

The Perris Progress

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Vol. 125-31

Friday, August 1, 2025

Since 1901

SUPERVISORS REJECT MEDINA PROPOSAL TO MONITOR SHERIFF'S OFFICE

RIVERSIDE (CNS) - A proposal to establish a commission to analyze whether Riverside County might benefit from having a standing oversight committee to implement measures intended to improve sheriff's operations was rejected Tuesday by the Board of Supervisors.

"Given everything that has transpired in the last few years, with the number of lawsuits, indicates that we need this committee," Supervisor Jose Medina said regarding his proposal. "It's good government, which works best with transparency and accountability. That's what this will try to do."

Medina sought an Ad-Hoc Committee to Consider Establishment of an Oversight Committee and Office of Inspector General for the Sheriff's Department. The ad-hoc group would have reported back to the board in six months. However, following a three-hour hearing in which nearly 70 people spoke, none of Medina's four board colleagues would second a motion to vote on the proposed

ad-hoc.

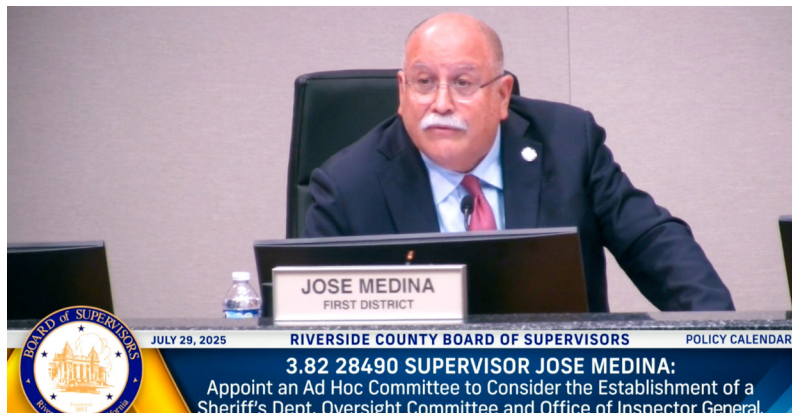
The proposal died.

"Divisive partisan politics has entered Riverside County government," Sheriff Chad Bianco said vehemently at the end of the board hearing. He took specific aim at Medina, noting that during the supervisor's 12 years in the state Assembly, "his votes were to de-criminalize criminal behavior."

"We're here because of a lie," the sheriff said. "I will not say our agency is perfect, but we're striving to be the best."

During Tuesday's hearing, a roughly equal number of supporters and critics of sheriff's operations came forward to address Medina's proposal.

See Oversight Page 5



Fee Waivers Locked in at County Animal Shelters to Encourage Adoptions

RIVERSIDE (CNS) - Fee waivers are continuing with no sunset date to encourage adoptions of dogs and cats at Riverside County animal shelters, where short- and long-term foster programs have expanded to remove impounded pets from cramped conditions for a taste of freedom, officials said Wednesday.

Charlie is a 1 year old, 59 lb, black shepherd mix in need of immediate rescue.

"Pets deserve our best efforts, and we are moving to meet every opportunity to save more lives," Board of Supervisors Chairman Manuel Perez said.

The Department of Animal Services confirmed Wednesday that most fees will continue to be waived without a

definitive end date, allowing prospective adopters to pick out a dog or cat without having to worry about paying the cost of vaccination, microchipping, spay/neuter and impoundment.

Only canine licensing fees, which for altered dogs is generally \$25 or less, are required based on where an adopter resides.

The county initiated fee waiver campaigns in April.

Although the Department of Animal Services has partnered with Progressive Animal Welfare Society and other nonprofits to move nearly 500 impounded pets out of local shelters to rescue centers nationwide in the last month, overcrowded conditions persist.

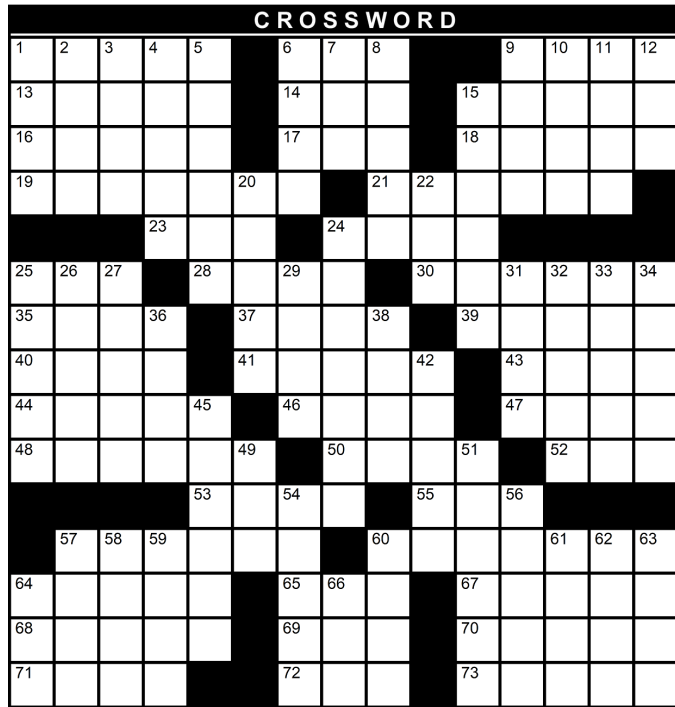
Officials said that as of Tuesday, roughly 1,100 cats and dogs -- mostly the latter -- were caged.

See Shelters Page 7

VEHICLES TO SERVE AS 'MOBILE SERVICE CENTERS' FOR PROBATIONERS, PAROLEES. SEE PAGE 11



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- Mythical air spirit
- Water glider
- Opposite of eve
- Artfully shyly
- X
- Move a plant
- Saintly glows
- Industrious insect
- Inundated
- *"An American Tragedy" author Theodore ____
- *Ignatius J. Reilly, "A Confederacy of Dunces" protagonist
- Neither's partner
- Flipside of pros
- What hernias do
- Snowman's corn cob
- 1970s dancing venues
- Home to China
- Biceps exercise
- W.E.B Du Bois's org.
- Clays or mucks
- Quetzalcoatl worshiper
- Viracocha worshiper
- Muse of love poetry
- The Hippocratic one
- High in decibels
- Orthopedic device
- Egyptian goddess of fertility
- Before, before
- Kitten's plaything
- Between Cancer and

Virgo

- *Beatrice Belden's nickname
- *American Library Association's medal for children's literature
- C in CSI
- To boot
- #61 Down plus E
- Altar's location, pl.
- Fled
- Indian cuisine dip
- Give an impression
- Mining product
- See-through

DOWN

- Common tropical marine fish
- Part of BYO
- Orpheus' instrument
- *Patricia MacLachlan's "Sarah, ____ and Tall"
- Medicinal herb
- ____ anise, chai tea spice
- * ____ Kesey's "One Flew Over the Cuckoo's Nest"
- Foreword
- Whimper
- Milky-white gem
- Like certain people's glasses
- Greatest possible
- Ex grape
- *"Fear of Flying" author

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Out-of-Town Pair Suspected of Firing Pistols Outside Menifee Store

MENIFEE (CNS) - Two men allegedly opened fire in the parking lot of a Menifee retail outlet, possibly to frighten customers or others who were not injured, authorities said Thursday.

Alonzo Jalen Blackmon, 19, of San Francisco and Samuel Allen Fellows, 21, of Buckeye, Arizona, were arrested and booked into Byrd Detention Center in Murrieta Wednesday on suspicion of negligent discharge of a firearm, assault with a deadly weapon and conspiracy. Fellows was additionally booked for

allegedly perpetrating a felony while on bail.

Blackmon is being held on \$25,000 bail, while Fellows is being held on \$45,000 bail.

According to the Menifee Police Department, just after 9 p.m. Wednesday, the suspects parked in front of the Ross Dress For Less store at 30141 Antelope Road, allegedly pulled handguns and opened fire, possibly randomly, aiming at no identifiable targets.

Customers and staff at the location immediately called

police.

Agency spokesman Chase Coburn said patrol officers reached the store minutes later but did not find the alleged shooters, nor any victims.

"They secured the area and began gathering evidence and interviewing witnesses," Coburn said.

Relying on witnesses' descriptions and other evidence collected at the scene, investigators quickly identified the vehicle in which the

See Shots Fired Page 3

- ____ Jong
- Finish line, e.g.
- Not doubting
- *Percival Everett's re-imagining of "Adventures of Huckleberry Finn"
- Steal a throne
- Type of wave
- *"The Godfather" author Mario ____
- Go yachting
- Birch bark vessel
- Come to pass
- *Dashiell Hammett's hardboiled detective Sam ____
- ____ Spumante

- Classic game show "____ Make a Deal"
- Argentina's western neighbor
- December birthstone, pl.
- "Mai" follower
- Paris' underground tourist attraction
- Yesteryear style
- West African religious practice
- Genealogical plant
- Winter window design
- Allah's cleric
- Opposite of all
- Huron's neighbor
- Baptism or shiva, e.g.

- 2025, e.g.
- "The Young and the Restless" network, acr.
- Boat propeller

SOLUTION TO THIS WEEKS PUZZLE



Continuous Glucose Monitors Are in Vogue. *But Do You Really Need to Track Your Blood Sugar?*

By JONEL ALECCIA AP
Health Writer

A quarter-size device that tracks the rise and fall of sugar in your blood is the latest source of hope — and hype — in the growing buzz around wearable health technology.

Continuous glucose monitors, small patches that provide 24-hour insight into concentrations of sugar in the blood, could be a tool for Americans to “take control over their own health,” Health Secretary Robert F. Kennedy Jr. recently told federal lawmakers.

“They can take responsibility,” Kennedy said. “They can begin to make good judgments about their diet, about their physical activity, about the way they live their lives.”

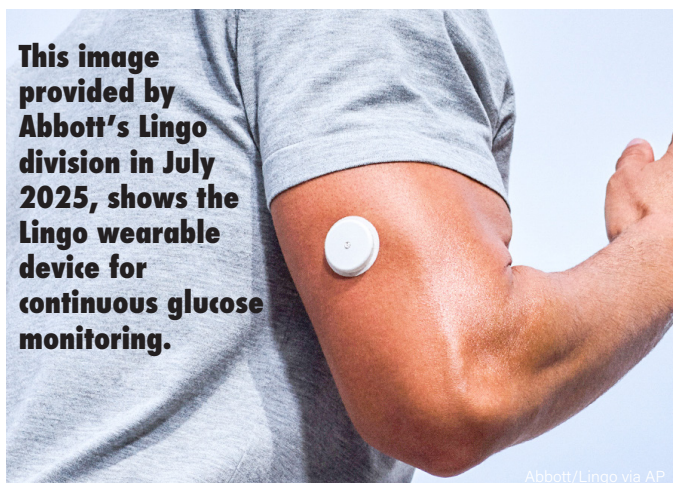
The devices have lifesaving benefits for people with diabetes, the disease caused when blood sugar remains high because their bodies don’t make enough insulin or become resistant to it. The condition, which affects more than 38 million people in the U.S., raises the risk of serious health problems such as heart and kidney disease and vision loss.

But the devices have surged in popularity among people without diabetes. Sales have been driven by high-profile marketers such as Casey Means, the nominee for U.S. surgeon general.

There’s scant evidence the monitors are useful for people with normal blood sugar levels, said Dr. Jody Dushay, an endocrine specialist at Beth Israel Deaconess Medical Center.

Healthy bodies can effectively regulate glucose after

This image provided by Abbott’s Lingo division in July 2025, shows the Lingo wearable device for continuous glucose monitoring.



meals and provide the energy they need to function. Glucose monitors may lead people to misinterpret normal swings in blood sugar that happen after eating or activity. In addition, the devices can be “notoriously inaccurate,” providing misleading readings, she said.

“The problem with wearing these is that you can just be zooming in on and creating pathology when it’s not there,” Dushay said.

Here’s what you need to know about the devices:

Here’s what a continuous glucose monitor does

The device is a small patch, about the size of two stacked quarters, usually placed on the upper arm or stomach. It uses a needle to painlessly pierce the skin for a tiny sensor.

The sensor measures the glucose in fluid under the skin, delivering a signal every few minutes to a phone app or a handheld display. The apps typically record blood sugar levels and help people track the foods they eat and how they impact those levels.

When healthy people eat a meal that contains carbohydrates, their blood sugar rises, peaks and falls in response to the food.

A healthy fasting blood glu-

cose level for a person without diabetes is roughly 70 milligrams per deciliter to 99 milligrams per deciliter. A range from 100 to 126 milligrams per deciliter indicates prediabetes and above 126 milligrams per deciliter indicates diabetes, according to the American Diabetes Association.

In adults without diabetes, blood sugar levels can climb to 140 milligrams per deciliter or more within an hour of a meal, before falling back to baseline levels within two or three hours, according to the association. It’s a sign the body is processing sugar normally.

Continuous glucose monitors have been available since the late 1990s

For decades, these devices were available only for people with diabetes. The monitors revolutionized care by allowing more precise adjustment of insulin used to treat diabetes and giving people the ability to modify meals and activity more accurately.

Last year, the U.S. Food and Drug Administration approved the first over-the-counter monitors. Since then, many companies have emerged to market them, claiming to provide intensive, individualized health monitoring. Cost is generally

about \$100 a month.

They’ve really caught on with consumers curious about how food and activity affect their blood sugar levels. For instance, Noom, the weight-loss and fitness app, launched a blood glucose feature last year that has proven extremely popular, said Alexander Fabry, a company executive.

“Of the people who are using a CGM, the vast majority of them don’t have a diabetes diagnosis,” he said.

Who can use the monitors?

The devices have been lifesaving for people with diabetes. And they can be helpful for people with risk factors for the disease, including obesity, prediabetes, a history of gestational diabetes or a family history of the condition.

The devices can allow users to see how specific food and activity choices affect their blood sugar in near real-time, said Dr. Alaina Vidmar, a pediatric obesity specialist at Children’s Hospital Los Angeles.

“After a large meal, you may watch your blood sugar go up and sort of learn something about yourself,” Vidmar said. “For example, I drink a sugar-sweetened soda and my blood sugar goes up really high, really fast. And maybe I don’t feel as good, right?”

What are the cautions?

People without risk factors for diabetes may turn to the monitors just because they’re curious, said Dr. David Kessler. A former FDA commissioner, Kessler doesn’t have diabetes, but he wore a monitor for a couple months during research for his recent book, “Diet, Drugs

and Dopamine.”

“I think it’s a very interesting tool to experiment with if you’re so inclined,” Kessler said.

But, he noted, the devices can’t be used to diagnose or treat disease. Even experts don’t agree on how to interpret or provide health advice for people without diabetes based on blood sugar data.

“No one knows what’s optimal in the nondiabetic state,” he said.

Before using a monitor, Dushay asks patients to consider their motives.

“What do you think you’re going to get from the data?” she said. “What is to be gained from wearing that monitor?”

Shots Fired

Continued from Page 2

perpetrators fled, according to the police spokesman. The car was spotted a mile away, and the occupants -- Blackmon and Fellows -- were detained without incident, Coburn said.

“A search of the suspects’ vehicle resulted in the recovery of additional evidence directly linking them to the crime,” he said.

A specific motive for the alleged offenses was not provided. No victims appeared at regional hospitals seeking treatment for injuries stemming from the gunfire, according to Coburn.

Background information on the men was unavailable, including the alleged acts tied to Fellows’ earlier arrest.

Anyone with information relevant to the investigation was asked to contact detectives at 951-723-1607.

Trio Sentenced for Killing Winchester Senior During Home Invasion

MURRIETA (CNS) - Three men who conspired in the slaying of a 78-year-old Winchester resident during a home invasion robbery were sentenced last Friday to life in prison without the possibility of parole, leaving only one of their number awaiting trial and disposition of his case.

Matthew Patrick Fromer, 53, of Menifee, Clifford John Franken, 55, of Hemet and Kevin Richard Hirsch, 48, of Menifee all participated in the 2023 robbery-murder of Robert Bettencourt.

Fromer and Franken were each convicted, in separate trials earlier this year, of first-degree murder, robbery, burglary and special circumstance allegations of killing in the course of a robbery and during the commission of a burglary.

Hirsch reached a plea agreement with the Riverside County District Attorney's Office in February, admitting murder, the special-circumstance allegation for burglary and the burglary and robbery counts.

The last of the foursome, whose case is still pending adjudication, 35-year-old Joseph Michael Salvati of Hemet, is slated to appear for a trial-setting conference at the Southwest Justice Center next Friday. The defendant, who is acting as his own attorney, is being held without bail at the Smith Correctional Facility. He's facing the same charges for which Fromer and Franken were convicted.

During a hearing at the Murrieta courthouse Friday, Superior Court Judge Stephen Gallon imposed the sentence required under



state law for the offenses committed by Fromer, Franken and Hirsch.

According to a trial brief filed by the prosecution, Hirsch and Fromer were initially the only two conspirators, discussing plans regarding how to commit a break-in at Bettencourt's residence in the 28100 block of Whitaker Street after learning from someone who'd worked around the double-wide trailer that the victim had a large stash of rare coins and firearms.

Hirsch recorded the 40-minute conversation between he and Fromer on his Apple iPhone, then shared it in text form with Franken and Salvati, prosecutors said.

"During that recorded conversation, (they) discuss a plan to burglarize and murder the 'old man,'" the brief stated. "Hirsch agrees to 'pop the old man.'"

The conspirators gathered in the predawn hours of March 3, 2023, going to Bettencourt's remote property in separate vehicles. They arrived shortly after 3 a.m., forcing their way into the residence and confronting the victim as he slept, court papers stated. After sub-

duing Bettencourt, Hirsch fatally shot him.

The brief said the foursome spent almost two hours ransacking the place, stealing the victim's collection of rare coins, along with tools, guns and anything else they could load into the bed of a pickup. They separated afterward.

One of the victim's friends went to the property three days later to check on him. Finding the trailer in complete disarray, he called for deputies, who discovered the victim's remains "underneath several items of junk," the brief stated.

Homicide detectives were able to obtain security surveillance video from a nearby property, which captured all of the vehicles coming and going from the victim's home. The investigators were then able to match the vehicles to other images recorded via license plate recognition cameras strategically placed at various locations in the Hemet Valley, according to court papers.

A search warrant was served on Hirsch at a Hemet motel, where detectives seized "multiple cell phones" and a Smith & Wesson revolver, later determined to be the one used in the killing.

After connecting all of the conspirators, additional warrants were served, culminating in further seizures of rare coins and tools identified as belonging to the victim, according to the brief. Hirsch's phone and the case-breaking conversation that he'd recorded was also seized.

After he was booked into custody, undercover depu-

Board Authorizes Liens Against Property Owners Delinquent on Paying Fees

RIVERSIDE (CNS) - The Board of Supervisors Tuesday approved the Riverside County Fire Department's request to attach fire mitigation charges to the tax bills of 450 property owners, whom officials say failed to pay the cost of abating weeds and other potential fire hazards around their parcels.

In a 5-0 vote without comment, the board signed off on the fire department's cost recovery stemming from the county's Fire Hazard Reduction Program. No property owner appeared before the board to speak.

According to the department, the owners -- whose properties are located in unincorporated communities countywide -- are delinquent and altogether owe a total \$295,356 under the

The amounts, which range from \$423 to \$2,348 per property, stem from activity in 2024.

The reduction program involves deploying contractors to clear weeds and related overgrowth that might otherwise fuel brush fires during wildfire season, which generally spans May to November. In most cases, the parcels that were mitigated were vacant or set off from main residences.

Officials said property owners were served with orders to abate, or mitigate, the potential hazards, and when inspectors received no reply or saw that no action had been taken,

contractors were sent to the locations under county authority to clear away the excess foliage.

"The purpose of the Fire Hazard Reduction Program is to reduce or eliminate fire hazards created by vegetative growth and the accumulation of combustible debris, which poses a danger to the health, safety and welfare of the residents in the vicinity of any real property," according to an agency statement. "Voluntary compliance is the primary goal of the program. Each parcel owner is provided the opportunity to abate the property prior to the county's conducting the abatement."

Properties in four of the five county districts were identified by the department as delinquent on payments. They included parcels in unincorporated parts of Corona, Hemet, Murrieta and Riverside, as well as the cities of Banning, Lake Elsinore, Menifee, Moreno Valley, Perris and Temecula, and the communities of Cabazon, Homeland, Juniper Springs, Nuevo, Winchester and Wildomar.

According to documents, property owners were billed to recover the county's expenditures, but the fire department received no response. A \$254 administrative fee was folded into the final bill sent to the proprietors.

The charges will function as tax liens on the properties.

FRIDAY, August 1, 2025

Today in History:

Today is the 213th day of 2025.
There are 152 days left in the year.

By The Associated Press

Today in history:

On August 1, 1981, MTV began its American broadcast; the first music video aired on the new cable TV network was "Video Killed the Radio Star," by The Buggles.

Also on this date:

In 1876, Colorado was admitted as the 38th state in the Union, less than a month after the US Centennial (earning it the nickname "the Centennial State").

In 1907, a week-long boys' camping event began on Brownsea Island in southern England, organized by Robert Baden-Powell; the event is

now marked as the beginning of the Scout Movement.

In 1936, Adolf Hitler presided over the opening ceremonies of the Summer Olympics in Berlin.

In 1944, an uprising broke out in Warsaw, Poland, against Nazi occupation; the revolt lasted two months before collapsing.

In 1957, the United States and Canada announced they had agreed to create the North American Air Defense Command (NORAD).

In 1966, Charles Joseph Whitman, 25, went on an armed rampage at the University of Texas in Austin that killed 14 people, most of whom were shot by Whitman while he was perched in the clock tower of the main campus building.

In 1971, The Concert for Bangladesh, an all-star benefit organized by George Harrison of The Beatles and



sitar player Ravi Shankar, was held at Madison Square Garden in New York.

In 2001, Pro Bowl tackle Korey Stringer, 27, died of heat stroke, a day after collapsing at the Minnesota Vikings' training camp on the hottest day of the year.

In 2004, the Ycuá Bolaños supermarket fire in Asuncion, Paraguay killed more than 400 people.

In 2007, the eight-lane Interstate 35W bridge, a major Minneapolis artery, collapsed into the Mississippi River

during evening rush hour, killing 13 people.

In 2014, a medical examiner ruled that a New York City police officer's chokehold caused the death of Eric Garner, whose videotaped arrest and final pleas of "I can't breathe!" had sparked outrage.

In 2023, former President Donald Trump was indicted by a federal grand jury on conspiracy and obstruction charges related to his alleged attempts to overturn the results of the 2020 presidential election.

Oversight

Continued from Page 1

"There are ongoing issues. To maintain confidence, the county should establish an oversight board. The concentration of power in the department has created a climate of fear," Linda Sherman said.

Sky Allen with Inland Empire United, a political advocacy group, said Medina had touched on a matter eliciting both "pain and hope."

"The pain is from the families who feel unheard," Allen said. "The hope is from residents who still believe government can work for them."

Desert Hot Springs City Councilman Dirk Voss called the proposed ad-hoc study "a waste of time," asserting that if it led to a permanent oversight committee and inspector general, there would be "unlawful investigations, litigation and lawsuits."

La Quinta City Councilman Steve Sanchez aired similar grievances, telling the board,

"This is not about transparency. It would be shifting accountability away from voters and to appointees. 'Oversight' is called elections."

A number of pro-committee speakers pointed to the dozens of in-custody deaths -- an exact figure was elusive -- that have occurred in the last six or more years throughout the county correctional system, insisting that negligence, poor training and other deficiencies in the sheriff's department were to blame.

Paloma Serna of Saving Lives in Custody California said an oversight committee should have been installed in 2021, after the state Legislature made provisions for counties to establish inspectors general and oversight supervision of local law enforcement agencies via Senate Bill 1185.

"Bianco is not above the law," she said. "Oversight is not an option when lives are being lost."

The county deputies' union, Riverside Sheriffs' Associ-

ation, which endorsed all of the supervisors except Medina in their election or reelection bids over the last six years, had more than one representative on hand.

"Creating a committee will come with no safeguards for potential litigation and due process," RSA Vice President Jose Santos told the board. "This will invite legal challenges."

Medina noted in his proposal that Los Angeles, Orange, Sacramento, San Diego, San Francisco, Santa Clara and Sonoma counties had all moved forward with establishing oversight committees, but it wasn't clear how much additional financial burden that had placed on the jurisdictions.

The Riverside County Sheriff's Department regularly leads among county agencies in the number of lawsuits filed annually naming the department as a defendant. The suits often stem from deputy-involved shootings.

In 2014, then-Supervisor Kevin Jeffries, disturbed by the millions of dollars in

liability claims the county was having to settle every year, proposed making agencies responsible for paying their own settlements out of their individual budgets. The sheriff's department was the principal opponent of the concept, which didn't garner support. Bianco was not elected sheriff until four years later.

He disputed the idea Medina's proposal was about "transparency and deaths."

"The sheriff's department does not have a good relationship with political action groups that despise law enforcement," the sheriff said. "We're the most transparent law enforcement agency in the country."

Bianco, who is running for governor, noted that in-custody deaths have been steadily dropping since the "anomaly" of 2022, when fatalities spiked to almost two dozen.

"We cannot be held responsible for inmates smuggling fentanyl into jails through their anal cavity or other orifices and then using the

drugs later (with sometimes fatal consequences)," he said. "We have spent millions on equipment to locate (smugglers) coming into the jails."

He and others insisted the department has adequate "oversight" from the California Department of Justice, U.S. Department of Justice, FBI, county grand jury and other entities.

"This (Medina's proposal) is a divisive solution to a non-existent problem," Bianco said.

Medina countered that, in spite of failing to muster support for just the ad-hoc committee, he felt the opportunity for people to have a say in a public forum Tuesday was "productive."

"Sheriff Bianco attacks me for being politically motivated," the supervisor said. "It's ironic the person who attacks me for being partisan wants to be the Republican candidate for governor. This issue is not going away. But now we will just not have a platform for discussion."

Photo by Larry Valenzuela, CalMatters/CatchLight Local



A home in the Tower District in central Fresno on June 2, 2022.

So Many Reasons to Stay Put: What's Behind California's Frozen Housing Market?

BY BEN
CHRISTOPHER,
CalMatters

The national housing market is stuck in a post-pandemic rut.

Prices and interest rates have stalled out at unaffordable highs, keeping buyers at bay. Sellers, unable to fetch the still-higher prices they want, are backing out of the market in droves. The result is a housing market stuck in molasses, with a slow down in new listings, stagnant sales and an uptick in deals cancelled at the last minute.

If the country as a whole is in the middle of a housing market drought, conditions look especially parched in California.

New homes listed for sale fell by more than 17% in San Francisco, compared to

the same time last year, according to online real estate broker Redfin. There were double-digit year-over-year declines in listings in San Diego, Riverside, Anaheim too. Of the 10 metros where new listings fell fastest, five were in California.

"The number of transactions have absolutely slowed down," said Amy Kong, a real estate agent who works in and around San Francisco. "As everyone knows, it's because of the higher interest rates and the affordability, which is just really, really low."

Part of the market slow down can be blamed on a nationwide financial pathology that dates back half a decade, said Daryl Fairweather, Redfin's chief economist. As mortgage borrowing costs have whipsawed from ultra-low to har-

rowingly high over the last five years, the gap between what most current homeowners pay for their mortgage and what they would pay if they were to borrow and buy again is historically wide. That makes this an inauspicious time for most homeowners to sell.

But as with so many of the nation's housing woes, things are even worse in California thanks to the specific "dysfunctions" of our market and the particularities of our property tax system that date back to the 1970s, said Fairweather.

Taken all together, California homeowners "have extra reasons to stay put," she said.

That means fewer opportunities for aspiring homeowners, more pressure on the rental market as discouraged would-be buyers find

What happens when you take high interest rates, unpredictable tariffs, a shortage of homes, a 50-year-old property tax law and mix them together? A housing market stuck in molasses.

themselves shunted there and prices that are likely to remain persistently high, despite high interest rates meant to cool things off.

California's housing market has been in a kind of holding pattern for years, said Oscar Wei, economist with the California Association of Realtors. "I thought by now we would see sales coming back up a little bit more," he said.

Unanswered questions about the future of the economy, tariffs and what they might mean for inflation, the stock market and how all of the above will influence interest rates are likely holding both buyers and sellers back, he explained.

And then there's the persistent borrowing cost gap, which economists dub the "lock-in effect."

In an effort to jump-start an economy that had ground to a halt during the early days of the COVID-19 pandemic, the Federal Reserve brought borrowing rates down to near-zero. Homebuyers tapped those low rates to buy homes. Existing homeowners scrambled to refinance to lower their costs.

Two and a half years later and facing the new crisis of rapidly rising prices, the Fed jacked borrowing costs back up. For homeowners who took out fixed-rate mortgages (most do) when borrowing costs were low, the sudden rate bounce made

selling a home with plans to buy a new one — and in the process losing the coveted low rate in exchange for a high one — a losing financial proposition.

An analysis by economists at the Federal Housing Finance Agency found that the majority of borrowers in mid-2024 had a rate below 4%. A typical new mortgage, on the other hand, is likely to come with a rate of more than 6.5%.

That difference comes with a steep financial price tag. If the average mortgage payer were to swap out their existing loan for one at the new rate, they would pay another \$398 per month, the agency researchers estimated.

The effect is even more pronounced in California, where property values are particularly high. The median sales price on a single family home across the state is just shy of \$900,000, according to the state association of Realtors.

Even small changes in interest rates on such a massive purchase add up.

A typical California borrower would pay an extra \$675 every month if they were to take on the same mortgage at current rates, according to the Federal Housing Finance Agency report. In San Francisco, it's an extra \$915. That's a compelling reason not to sell.

California homeowners have even more reasons to hunker down.

Since 1979, when the prior year's Proposition 13 went into effect, property taxes in California have been tied to the purchase price of a home and only allowed to increase at a modest rate. With real estate prices across the state trending upward ever since, that's created yet another kind of "lock-in effect." The longer that a person owns a

See Housing Page 11

Let Kids Create Their Own Garden, and Other Tips for Instilling a Love for Growing Things

By JESSICA DAMIANO
Associated Press

When I was a kid, my friends and I spent long summer days outdoors, picking daisies, observing roly-poly (also known as pill) bugs, holding caterpillars and trying to catch fireflies (lightning bugs).

It's still not hard to entice the under-5 set to make mudpies, smell flowers and eat string beans off the vine, but as children get older and turn to screens, nature exploration often falls to the bottom of their boredom-buster lists.

With a little creativity, however, parents can nurture an interest in the great outdoors and inspire a lifelong love for gardening. The key is starting kids young — and giving them ownership.

Let them pick the plants

Take children to the nursery and let each decide what they would like to grow. Annuals and perennials should be limited only by the site's conditions (sunny? poor drainage?) and their non-toxicity (children tend to put things in their mouths). Leaves and stems of tomato, potato and rhubarb, for instance, are toxic, so if you grow them, you'll need to monitor little ones closely (if you're uncertain about a plant, call the national Poison Control center at 1-800-222-1222 for guidance).

Otherwise, let the kids have complete control. Vegetables should be ones they like to eat; they'll take pride in a meal that includes ingredients they grew themselves. Growing edibles can also play a role in influencing a lifetime of healthy food



This 2025 image provided by Jessica Martin shows a toddler learning to tend plant in an Islip Terrace, New York, garden.

choices.

While you're at the nursery, pick up some child-size rakes, hoes, spades and gloves — or scout for used ones at neighborhood garage sales or online marketplaces. Ordinary kitchen spoons can also be used for digging.

Let them lay out the garden and name it

Back at home, let each child use a yardstick to measure a 3-square-foot plot of land to call their own. If you don't have garden space, give them a container (be sure to poke drainage holes in the bottom).

Name the area or container for the child and let them design a sign that reads, for instance, "Olivia's Garden" or "Noah's Nasturtiums." Let them name their individual plants, too. They will feel protective over them and take pride in their growth.

Offer advice on plant care

Teach kids that gardens need to eat and drink like they do — and that gardens, too, get cranky when they're hungry or parched. Show

them the symptoms, then let them figure out when their plants need water or fertilizer.

Observe the sun's movement across the sky together and, if possible, situate the plot where others can admire it.

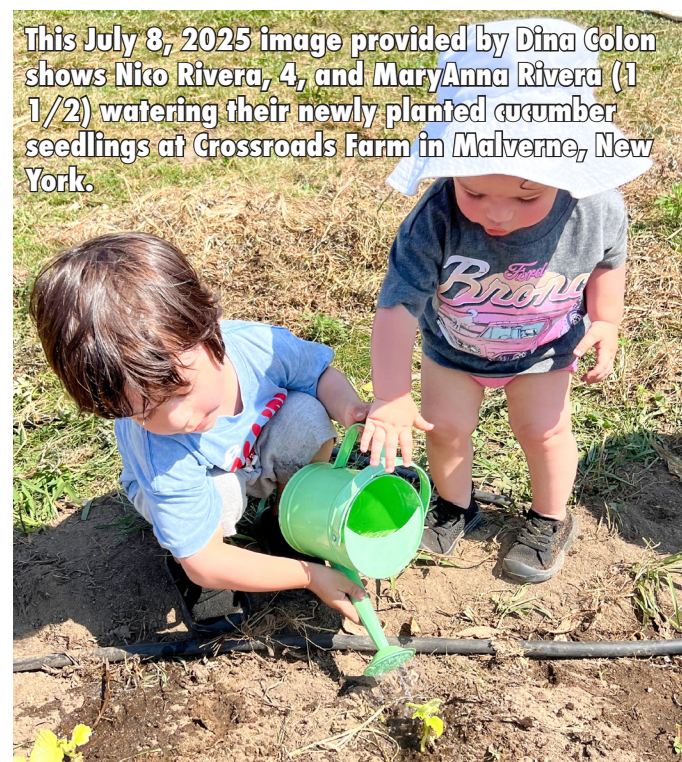
Be available to offer advice, but don't insist on perfection: Teach children not to step on plants, but let them get dirty.

Mistakes are often the best

teachers, so, if they insist, allow them to pick an unripe tomato. They will quickly learn that an unripe tomato doesn't taste as good as a ripe one, and that an early harvest is wasteful. The same goes for immature potatoes, garlic, carrots and radishes. These are the lessons that stick.

Hang a calendar somewhere visible — in their bedroom or on the refrigerator -- to schedule watering and weeding. Let them take responsibility for checking it and alerting you when those tasks need to be done. Crossing off completed items will also impart a feeling of accomplishment — I know it does for me.

Gardening offers food and flowers, yes, but it also teaches patience, responsibility and the satisfaction that comes from nurturing something over an extended period. It's also relaxing and creates precious one-on-one time that they'll remember long after the flowers have faded. And that's the best harvest of all.



This July 8, 2025 image provided by Dina Colon shows Nico Rivera, 4, and MaryAnna Rivera (1 1/2) watering their newly planted cucumber seedlings at Crossroads Farm in Malverne, New York.

Shelters

Continued from Page 1

"Shelter overcrowding means three to five dogs may share a space designed for only two," according to an agency statement.

Fostering programs in which residents can take a dog or cat home for set periods without the obligation of formal adoption have been adjusted and expanded. Among the newest offerings is "ticket to ride," where impounded dogs and cats only need a temporary home -- two to four weeks -- while the Department of Animal Services prepares to transfer them to rescue groups or permanent homes.

The Dog Day Out program allows volunteers to take a furry friend out for a morning or afternoon to walk or play.

"Studies show that just one day out of the shelter makes a dog five times more likely to be adopted," according to the department.

All fostered pets receive free veterinary services via the county.

Animals immediately at-risk of euthanasia can be viewed at rcdas.org/list-animals-need-rescue. Addresses and hours of operation for the Blythe Animal Shelter, Coachella Valley Animal Campus in Thousand Palms, San Jacinto Valley Animal Campus and Western Riverside County Animal Shelter in Jurupa Valley can be found at rcdas.org.

Solo is a 7 year old, 38 lb, Australian cattle dog mix in need of immediate adoption.



"The Fantastic Four: FIRST STEPS"

By Bob Garver

The "First Steps" part of the title of the new "Fantastic Four" movie is misleading. We don't see the superhero quartet take their first steps, not as changed individuals and not as a team. The movie takes place four years after a space anomaly altered the DNA of astronauts Reed "Mister Fantastic" Richards (Pedro Pascal), Ben "Thing" Grimm (Ebon Moss-Bachrach), Johnny "Human Torch" Storm (Joseph Quinn) and his sister, Sue "Invisible Woman" Storm (Vanessa Kirby). Fortunately, the alterations turned out to be mostly positive, and the team uses their newfound gifts to better the planet of Earth-828.

The team certainly uses their powers for the greater good, but they don't rely on them as much as you'd think. Richards is such an outstanding intellectual that he barely ever calls upon his ability to stretch. Sue uses her diplomatic talents to broker a peace deal that has nothing to do with her (admittedly poorly-defined) force-field powers. Johnny tries to prove his worth to the others by tackling problems

without relying on his fire powers. Ben is more than happy to lend his rock-body to issues that require physical force, but he's just as happy to live as normally as he can. The team is certainly good for fighting off the occasional supervillain, but they also motivate the inhabitants of Earth-828 to do good with their own lives so they don't need to rely on superheroes.

Of course, sometimes the world needs the Fantastic Four at their most Fantastic. As couple Reed and Sue are preparing to welcome a baby, extraterrestrial being Shalla-Bal (Julia Garner), later known as the Silver Surfer, arrives on Earth-828. She's there to herald the impending arrival of planet-eating giant Galactus (Ralph Ineson). Nice of her to give everyone a chance say goodbye to their loved ones, though I don't see why Galactus needs a herald to give away the element of surprise.

The Four won't stand for their entire world to be eaten, so they go on a space mission to try to reason with the hungry humongoid. He's willing to cut a deal: he'll spare the planet

in exchange for Reed and Sue's baby, which may have an all-powerful combination of his parents' powers. The team refuses to hand over the baby, of course, but that does leave them with the residual problem of Earth being doomed. Can the Fantastic Four save their world from a villain the size of a skyscraper? Do the Marvel Cinematic Universe and its Disney overseers want to keep making money off of these characters?

Story-wise, there's not much new here, other than maybe how little action there is for a superhero movie. There's a chase scene midway through the movie, and a typical-of-the-MCU battle involving a big glow-y thing at the end, but other than that we see little more than quick bursts and highlights. The Four actually try to stop Galactus by calling upon help from civilians on a global scale. I seriously doubt that enough people on our Earth would be willing to chip in and make these sacrifices, but remember, this movie doesn't take place on Earth, it takes place in a parallel universe on Earth-828.



The appeal of "The Fantastic Four: First Steps" doesn't lie in the likeable-but-familiar heroes, it lies in the setting of Earth-828. The world looks like what people in the 1960's thought the world would look like in 2025. Technology has advanced and there are things like flying cars, but style and decoration have retained what I would call a retro aesthetic. Yes, there's even an agreeably-chirpy, charmingly-cumbersome robot servant in the team's headquarters. It's the most

memorable MCU setting since Wakanda, and it might even have that one beat. I can see why the Fantastic Four want to work so hard to save this world. Earth-828 elevates this otherwise-middling MCU entry into the best installment in years.

Grade: B

"The Fantastic Four: First Steps" is rated PG for action/violence and some language. Its running time is 115 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Fantastic Four: First Steps' Opens with \$118 Million

LOS ANGELES (CNS) - "Fantastic Four: First Steps" opened with \$118 million this weekend to lead all films in North America, according to industry estimates released Sunday.

The highly anticipated Marvel release stars Pedro Pascal, Vanessa Kirby, Joseph Quinn and Ebon Moss-Bachrach as the titular

superheroes, astronauts who attain special powers when their spaceship encounters a cosmic storm.

"Superman" was second with \$24.8 million Friday though Sunday in its third week of release, Comscore reported.

"Jurassic World Rebirth" took in \$13 million in its fourth weekend in theaters.

"F1 The Movie" was fourth with \$6.2 million in its fifth week, followed by "Smurfs," which made \$5.4 million in its second week.

Rounding out the top 10 domestic releases were "I Know What You Did Last Summer" (\$5.1 million), "How to Train Your Dragon" (\$2.8 million), "Eddington" (\$1.6 million), "Saiyaara" (\$1.2 million) and "Oh, Hi!" (\$1.1 million).

This weekend's overall three-day box office haul was estimated at \$185 million. The year-to-date total is \$5.199 billion -- up 12% from the figure at this time last year, according to Comscore.

Spicy-Sweet Gochujang Elevates This Simple Chicken Stir-Fry

By **CHRISTOPHER KIMBALL** Milk Street

Flavor-packed, spicy-sweet gochujang elevates a couldn't-be-simpler, 30-minute chicken stir-fry. Gochujang is a fermented chili paste used widely in Korean cooking. Made the traditional way, it ferments in clay pots for months or years to create a concentrated paste with tremendous depth and complex chili heat.

In this recipe from our cookbook "Milk Street 365: The All-Purpose Cookbook for Every Day of the Year," the complexly flavored Korean refrigerator staple is balanced by the pepperiness and pungency of ginger and garlic, plus a splash of salty soy sauce and a spoonful of sugar to round everything out.

Many brands of gochujang are available in the U.S., though quality varies widely. When shopping, start by reading the ingredient list. Traditional gochujang should contain little more than gochugaru (red chili flakes), glutinous rice, fermented soybeans and salt. The product's label also should specify its heat level.

Cooking the chicken on each side creates deeply flavorful browning, so resist the urge to flip it more

than once or stir it in the pan. Garnish with toasted sesame seeds and scallions. Serve with steamed rice and a chilled beer.

Stir-Fried Gochujang Chicken

Start to finish: 30 minutes

Servings: 4

Ingredients:

¼ cup gochujang

3 tablespoons soy sauce

1 tablespoon white sugar

3 tablespoons neutral oil

1½ pounds boneless, skinless chicken thighs, trimmed and cut crosswise into thirds

3 medium garlic cloves, finely chopped

3 tablespoons finely chopped fresh ginger

Directions:

In a

small bowl, whisk together the gochujang, soy sauce and sugar; set aside.

In a 12-inch skillet over medium-high, heat the oil until shimmering. Add the chicken in an even layer and cook without stirring until browned on the bottom, about 5 minutes. Reduce to medium, then flip the chicken and cook without stirring until browned on the second sides, 3 to 4 minutes.

Add the garlic and ginger; cook, stirring, until fragrant, about 30 seconds. Add the gochujang mixture and cook, scraping up any browned bits and occasionally turning the chicken, until the sauce has thickened lightly and coats the chicken, 2 to 3 minutes.

Optional garnish: Toasted sesame seeds OR sliced scallions OR both



CAPRESE SANDWICH

The tomatoes are popping off in my garden this year. It's my fourth year growing tomatoes and I have finally dialed it in. I didn't overcrowd them. I gave them a ton of nutrients in the holes when I planted the baby tomato plants. And I have a tone of beneficial flowers, alliums and herbs around the garden that has deterred hornworms and other predators for the most part. I'm stoked.

My favorite thing to make with tomatoes when they are in season, besides salsa and tomato sauce, is tomato sandwiches. They are so refreshing and

just smack of summer goodness.

I will do straight up southern tomato sandwiches, but lately I have been on a caprese sandwich

kick.

Everyone is going to have a different sized ciabatta, so this is a general recipe without precise measurements.

Ingredients

- Ciabatta bread
- Thick slice tomato
- Olive oil
- Balsamic glaze
- Basil
- Mozzarella
- Mayo
- Salt

To Make

Slice the ciabatta in half. Spread mayo on one half, olive oil and balsamic glaze on the other. Add Basil. Slice your tomato thick, at least half inch. For ease of eating, it's better to have one really thick layer than trying to stack tomatoes up. Lay tomato on the olive oil and balsamic slice. Salt the tomato to taste. Cut a thick slice of mozzarella and layer on tomatoes. Close the sandwich and EAT! Be prepared to be transported to heaven.

For more recipes visit www.zapinin.com/food



Wallis Anenberg, Who Dedicated Rancho Mirage Family Estate to the Public, is Dead at 86

RANCHO MIRAGE (COMBINED SOURCES) — Wallis Huberta Anenberg, a renowned philanthropist and leader of the Annenberg Foundation Trust that owns and operates the Sunnylands Center and Gardens in Rancho Mirage, died Monday at age 86.

“To the public, she was a dynamic force in philanthropy. To us, she was a mother, grandmother, friend, mentor and a force of nature whose life and family remain committed to honoring public service. Her generosity and commitment will be lifting people up for many generations to come,” Anenberg’s children and co-directors of the foundation and trust at Sunnylands, Lauren Bon, Gregory Weingarten, and Charles Weingarten, said in a joint statement

The billionaire philanthropist supported the arts, science, education, and animal welfare causes over decades in Southern California

Anenberg died at home from complications related to lung cancer, the family said in a statement to the Los Angeles Times.

“Wallis transitioned peacefully and comfortable this morning to her new adventure,” the statement said. “Cancer may have beaten her body but it never got



Caltrans and partners laid 6,000 cubic yards of living soil across the bridge structure in preparation for planting this fall, which will include over 50 native species and restore the wildlife habitats both on the crossing and in surrounding open-space areas.

her spirit. We will hold her and her wisdom in our hearts forever.” Her name adorns institutions across the Los Angeles area, including the Wallis Anenberg Building at the California Science Center, the Wallis Anenberg GenSpace senior center and the Wallis Anenberg Center for the Performing Arts.

The Wallis Anenberg Wildlife Crossing, the world’s largest bridge for animals on the move, will open next year over the 101 freeway in western Los Angeles County.

Anenberg inherited the foundation from her father

Walter and stepmother Leonore Anenberg, who were known as philanthropists who designated more \$3 billion in grants and gifts to “major research universities, hospitals, medical centers, public schools and cultural and civic organizations” throughout their lifetime.

In a 2012 interview with Palm Springs Life, Anenberg was asked about the reopening and future of Sunnylands following a renovation.

“It will be the gathering place that it once was but a very open and inclusive one,” she said. “Environ-

mental workshops, conferences and events on all of the pressing causes to which the Annenbergs have dedicated themselves. We’ve gotten so much pleasure out of the place. Why not open it up to the world and pass it on?” In 2024, she was awarded the 2022 National Humanities Medal by former President Joe Biden for her efforts to “transform and bolster the arts and humanities in public life, especially in her adopted home of Los Angeles,” according to the statement.

The center, located at 37977 Bob Hope Drive, was once a winter getaway

for the family that hosted presidents, royalty, and celebrities.

“It was a family retreat, a place where you could watch the sunset with Ronald and Nancy Reagan, with Frank and Nancy Sinatra. It was a home and also a constant, dynamic exchange of ideas,” Wallis said in a past interview.

The center opened to the public in March 2012 as an art museum with a cafe, gift shop and multimedia offerings detailing the founders’ history.

Under Wallis Anenberg’s leadership, the foundation

See Anenberg Page 11

Murder

Continued from Page 4

ties posing as inmates were placed in the same cell with him, leading to a conversation in which the defendant

placed himself at the crime, along with his co-defendants, the brief said.

“He described the crime as a ‘huge payday’ and the equivalent of a ‘retirement bust,’” according to the

narrative. “Hirsch described the payout in the form of ‘guns, coins and money,’ all of which were different items found during the search of each defendant ... When asked if he ‘popped

the old dude,’ Hirsch admitted he shot him.”

Fromer had a prior conviction for driving under the influence of drugs, while Franken had a prior for vehicle theft, and Hirsch had

two priors in another jurisdiction that weren’t listed in court documents.

Salvati has priors for carjacking and felony evading.

Vehicles to Serve as 'Mobile Service Centers' for Probationers, Parolees

RIVERSIDE (CNS) - Parolees and probationers in Riverside County who are homeless or otherwise unable to find readily available transportation to make court dates or check in with their assigned agents now have the option of utilizing "mobile service centers" provided by the Department of Probation.

"Reliable transportation should never be the deciding factor in whether someone succeeds on probation," Chief Probation Officer Christopher Wright said. "By meeting people where they are, our Mobile Service Centers remove a major obstacle, helping clients stay on track, fulfill court-ordered requirements and ultimately move forward with their lives."

A \$1.7 million state grant awarded to the county in 2023 enabled purchase of the two service vehicles,

which are akin to RVs, though the vehicles are fully enclosed for privacy.

Wright compared them to having a "probation office on wheels."

One of their main functions will be to provide appointment spaces for homeless probationers and parolees to check in and confer with

their assigned county agents. However, they can also be configured to livestream court hearings, enabling parties to make remote appearances in front of judges and attorneys.

Outside of that, tele-health stations will be available for "virtual counseling, substance-use disorder treatment and mental-health

appointments," according to the Department of Probation.

"(The units) have document printers and scanners so clients can sign, submit and receive

"We firmly believe the addition of these units will lead to fewer violations, fewer warrants and more success stories," Rivera said. "When clients can focus on rebuilding rather than scrambling for a bus ticket, everyone -- families, neighborhoods and taxpayers -- wins."

Officials said the process of providing advance notice to probationers and parolees who may be on the streets is still being ironed out, but for the time being, they will

paperwork immediately," the agency stated. "There will be on-site referrals to housing, employment and vocational training partners, reducing the number of homeless clients living on the streets."

Departmental spokeswoman Natalie Rivera said pilot testing of the vehicles and their services was positive.

be randomly parked in local parks, outside homeless shelters, near libraries and other accessible locations where they're readily visible on any given day.

They will also be on display in the parking lot of the County Administrative Center on Lemon Street in downtown Riverside during Tuesday's Board of Supervisors' meeting.

Anenberg

Continued from Page 10

expanded its philanthropic scope beyond media, arts and education to include animal welfare, environmental conservation, and healthcare.

Her father, Walter Annenberg, started the foundation after selling his publishing empire, including TV Guide and other publications, in 1989 to Rupert Murdoch's News Corp. Walter Annenberg died in

2002.

Born in Philadelphia, she moved to Los Angeles in the early 1970s after marrying neurosurgeon Seth Weingarten. The couple divorced in 1975.

Wallis Annenberg received the 2022 National Humanities Medal from President Joe Biden for her life in philanthropy.

She is survived by four children and five grandchildren.

Housing

Continued from Page 6

home, the less they pay in property taxes compared to a new buyer. A recent analysis by the Lincoln Institute of Land Policy estimated that new buyers can expect to pay more than twice as much in property taxes compared to a typical long-time homeowner in many of California's largest cities, including Los Angeles, San Diego, Long Beach, Oakland and Sacramento.

"When people are doing the math about how much money it would cost them to move and they look at the mortgage expense, and then on top of that, the property tax expense, it's not worth it," said Fairweather.

Absent an influx of new listings, aspiring homeowners looking for the opportunity to buy will need to wait on new construction to deliver. But new supply has essentially flatlined over the last decade, despite a bevy of state legislation aimed at boosting more develop-

ment. Fairweather said she isn't optimistic that that's likely to change soon — and the lock-in effect on property owners is one reason why.

"I'm skeptical that owners of single-family homes are going to give up the land to actually build enough housing to make a difference," she said. "It's good that all those laws change, but I feel like they might be muted in their impact because of all the other forces that are pointing towards single-family neighborhoods staying exactly the same."



College
Continued from Page 16

throughout the state pursue higher education.

Most Inland Empire students start higher education at community colleges. But just 31 percent of those students transfer to a four-year school do so within six years, compared to 40 percent statewide.

That adds up to lower college graduation rates. A quarter of Inland Empire residents ages 25 to 54 hold a bachelor’s degree, compared to 41 percent of Californians in that age range.

The regional economy plays a part in that gap. Wages in the Inland Empire are almost 40% lower than the state average, the report found. But key sectors in the region pay better than minimum wage without college degrees, attracting high school graduates to

jobs with solid paychecks but limited career potential.

“In the past decade, most job growth in the Inland Empire has been driven by transportation, logistics and healthcare industries and most workers in these industries do not have or need a college degree,” said Kevin Cook, a policy researcher with the Public Policy Institute of California.

Those jobs became a draw during the pandemic, when many students graduated without clear direction, university administrators told CalMatters.

Professional jobs still pay better than those, but the trade-off between educational investment and returns isn’t always clear to students and their families, he said.

“The lack of clear pathways from college to a career, the cost associated with

attending college and the fact that returns to a college degree, although significantly higher than just a high school degree, might take years to come to fruition and that can be generally discouraging to students and their families,” Cook said.

Moreover, speakers said, the region is huge, with 4.6 million people and a geographic area bigger than most states.

“The size and scale of the region and unique population and cultures within it, means developing a single set of policies to improve college outcomes is difficult,” Cook said.

In the past parents were skeptical about the need for a college degree, Cifuentes said, but recently some seem hostile. Parents tell her: “You just want to get my child into loan debt. You just want them to be a socialist.”

“They’re taking information in bits and pieces and making judgments about higher education that have nothing to do with education, quality of life, or getting a high paid job and health benefits,” she said.

To counter that, she said parents need more accurate information and “college enrollment and admissions really has to be a family decision.”

There are several things schools can do to boost college enrollment, the report found.

Starting college preparation early is key, experts said. CalMatters reported on the Middle School Initiative at UC Riverside, which introduces seventh graders to the university.

If high schools align graduation requirements with California’s A-G standards, students will finish high school college-

ready, speakers said. That might just mean adding one more math class or an extra year of foreign language.

Dual enrollment, which allows high school students to take some community college classes can also move the needle, by allowing students to get a jump on college coursework while completing graduation requirements.

And helping students complete college registration and financial aid applications during the school day, rather than offering optional after hours appointments, can spur more students to apply for college, Cifuentes said.

“We can control it when the students are with us,” she said. “We’re already seeing immediate returns on that. We got over 23,000 more students so far already committed to CSU than in the past. But we did that all during the school day.”

Public Notices

File No.: R-202507848
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. CUSTOM JEWELRY FACTORY
2560 NORTH PERRIS BLVD, SUITE N,
PERRIS, CA 92571
Riverside County
MAILING ADDRESS: 1127 LEOPARD
LANE, PERRIS, CA 92571
Full Name of Registrant:
1. VALERIE RODRIGUEZ 1127 LEOPARD
LANE PERRIS, CA 92571
This Business is conducted by:
INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: N/A.
I declare that all information in this
statement is true and correct. (A registrant
who declares information as true any
material matter pursuant to Section 17913
of Business and Professions Code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
/S/VALERIE RODRIGUEZ
NOTICE - In accordance with subdivision
(a) of Section 17920, a fictitious name
statement generally expires at the end of
five years from the date on which it was
filed in the office of the county clerk, except,
as provided in subdivision section 17920,
where it expires 40 days after any change in
the facts set forth in the statement pursuant
to section 17913 other than a change in
residence address or registered owner. A
new fictitious business name statement
must be filed before the expiration. The
filing of this statement does not of itself
authorize the use in this state of a fictitious
business name in violation of the rights of
another under Federal, State, or Common
Law (see section 14411 ET SEQ., Business
and Professions Code).
THIS STATEMENT WAS FILED WITH
THE COUNTY CLERK OF Riverside ON
6/23/2025.
PETER ALDANA
Schld:96361 AdId:32588 CustId:2054

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
Schld:96396 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](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](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](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

Schld:96400 AddId: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. DEBRUYNE, 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

Schld:96414 AddId: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 made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 18, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On September 11, 2025 at 09:00 AM, in the courtyard of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 23, 2018 as Instrument No. 2018-0208200, of official records in the Office of the Recorder of Riverside County, California, executed by WOLFGANG A KLEBEL, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all

payable at the time of sale, that certain property situated in said County, California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF EXHIBIT "A" ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CA, DESCRIBED AS FOLLOWS: 0.13 ACRES M/L IN LOT 34, TRACT NO. 29425-2, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 380, PAGES 15 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1550 CHESHIRE DRIVE, PERRIS, CA 92571 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$287,619.60 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000326-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE

TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA07000326-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 10, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000326-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0476551 To: PERRIS PROGRESS 07/18/2025, 07/25/2025, 08/01/2025

Schld:96422 AddId: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, MENIFEE, 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 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: 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

Schld:96425 AddId: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 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 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

Schld:96448 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.

Schld:96455 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

Schld:96463 AdId:32624 CustId:2054

NOTICE OF TRUSTEE'S SALE
T.S. No. 25-30038-PMCA Title No. 250058249-CAVOI A.P.N. 311-462-012
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/02/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(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: Noe Perez Gonzalez and Diana Paloma Perez, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/08/2020 as Instrument No. 2020-0299004 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 08/26/2025 at 9:00 AM Place of Sale: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$306,566.11 Street Address or other common designation of real property: 368 Daylily Drive, Perris, CA 92571 A.P.N.: 311-462-012 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 800-758-8052 or visit this internet website www.ndscorp.com/sales, using the file number assigned

to this case 25-30038-PMCA. 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 25-30038-PMCA 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 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: 07/17/2025 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 Sales Line 800-758-8052; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4848251 08/01/2025, 08/08/2025, 08/15/2025

Schld:96466 AdId:32625 CustId:64

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MOHAMMAD ALISHA SHENGHUR CASE NO. PRR12502081
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-3950444#
PERRIS PROGRESS

Schld:96503 AdId:32635 CustId:61

NOTICE OF PETITION TO ADMINISTER ESTATE OF SALVADOR ORTIZ
Case No. PRR12502079
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

Schld:96522 AdId:32643 CustId:2474

TS No: CA07000453-25-1-HC APN: 320-110-050 To No: 250265148-CAVOI
NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on January 25, 2007, a certain Deed of Trust was executed by LIDIA G LOPEZ, A WIDOW as Trustor in favor of SEATTLE MORTGAGE COMPANY as Beneficiary and NORTHWEST TRUSTEE SERVICES, INC as Trustee, and was recorded on January 31, 2007, as Instrument No. 2007-0072451 in the Office of the County Recorder, Riverside County, California; and WHEREAS, the 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 housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to

an assignment dated October 21, 2020, and recorded on October 23, 2020, as Instrument No. 2020-0512713, in the office of the County Recorder, Riverside County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 9, 2024, 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 July 15, 2025 is estimated to be \$462,222.51; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the 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 MTC Financial Inc. dba Trustee Corps as Foreclosure Commissioner, recorded on January 21, 2016, as Instrument No. 2016-0022111, notice is hereby given that on September 2, 2025 at 09:00 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: Commonly known as: 401 LASSA WAY, PERRIS, CA 92571 LOT 66 AND THE WEST 30.00 FEET OF LOT 67 OF TRACT NO. 20211, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 210 PAGE(S) 1 THROUGH 8 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED OR GRANTED IN DOCUMENTS OF RECORD. The sale will be held in the courtyard of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882. The Secretary of Housing and Urban Development will bid \$469,990.21. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$46,999.02 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$46,999.02 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 is to be reinstated prior to the scheduled sale is \$462,222.51 as of July 15, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary outofpocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. 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: 7/15/2025 Rosenda Cardenas, Authorized Signatory MTC Financial Inc. dba Trustee Corps Foreclosure Commissioner 17100 Gillette Ave, Irvine, CA 92614 Phone: 949-252-8300 Fax: 949-252-8330 SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 114607, Pub Dates: 08/01/2025, 08/08/2025, 08/15/2025, THE PERRIS PROGRESS

Schld:96533 Addl:32648 Custld:669

File No.: R-202508664
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. PARAGON SYSTEMS INTEGRATION 30550 BAYPORT LANE, MENIFEE, CA 92584
Riverside County
Full Name of Registrant:
1. THOMAS L THOMPSON 30550 BAYPORT LANE MENIFEE, CA 92584
This Business is conducted by:
INDIVIDUAL.
The registrant commenced to transact business under the fictitious business name or names listed above on: 6/2021.
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/THOMAS L THOMPSON
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 7/15/2025.
PETER ALDANA

Schld:96545 Addl:32651 Custld:2054

File No.: R-202509119
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. SOLAR MANAGEMENT SERVICES LLC

26413 JEFFERSON AVE, STE D, MURRIETA, CA 92562
Riverside County
MAILING ADDRESS: PO BOX 910, PERRIS, CA 92572
Full Name of Registrant:
1. SOLAR MANAGEMENT SERVICES LLC 26413 JEFFERSON AVE, STE D MURRIETA, CA 92562
This Business is conducted by: LIMITED LIABILITY COMPANY.
The registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all information in this statement is true and correct. (A registrant who declares information as true any material matter pursuant to Section 17913 of Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
/S/LIDIA GONZALEZ
NOTICE - In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except, as provided in subdivision section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in residence address or registered owner. A new fictitious business name statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under Federal, State, or Common Law (see section 14411 ET SEQ., Business and Professions Code).
THIS STATEMENT WAS FILED WITH THE COUNTY CLERK OF Riverside ON 7/23/2025.
PETER ALDANA

Schld:96552 Addl:32653 Custld:2054

Job No. P25-103
NOTICE INVITING SEALED PROPOSALS (BIDS) PUBLIC NOTICE

SECTION 1 – NOTICE OF BIDS

The CITY OF PERRIS invites online bids on PlanetBids.com, until 2:00 P.M. (PST), on August 27, 2025, for the Nuevo Road Storm Drain Improvements, CIP D017.

Project Location: The project is located approximately 1,100 feet East of I-215/ Nuevo Rd., and 600 feet East of Perris Blvd., in the City of Perris.

Scope of Work: The project, in general, includes drainage improvements consisting of head wall, wing wall, RCP, Manholes, junction structures, channel work, ribbon PCC swale, mortared rock, PCC pavement and other miscellaneous concrete work. As part of the work the Contractor shall furnish all labor, technical and professional services, supervision, materials and equipment, and shall perform all operations necessary and required in conformity with the requirements in the specifications and plans.

NO hard copy of the bid package will be accepted. The Bid Closing Date and time shall be simultaneous with the Bid Opening. The Bid Opening will be held online on the PlanetBids website. In order to be considered in the selection process, interested parties shall submit their Proposals online up to the time mentioned above. Late proposals will not be accepted.

The plans and specifications are available online to download through PlanetBids website which can be accessed through the City of Perris website <https://www.cityofperris.org/ourcity/cityhall/bidsrfps>. All Bidders will be required to hold their original bid prices, without change, for a period of forty-five (45) days from the date bids are opened, except to the extent relief is available pursuant to Public Contract Code, Section 5100 et. seq.

The successful bidder shall begin and complete all work within 75 Working Days of the Notice to Proceed. The award, if made, may be made to the lowest responsible bidder whose Bid is determined to be responsive to the Bid Documents.

All questions and requests for information and acceptability of substitutes, including any questions addressing the interpretation or clarification of the Contract Documents, must be submitted directly to the PlanetBids website prior to August 15, 2025, by 5:00 P.M. (PST). Answers will be posted on

PlanetBids on or before August 19, 2025.

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

The City reserves the right to reject any and all bids and waive informalities, irregularities in the bidding. All contractors will be required to comply with all applicable Equal Opportunity laws and regulations. The City hereby notifies all bidders that it will affirmatively ensure that, in regard to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award. Moreover, the City will not discriminate against any person or firm interested in providing goods or services to the City on the basis of race, color, religion, sex, marital status, national origin, age, veteran's status, or handicap. The City encourages DBE, MBE and WBE participation, including suppliers and sub-contractors.

Schld:96560 Addl:32655 Custld:1752

Job No. P25-108

First Industrial, L.P. (Owner) invites online bids on the PlanetBids website until 2:00 p.m. on August 27, 2025, for the Redlands Avenue Improvements Project in the City of Perris. No hard copy of the bid package will be accepted.

No prebid meeting will be held.

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

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 20, 2025. Answers will be posted on PlanetBids on or before August 22, 2025.

Schld:96562 Addl:32656 Custld:1752

APN: 350-221-046 / 350-221-047 TS No.: 25-09351CA TSG Order No.: 250167022-CAVOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 6, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded October 18, 2021 as Document No.: 2021-0614712 of Official Records in the office of the Recorder of Riverside County, California, executed by: Eloy Jose Luna, married man as his sole and separate property, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: August 26, 2025 Sale Time: 9:00 AM Sale Location: In the courtyard, of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882 2 File No.:25-09351CA The street address and other common designation, if any, of the real property described above is purported to be: 23554 Kennedy Ln, Menifee, CA 92587. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust,

with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, towit: \$63,721.13 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09351CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 25-09351CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:25-09351CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affiniasdefault.com or Call (866) 932-0360 Dated: July 18, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:25-09351CA LEGAL DESCRIPTION EXHIBIT A LOT 72 AND 73 OF BLOCK A, TRACT NO. 1, LAKE ELSINORE LODGE, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 12 ON PAGE(S) 27 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. NPP0476832 To: PERRIS PROGRESS 08/01/2025, 08/08/2025, 08/15/2025

Schld:96567 Addl:32658 Custld:2221

What's Happening With Forgiveness for Student Loans on Income-Based Repayment Plans?

By CORA LEWIS
Associated Press

NEW YORK (AP) — Amid a federal overhaul of student loan plans, many borrowers have been left wondering what it means for their hopes of loan forgiveness. In particular, those who are enrolled in a repayment plan known as income-based repayment, or IBR, have wondered if forgiveness will still be available to them.

A recent update from the Education Department said forgiveness through the IBR plan is paused while systems are updated. “IBR forgiveness will resume once those updates are completed,” the agency said.

IBR is not affected by a federal court’s injunction blocking former President Joe Biden’s Saving on a Valuable Education, or SAVE, plan. The IBR plan was created by Congress separately from other existing repayment plans, including those known as PAYE and ICR. It’s also exempt from some changes coming from President Donald Trump’s tax and spending bill.

Here’s what to know.

Which income-driven repayment plans are affected by the court’s injunction?

Following a court injunction last summer, loan forgiveness for the SAVE, Income-Contingent Repayment, or ICR, and Pay As You Earn, or PAYE, plans is currently paused because those plans were not created by Congress. The legal action called into question whether student loan forgiveness was authorized under the federal statute that governs those plans. The IBR plan was created under a different authority.

IBR, created by Congress, reduces monthly payments for borrowers with lower incomes. It also invokes a statute that authorizes student loan forgiveness of the balance at the end of a 20- or 25-year repayment term.

When will IBR forgiveness resume?

The Education Department hasn’t given a timeline for when its system update will be complete and forgiveness will resume.

Should a borrower continue to make IBR payments in the interim?

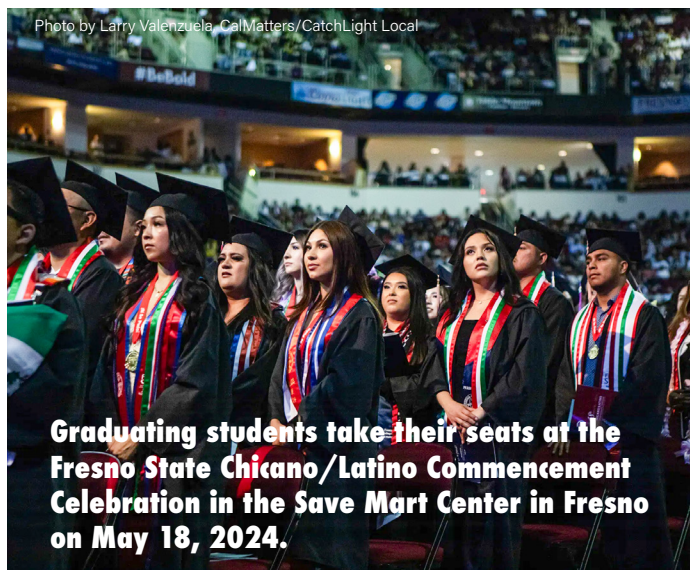
Borrowers enrolled in IBR who have reached the threshold for forgiveness but who are not seeing their loans discharged as a result of the pause may continue to make payments with the expectation that the Education Department will refund the excess payments. The plan offers forgiveness after 240 or 300 monthly payments, depending on when borrowers enrolled.

Borrowers can also request forbearance from their loan servicer. In that case, interest would continue to accrue on any remaining balance.

What changes are coming from Trump’s ‘big beautiful bill’?

Trump’s tax and spending law will eventually phase out the ICR, PAYE and SAVE plans, replacing them with the Repayment Assistance Plan. IBR plans will continue to exist and to provide forgiveness after 20 or 25 years. RAP, in contrast, will require 30 years of repayment before forgiveness is granted.

Photo by Larry Valenzuela, CalMatters/CatchLight Local



Graduating students take their seats at the Fresno State Chicano/Latino Commencement Celebration in the Save Mart Center in Fresno on May 18, 2024.

Inland Empire Has One of California’s Highest High School Graduation Rates. *So Why Are They Skipping College?*

BY DEBORAH
BRENNAN, CalMatters

Inland Empire students graduate at slightly higher rates than their peers in other parts of California. So why do they lag in college enrollment and graduation?

A report by the Public Policy Institute of California looked at why Inland Empire students fall behind and what educators can do to get more students on the college track.

“You have the lowest college-educated but our county has the highest (high school) graduation rates,” Catalina Cifuentes, executive director for college and career readiness with the Riverside County Office of Education said in an online forum of the report. “So our students are very capable, but it’s that connection between information and putting it into practice.”

About 88% of Inland Empire high school students

graduate from high school, compared to 86% statewide, the report found. But the numbers flip after that.

It starts with the coursework needed to attend a Cal State or University of California campus, known as A-G requirements. While some school districts require the state minimum for high school graduation, others call for extra courses in subjects such as math or foreign languages, so all graduates are college-ready.

Throughout Riverside and San Bernardino County, 48% of students complete the A-G requirements. Statewide 60% of high school graduates meet those standards.

Without those classes under their belts, students have to play catch-up before entering a state university. As a result, just 57% of Inland Empire graduates attend college, while 65% of high school graduates

Education Secretary Linda McMahon speaks during a Senate Appropriations hearing, Tuesday, June 3, 2025, on Capitol Hill in Washington.



AP Photo/Julia Demaree Nikhinson