \$47.37 billion -- of all the cities and unincorporated communities listed. In the Coachella Valley, Palm Desert boasted the biggest aggregate assessment at \$21.69

billion. The Board of Supervisors is slated to review the valuation report during its July 29 meeting.

According to the assessor’s office, property tax bills for the current tax year will start going out in October. Officials noted almost 85% of residences countywide are under Proposition 13 tax mitigation protection, meaning that, regardless of the inflation rate, taxes can only go up on an additional 2% of tax increment.

Homeowners have the right to appeal any increased assessment. More information is available at the Clerk of the Board’s website at aao.countyofriverside.us/.

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 OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee’s sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee’s sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee’s sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1005863-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:96275 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:96283 AdId:32561 CustId:2054

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:96300 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:96307 AdId:32569 CustId:1746

T.S. No. 25-73928 APN: 327-360-025 NOTICE OF TRUSTEE’S SALE YOU 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 92882 Estimated 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:96331 AdId:32578 CustId:2244

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

Job No. P25-0104
NOTICE OF PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a
Public Hearing on the item below:

CASES: Tentative Parcel Map
25-00007
Development Plan
Review 22-00022
Development Plan
Review 23-00009
Development Plan
Review 23-00010

APPLICANT: Lake Creek Industrial,
LLC

LOCATION: North and south of
Nance Street between
Nevada Avenue and
Webster Avenue in
the General Industrial
(GI) Zone of the Perris
Valley Commerce
Center Specific Plan
(PVCCSP).

PROPOSAL: To consider the
following entitlements related to
the Nance Street Trailer Storage
and Maintenance Yards on three
separate sites (Sites, 1, 2, and 3)
totaling 9.72 acres: 1) Tentative
Parcel Map (TPM 38528) and
Development Plan Review for Site 1
to consolidate eight parcels into one
5.61 acre parcel for the construction
of an 11,700 square foot mechanical
service and maintenance building
with outdoor trailer storage; 2)
Development Plan Review for Site
2 to construct an 11,700 square
foot mechanical service and
maintenance building with outdoor
trailer storage on 1.82 acres; and 3)
Development Plan Review for Site 3
to construct a trailer storage facility
on 2.73 acres.

ENVIRONMENTAL
DETERMINATION:
Recommend the adoption of the
Mitigated Negative Declaration
(MND No. 2405) as the project will
not have a significant effect on the
environment and complies with the
California Environmental Quality Act
(CEQA) requirements. The MND
2405 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. - 5:00 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-](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/folder-)

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:96360 AdId:32588 CustId:2054

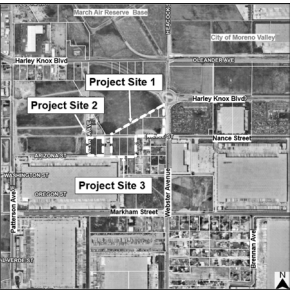
NOTICE OF TRUSTEE'S SALE TS No.
CA-24-1003596-SH Order No.: 2565538CAD
YOU ARE IN DEFAULT UNDER A DEED
OF TRUST DATED 3/16/2007. UNLESS
YOU TAKE ACTION TO PROTECT YOUR

524#docfold_1206_1313_479_524
The MND/Initial Study was
circulated for a 30-day review period
from April 11, 2025, to May 12,
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 Planning Commission hearing
date. At the public hearing, any
person may

speak in support of or in opposition
to the project. The Planning
Commission, 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
Planning Commission prior to the
public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

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

Date & Time: August 6, 2025 - 6:00
p.m.
Project Planner: Mathew Evans,
Project Planner
Phone : (951) 943-5003 Extension
115
Email: mevans@cityofperris.org

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

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

Job No. P25-105
NOTICE OF
PUBLIC HEARING

This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a
Public Hearing on the following item(s):

CASES: General Plan Amendment
(GPA) 23-05247,
Zone Change (ZC) 23-
05245,
Planned Development
Overlay (PDO) 23-
05246,
Tentative Tract Map
23-05244 (TTM 38775),
Development Plan
Review (DPR) 23-00019

APPLICANT: Ryan Woosley, D.R.
Horton

LOCATION: Generally located at
the southeast corner of Nuevo Road
and Wilson Avenue

PROPOSAL: To consider
the following entitlements to
facilitate the construction of 141
townhome-style condominiums
and amenities including a central
area with pickleball courts, a tot
lot, a pool and pool house, and
open space: 1) General Plan
Amendment and Zone Change to
change the land use designation
of 11.6 acres from R-6,000 to
Multi-Family Residential-14
Planned Development Overlay
(MFR-14-PDO) to allow a higher
residential density; 2) Planned
Development Overlay to allow
flexibility from the development
standards; 3) Tentative Tract Map
for one condominium lot with two (2)
lettered lots; and 4) Development
Plan Review for review of the site
plan and building elevations.

ENVIRONMENTAL
DETERMINATION:

Recommend the adoption of the
Mitigated Negative Declaration
(MND 2403), as the project will
not have a significant effect on
the environment. MND 2403 is
available for public review at the
City of Perris Planning Division, 135
North "D" Street, Perris, California
92570-2200. The Planning
Counter is open Monday - Friday
8:00 a.m. - 5:00 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-
477#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/folder-477#docan1206_1313_479)
The MND/Initial Study was

circulated for a 30-day review period
from February 21, 2025, to March
24, 2025.

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 day of the Planning Commission
hearing. At the public hearing, any
person may appear and be heard
in support of or opposition to the
project. The Planning Commission,
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 in writing delivered to the
Planning Commission prior to the
public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

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

Date & Time: August 20, 2025 -
6:00 p.m.
Contact Planner: Nathan Perez,
Senior Planner
nperez@cityofperris.org
(951) 943-5003, ext. 279

Si necesita un intérprete por favor
llámenos al (951) 943-5003
All information is available for
review at the Development Services
Department, Planning Division,
located at 135 North D Street,
Perris.

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](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

Job No. P25-106
PUBLIC HEARING NOTICE

This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASE: Zoning Code Text
Amendment 25-00004

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

PROPOSAL: A proposal to consider a Zoning Code Text Amendment (Title 19 of the Municipal Code) to eliminate the option to allow warehouses and distribution centers in the Business Park (BP) Zone subject to a Conditional Use Permit.

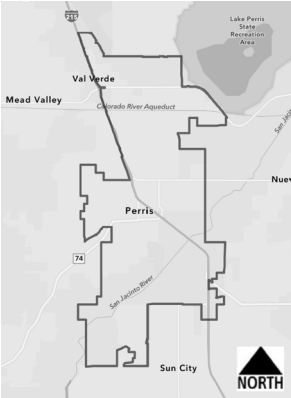
LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption), 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 not allow warehouses and distribution centers within the Business Park Zone and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

REVIEW AND COMMENT PERIOD: Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing by 5:00 p.m. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission at the hearing or during deliberations could recommend approval of an alternative proposal

for the above project to the City Council, 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 in writing delivered to the Planning Commission prior to the public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING
COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: August 20, 2025 – 6:00 p.m.
Project Planner: Rafael Garcia,
Principal Planner
Phone: (951) 943-5003 ext. 413
Email: RGarcia@cityofperris.org

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

All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris.

think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1003596-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>.

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:96364 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:

Job No. P25-107
NOTICE OF PUBLIC HEARING

This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASES: Conditional Use Permit (CUP) 23-05264, and Development Plan Review (DPR) 24-00014.

APPLICANT: Vallarta Supermarkets, Inc.

LOCATION: East of Interstate 215 freeway at the Southeast corner of Placentia Avenue and Perris Boulevard.

PROPOSAL: To consider the following entitlements for the construction of a commercial shopping center with Vallarta Supermarket as the anchor tenant on 10.55 acres, located on the southeast corner of Placentia Avenue and Perris Boulevard, in the Commercial Community (CC) Zone: 1) Conditional Use Permit to permit a 4,913-square-foot convenience store and vehicle fueling station, a 2,367-square-foot coffee shop with a drive thru, and two quick service restaurants with drive thru lanes totaling 4,700 square feet; and 2) Development Plan Review for the master site plan and building elevations of the 59,371 square-foot grocery store/supermarket (Vallarta), two in line retail buildings totaling 15,593 square feet, and a stand-alone 7,000 square foot retail building.

ENVIRONMENTAL DETERMINATION: Recommend the certification of the Project specific Final Environmental impact Report (SCH# 2024110841) in compliance with the requirements of the California Environmental Quality Act (CEQA) Guidelines, and adoption of the Mitigation Monitoring and Reporting Program. The EIR report 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-476#docfoId_1206_1313_479_476

The EIR was circulated for a 45-day review period from April 11, 2025, to May 26, 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 Planning Commission hearing date. At the public hearing, any person may speak in support of or in opposition to the project. The Planning Commission, 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 Planning Commission prior to the public hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING
COUNCIL CHAMBERS
CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: August 6, 2025 – 6:00 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

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 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:96370 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:96379 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:96395 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, 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 OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number

CA-25-1010856-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:96399 AdId:32602 CustId:608

APN: 336-101-006 TS 135707-CA NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 9/24/2008, a certain Mortgage Deed of Trust was executed by GERRIT A. DEBRYUNE, A WIDOWER as trustor in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION as beneficiary, and was recorded on 9/30/2008, as Instrument No. 2008-0530027, in the Office of the Recorder of Riverside County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 6/8/2018, recorded on 6/14/2018, as instrument number 2018-0242940, in the office of Riverside County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 7/10/2025 is \$309,104.21; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 2/22/2018, as Instrument No. 2018-0065722, notice is hereby given that on 8/20/2025 at 9:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: LOT 56 OF TRACT NO. 2714, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 48 PAGE (S) 41 TO 43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPT 60% OF 100% OF OIL AND MINERAL RIGHTS IN, ON AND UNDER SAME, AS RESERVED BY DEED FROM GEORGE D. NEWPORT AND DOROTHEA K. NEWPORT, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1957 IN BOOK 2185, PAGE 189 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. Commonly known as: 27060 BLUE HILL DRIVE, SUN CITY, CA 92586, AKA, 27060 BLUE HILL DRIVE, MENIFEE CA 92586 The sale will be held at: AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$314,757.27. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$31,475.73. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$31,475.73 must be presented before the bidding is closed.

The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: July 10, 2025 CLEAR RECON CORP Foreclosure Commissioner By: Alison Arrendale Title: Senior Foreclosure Specialist 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

SchId:96413 AdId:32606 CustId:670

APN: 320-391-016-3 TS No: CA07000326-25-1 TO No: SLHCA-205202-TSG NOTICE OF TRUSTEE'S SALE (The above statement is 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 endorse 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:96421 AdId:32609 CustId:2221

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1010109-SH Order No.: FIN-25002471 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/25/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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): ANTHONY M REYES SR AND STEPHANIE REYES, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Recorded: 8/31/2021 as Instrument No. 2021-0521889 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 8/15/2025 at 09:00 AM Place of Sale: At the Historic Corona Civic Center located at 815 W Sixth St. Corona CA 92882 Amount of unpaid balance and other charges: \$562,991.53 The purported property address is: 25073 BABBLING BROOK CIRCLE, MENIFEES, CA 92584 Assessor's Parcel No.: 339-423-021 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-539-4173 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-25-1010109-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-25-1010109-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 OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1010109-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 and 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: 866-539-4173 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-25-1010109-SH IDSPub #0249356 7/25/2025 8/1/2025 8/8/2025

SchId:96424 AdId:32611 CustId:608

NOTICE OF TRUSTEE'S SALE T.S. No. 24-03291-KOCA Title No. 240702942-CAVOI A.P.N. 337-402-004 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Efrain Arreola and Hilda Arreola, husband and wife as joint tenantsDuly Appointed Trustee: National Default Servicing Corporation Recorded 07/24/2006 as Instrument No. 2006-0538398 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: 08/19/2025 at 9:00 AM Place of Sale: In front of the (Historic) Corona Civic Center, 815 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$385,409.68 Street Address or other common designation of real property: 28981 Del Monte

Drive, Sun City, CA 92586 A.P.N.: 337-402-004 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-03291-KOCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-03291-KOCA 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 1 5 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 07/15/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent,1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Saks Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4848094 07/25/2025, 08/01/2025, 08/08/2025

SchId:96447 AdId:32619 CustId:64

Job No. P25-102 IDIL Perris Logistics Center North, LP (Owner) invites online bids on the PlanetBids website until 2:00 p.m. on August 13, 2025, for the Perris Logistics Center South Offsite Improvements in the City of Perris. The project includes street improvements, EMWD sewer, potable water, and recycled water improvements, traffic signal, signing and striping, streetlight, landscaping, and rail crossing improvements

All bidders are invited to attend a mandatory prebid meeting which will be held at the project site (at the Southwest Corner of the intersection of Mapes Road and Goetz Rd.) on July 29, 2025, at 10:00 AM

The plans and specifications are available online to download through the Albert A. Webb Associates PlanetBids Portal (<https://pbsystem.planetbids.com/portal/58645/bo/bosearch>)

All questions and requests for information and acceptability of substitutes, including any questions addressing the interpretation or clarification of the Contract Documents must be submitted directly to the PlanetBids website prior to August 6, 2025. Answers will be posted on PlanetBids on or before August 8, 2025.

SchId:96454 AdId:32621 CustId:1759

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME R-202501900 The following person(s) has (have) abandoned the use of the Fictitious Business Name: 1) HOPE AT THE RANCH LIFE ENHANCEMENT CENTER 2) HOPE AT THE RANCH 30100 APRICOT AVE, NUEVO, CA 92567 COUNTY: Riverside The Fictitious Business Name referred to above was filed in Riverside County on 02/10/2025. FILE NO. R-202501900. Full name of Registrant: HANK T. WILFONG FOUNDATION 30100 APRICOT AVE, NUEVO, CA 92567 This business is conducted by a CORPORATION I declare that all the information in this statement is true and correct. (A registrant who declares as true, information which he or she knows to be false is guilty of a crime.) /s/ LAWRENCE A DROUGHN This statement was filed with the County Clerk of Riverside County on 7/11/2025. PETER ALDANA

SchId:96462 AdId:32624 CustId:2054

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MOHAMMAD ALISHA SHENGHUR CASE NO. PRRI2502081 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL, or estate, or both of MOHAMMAD ALISHA SHENGHUR. A PETITION FOR PROBATE has been filed by KAJEJA BIBI SHENGHUR in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that KAJEJA BIBI SHENGHUR be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 08/21/25 at 8:30AM in Dept. 12 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner R. TODD FRAHM - SBN 144609 TYLER LAW, LLP 25026 LAS BRISAS ROAD MURRIETA CA 92562 Telephone (951) 600-2733 7/25, 8/1, 8/8/25 CNS-395044# PERRIS PROGRESS

SchId:96502 AdId:32635 CustId:61

NOTICE OF PETITION TO ADMINISTER ESTATE OF SALVADOR ORTIZ Case No. PRRI2502079

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

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

THE PETITION FOR PROBATE requests that MONICA ORTIZ be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on 8/19/2025 at 8:30am in Department 11 located at 4050 Main St, Riverside, CA 92501.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Monica Ortiz
2217 Firebrand Ave
Perris CA 92571
Phone: (626)-384-8499

SchId:96521 AdId:32643 CustId:2474

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 019684-JY (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: SCB PRS, INC., A CALIFORNIA CORPORATION, 2131 N. PERRIS BLVD., PERRIS, CA 92571 (3) The location in California of the chief executive office of the Seller is: 2131 N. PERRIS BLVD., PERRIS, CA 92571 (4) The names and business address of the Buyer(s) are: PERRIS CAR WASH, LLC, 2131 N. PERRIS BLVD., PERRIS, CA 92571 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD INTEREST AND IMPROVEMENTS, COVENANT NOT TO COMPETE, TRADENAME, INVENTORY OF STOCK IN TRADE of that certain business located at: 2131 N. PERRIS BLVD., PERRIS, CA 92571 (6) The business name used by the seller(s) at said location is: PERRIS CAR WASH (7) The anticipated date of the bulk sale is AUGUST 12, 2025 at the office of: HANA ESCROW COMPANY, INC., 6281 BEACH BLVD., SUITE 333, BUENA PARK, CA 90621 (8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: AUGUST 11, 2025. (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. Dated: JUNE 11, 2025 TRANSFEREES: PERRIS CAR WASH, LLC 3985158-PP PERRIS PROGRESS 7/25/25

SchId:96528 AdId:32646 CustId:2364

County Teacher and Chicken Farmer Enters Crowded Congressional Race Against Rep. Calvert

**Katherine Aleman,
Former Norco Council
Member Endorsed by
Sen. Boxer**

BY MAYA C. MILLER,
CalMatters

Katherine Aleman, an Inland Empire public-school teacher and part-time chicken farmer, is the latest Democrat to join a crowded field of challengers hoping to unseat 41st Congressional District Rep. Ken Calvert, the longest-serving Republican in California's congressional delegation.

The race against Calvert, who for more than 30 years has represented Riverside County, will be one of the most closely watched in the nation as Democrats push to retake control of the U.S. House in 2026. The congressman, a Trump loyalist, has been a perpetual white whale for Democrats despite his controversial votes to overturn the results of the 2020 election.



Photo courtesy of Katherine Price Aleman
Former Norco City Councilmember Katherine Price Aleman. The Democrat announced she will challenge U.S. Rep Ken Calvert in the 41st congressional district.

This time, Democratic insiders are bullish that Aleman – a mother of four sons who teaches middle school in Corona – will be the one to break their cycle of losses.

Aleman is leaning into her background as a working parent and lifelong Inland Empire resident as she works to make affordability her primary message. Along with cost of living, she said veterans' issues and education are important to her as the daughter of a Marine helicopter pilot

and an elementary school principal.

"Folks deserve someone who has walked in their shoes, who's had to balance a household budget, who's struggled," Aleman told CalMatters. "We have a congressman who really has only been serving himself and his friends."

Calvert will not be an easy target. This past quarter he outraised all of his Democratic challengers combined, pulling in more than \$1.3

million in contributions and bringing his stockpile of cash on hand to an eye-popping \$2.5 million.

"This massive fundraising haul shows just how energized voters are to keep him in Congress," Christian Martinez, spokesman for the National Republican Congressional Committee, wrote in a statement when the fundraising numbers were released earlier this month.

The W-shaped district spans from working-class towns like Corona and El Cerrito in the west to wealthier Coachella Valley cities like Palm Springs in the east. Aleman's fluency in Spanish, which she refined during two years as a Peace Corps volunteer in Paraguay, is an asset in a district where nearly 40% of the population is Hispanic.

Aleman's supporters, who include former U.S. Sen. Barbara Boxer, say her deep roots on the western side of the district, where more than 70% of the population is, differentiate her from her competitors. That background also sets her apart from Will Rollins, a former federal prosecutor who lost to Calvert twice and whose campaign Boxer vigorously supported.

See Aleman Page 7

Beef

Continued from Page 6

"For them, the balance is, 'Do I sell that animal now and take this record high check?' Or 'do I keep her to realize her returns over her productive life when she's having calves?'" Anderson said. "And so it's this balancing act and so far the side that's been winning is to sell her and get the check."

Disease dilemma

The emergence of a flesh-eating pest in cattle herds in Mexico has put extra pressure on supply because officials cut off all imports of cattle from south of the border last year. Some 4% of the cattle the U.S. feeds to slaughter for beef comes from Mexico.

The pest is the New World

screwworm fly, and female flies lay eggs in wounds on warm-blooded animals. The larvae that hatch are unusual among flies for feeding on live flesh and fluids instead of dead material. American officials worry that if the fly reaches Texas, its flesh-eating maggots could cause large economic losses as they did decades ago before the U.S. eradicated the pest.

Agricultural economist Brent Nelson with the Farm Bureau said the loss of that many cattle is putting additional pressure on supply that is helping drive prices higher.

Tariff trouble

President Donald Trump's tariffs have yet to have a major impact on beef prices but they could be another factor that drives prices higher because the U.S. imports more

than 4 billion pounds of beef every year.

Much of what is imported is lean beef trimmings that meatpackers mix with fattier beef produced in the U.S. to produce the varieties of ground beef that domestic consumers want. Much of that lean beef comes from Australia and New Zealand that have only seen a 10% tariff, but some of it comes from Brazil where Trump has threatened tariffs as high as 50%.

If the tariffs remain in place long-term, meat processors will have to pay higher prices on imported lean beef. It wouldn't be easy for U.S. producers to replace because the country's system is geared toward producing fattier beef known for marbled steaks.

Prices will likely stay high

It's the height of grilling season and demand in the U.S. for beef remains strong, which Kansas State agricultural economist Glynn Tonsor said will help keep prices higher.

If prices remain this high, shoppers will likely start to buy more hamburger meat and fewer steaks, but that doesn't appear to be happening broadly yet — and people also don't seem to be buying chicken or pork instead of beef.

Nelson said that recently the drought has eased — allowing pasture conditions to improve — and grain prices are down thanks to the drop in export demand for corn because of the tariffs. Those factors, combined with the high cattle prices might persuade more ranchers to keep their cows and breed them

to expand the size of their herds.

Even if ranchers decided to raise more cattle to help replace those imports, it would take at least two years to breed and raise them. And it wouldn't be clear if that is happening until later this fall when ranchers typically make those decisions.

"We've still got a lot of barriers in the way to grow this herd," Nelson said. Just consider that a young farmer who wants to add 25 bred heifers to his herd has to be prepared to spend more than \$100,000 at auction at a time when borrowing costs remain high.

There is typically a seasonal decline in beef prices as grilling season slows down into the fall, but those price declines are likely to be modest.