

The Perris Progress

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Vol. 125-35

Friday, August 29, 2025

Since 1901

Johnson Holds 7% Lead in Assembly Race to Replace Essayli

RIVERSIDE - As the vote tabulating continues from Tuesday's special election to fill the empty seat in the 63rd Assembly District, Republican candidate, Lake Elsinore Councilmember Natasha Johnson's lead narrowed slightly, but was still a healthy 7% over Democrat Chris Shoults.

As of Thursday morning, Johnson had received 33,672 votes to 28,842 for Shoults.

Though the victor is undeclared as of press time, Johnson declared victory election night. "We ran a positive campaign, and it's clear voters have spoken, they want balance in Sacramento where one party rule has prevailed for far too long," she issued in a statement posted on social media.

All 150 precincts had reported results by early Wednesday, though vote- by-mail, provisional and other ballots will continue to be processed and counted, according to the California Secretary of State's Office. Results will be certified by Oct. 3.

Of the votes counted, the vast majority were cast by mail, 62,598 of 60,783, for a voter turnout of just 19.9%.

Johnson has been a Lake Elsinore City Council member since 2012. She said her entire orientation is "good government" by staying focused on policies that best "protect taxpayers."

"As an Assembly member, I will support law enforcement



to keep our neighborhoods safe, fight Sacramento taxes and red tape to lower our cost of living and protect parental rights and put students and parents first," she said.

Johnson has worked in personal finance and business for nearly three decades.

Shoults lost to then-Assemblyman Bill Essayli, R-Norco, in the November 2024 general election. The father of three is originally from Wyoming, where he farmed and taught school, before relocating with his family to Riverside County, where he has been an English teacher at the high school and college levels.

"My top priority will be to deliver resources and common sense solutions," Shoults said in election literature. "We need to lower the cost of living, make housing affordable, create good paying jobs ... and protect our freedoms and our safety."

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PERRIS WOMAN ACCUSED OF PONZI SWINDLE DUE IN COURT NEXT WEEK

RIVERSIDE (CNS) - A preliminary hearing is scheduled next week to determine whether a Perris woman accused of multiple acts of fraud in a Ponzi scheme built around an avocado business should stand trial.

Consuelo Carrasco Ramirez, 53, was arrested last week following a Riverside County Sheriff's Department investigation that began in April.

Ramirez, also known as "Consuelo Zeferina," is charged with six counts of obtaining money by false pretenses, as well as a sentence-enhancing white collar crime allegation.

The defendant pleaded not guilty during her arraignment Friday, when

Superior Court Judge Gary Polk set a preliminary hearing for Sept. 5 at the Riverside Hall of Justice. The hearing will determine whether she should be bound over for trial on all counts.

Ramirez is being held at the Smith Correctional Facility in Banning in lieu of \$225,750 -- the sum she's accused of stealing.

According to sheriff's investigators and court documents, from September 2023 to January 2025, the defendant allegedly defrauded six people, identified only by their initials -- "A.L.," "F.L.," "M.R.," "O.S.," "P.U." and "V.A."

See Ponzi Page 4

EXPECT HEALTH INSURANCE PRICES TO RISE NEXT YEAR, BROKERS AND EXPERTS SAY

By TOM MURPHY AP Health Writer

Pricey prescriptions and nagging medical costs are swamping some insurers and employers now. Patients may start paying for it next year.

Health insurance will grow more



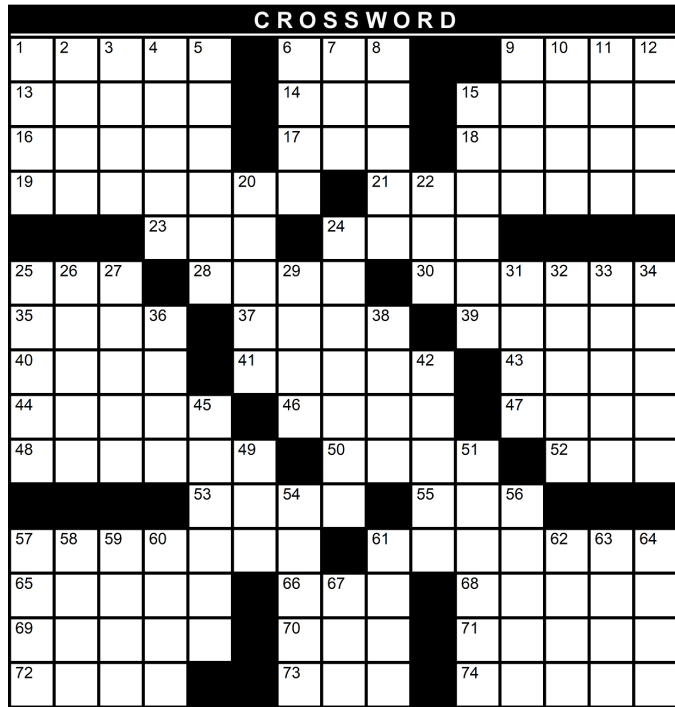
expensive in many corners of the market in 2026, and coverage may shrink. That could leave patients paying more for doctor visits and dealing with prescription coverage changes.

Price increases could be especially stark in individual coverage marketplaces, where insurers also are predicting the federal government will end some support that helps people buy coverage.

"We're in a period of uncertainty in every health insurance market right now, which is something we haven't seen in a very long time," said Larry Levitt, an executive vice president at the nonprofit KFF, which studies health care.

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THEME: MEET ME IN...

ACROSS

- Manual calculator, pl.
- Beach Boys: "____ Only Knows"
- Army beds
- Pressed ham and cheese sandwich
- Part of spch
- Popular Latin dance
- Influencer's creation
- Hula dancer's flowers
- Birdlike
- *Meet me here, under the arch
- *Meet me at the Top of the Rock
- Comic book expression for alarm
- Press backward arrow key
- "Hand" with claws
- Spreadsheet software command
- Day off, backwards
- Bug-eyed
- "Cheers" regular
- Coupe alternative
- Be dependent
- Damage one's reputation
- Slightly (2 words)
- Prefix for below
- Shade of beige
- Java neighbor
- War mounts
- Rope fiber

DOWN

- Parts of a play
- Actor Reynolds of "Smokey and the Bandit"
- Cain's victim
- Paddler's vessel
- Endows or empowers
- "Buffalo _____, won't you come out tonight..."
- Keats' poem
- Jinn or genie
- Guinea pig or capybara
- Mixture
- Russian monarch
- "____ Now or Never"
- Leave at the altar
- Flapper's feathers
- *Meet me at the London Bridge
- *The Black Eyed Peas: "Meet Me _____"
- *Meet me in _____ Mara, Kenya
- Undergarment
- *Meet me in Australia to see this bear
- Done to printer cartridge
- Corn unit
- Poet W. H. _____ of "Funeral Blues" fame
- Infamous Nazi villain
- Strong solution of sodium
- Like gelled hair

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

Subscription rate: \$26 per year.

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

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

Palm Springs International Airport to Host Fifth Annual Job Fair

PALM SPRINGS (CNS) - The Palm Springs International Airport will host its fifth annual job fair next week at the Convention Center.

"PSP is buzzing with opportunities, and we're eager to fill many open positions this season," Assistant Airport Director at PSP Victoria Carpenter said in a statement. "The airport is a unique and exciting place to work -- we invite job seekers to learn more about how they can be part of the action."

The event will be held Tuesday from 10 a.m. to 3 p.m. at 277 N. Avenida Caballeros.

Officials said more than a dozen airport businesses and more than 200 positions will be available during the fair.

Participating employers will include Southwest Airlines, TSA, United Ground Express, Avis Budget Group, Enterprise, Hertz and Atlantic Aviation. Positions within the organizations includes transportation security officers, ramp agents,

customer service representatives, bartenders, taxi drivers, ambassadors and retail and sales associates.

A few tips airport officials advise to attendees for a successful interview were to bring multiple copies of resume, dress professionally and arrive early.

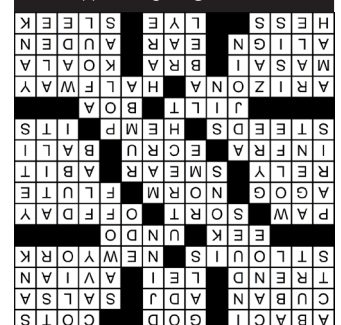
"Several employers are ready to interview and hire on the spot, making this one of the fastest ways to launch or advance a career in the Coachella Valley," officials said.

- What Titanic did
- Went to bid farewell (2 words)
- *Meet me in Orthodox church to see these
- *Meet me in Tokyo, pre-1968
- *Meet me in the largest city in Netherlands
- *Meet me under the Eiffel Tower
- Real estate broker, e.g.
- "The Bonfire of the Vanities" author Tom _____
- *Meet me by the Trevi Fountain
- Adipose tissue
- *Meet me at the Burj

- Khalifa
- Like the Tower of Pisa
- Bigfoot's cousins
- Swirling vortex
- Filly's mother
- Popular Cuban dance
- Be next to, as in rooms
- Fall from grace
- The Kenosha Kickers' songs
- Sticker on a jar
- Run _____ of the law
- Same as ayah
- Respiratory rattling
- Osiris' sister and wife
- Opposite of zigs
- Tortoise's opponent
- Do like fly fishermen

- Sheltered, nautically
- Pull
- Everybody loved him on TV

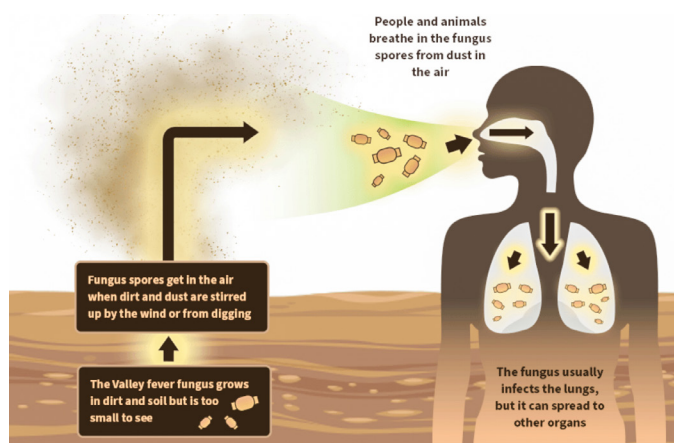
SOLUTION TO THIS WEEKS PUZZLE



Rise in 'Valley Fever' Cases Across Riverside County Prompts Health Warning

RIVERSIDE (CNS) - An elevated number of Valley Fever infections across Riverside County prompted health officials Wednesday to urge residents to take precautions and pay attention to signs of illness so they can obtain treatment whenever necessary.

"It's important to know about the risk of Valley Fever if you work or spend time in dusty environments and have respiratory symptoms that are not getting better after seven to 10 days," county Public Health Officer Dr. Jennifer Chevinsky said. "Symptoms can look very similar to the flu and other



respiratory illnesses."

Infections are concentrated in the lungs, generally stemming from inhalation of fungal spores while working or engaging in other activity outdoors,

particularly in dry, windy environments, according to officials.

"Spores can be carried in the air when soil is disturbed, putting outdoor workers,

See Valley Fever Page 4

Insurance

Continued from Page 1

What's hitting insurers

In conference calls to discuss recent earnings reports, insurers ticked off a list of rising costs: More people are receiving care. Visits to expensive emergency rooms are rising, as are claims for mental health treatments.

Insurers also say more healthy customers are dropping coverage in the individual market. That leaves a higher concentration of sicker patients who generate claims.

Enrollment in the Affordable Care Act's insurance marketplaces swelled the past few years. But a crackdown on fraud and a tightening of eligibility verifications that were loosened during the COVID-19 pandemic makes it harder for some to stay covered, Jefferies analyst David Windley noted.

People who use little care "are disappearing," he said.

Prescription drugs pose another challenge, especially popular and expensive diabetes and obesity treatments sometimes called GLP-1 drugs. Those include Ozempic, Mounjaro, Wegovy and Zepbound.

"Pharmacy just gives me a headache, no pun intended," said Vinnie Daboul, Boston-based managing director of the employee benefits consultant RT Consulting.

There are more super expensive drugs

New gene therapies that can come with a one-time cost of more than \$2 million also are having an impact, insurance brokers say. Those drugs, which target rare diseases, and some newer cancer treatments are part of the reason Sun Life Financial covered 47 claims last year that cost over \$3 million.

The financial services company covers high-cost claims for employers that pay their own medical bills. Sun Life probably had no claims that expensive a decade ago

and maybe "a handful at best" five years ago, said Jen Collier, president of health and risk solutions.

Some of these drugs are rarely used, but they cause overall costs to rise. That raises insurance premiums.

"It's adding to medical (cost growth) in a way that we haven't seen in the past," Collier said.

Marketplace pain is in the forecast

Price hikes will be most apparent on the Affordable Care Act's individual coverage marketplaces. Insurers there are raising premiums around 20% in 2026, according to KFF, which has been analyzing state regulatory filings.

But the actual hike consumers see may be much bigger. Enhanced tax credits that help people buy coverage could expire at the end of the year, unless Congress renews them.

If those go away, customer coverage costs could soar

How to Protect Yourself From Vibrio Vulnificus, the Bacteria Found in Some Coastal Waters

By MIKE STOBBE AP
Medical Writer

NEW YORK (AP) — States are warning beachgoers about a summertime surge in infections from a frightening, flesh-eating bacteria found in coastal waters.

Vibrio vulnificus are becoming an annual threat along the Gulf Coast and

— increasingly — up the Eastern Seaboard.

People should listen to the warnings, said Bernie Stewart, a 65-year-old retired bounty hunter in Florida who counts himself lucky to have survived an infection.

In August 2019, Stewart's right leg was infected

See Vibrio Page 5

75% or more, according to KFF.

Business owner Shirley Modlin worries about marketplace price hikes. She can't afford to provide coverage for the roughly 20 employees at 3D Design and Manufacturing in Powhatan, Virginia, so she reimburses them \$350 a month for coverage they buy.

Modlin knows her reimbursement only covers a slice of what her workers pay. She worries another price hike might push some to look for work at a bigger company that offers benefits.

"My employee may not want to go to work for a large corporation, but when they consider how they have to pay their bills, sometimes they have to make sacrifices," she said.

Employers may shift costs

Costs also have been growing in the bigger market for employer-sponsored coverage, the benefits consultant Mercer says. Employees may not feel that as much because companies generally pay most of the premium.

But they may notice coverage changes.

About half the large

employers Mercer surveyed earlier this year said they are likely or very likely to shift more costs to their employees. That may mean higher deductibles or that people have to pay more before they reach the out-of-pocket maximum on their coverage.

Drug coverage changes are possible

For prescriptions, patients may see caps on those expensive obesity treatments or limits on who can take them.

Some plans also may start using separate deductibles for their pharmaceutical and medical benefits or having patients pay more for their prescriptions, Daboul said.

Coverage changes could vary around the country, noted Emily Bremer, president of a St. Louis-based independent insurance agency, The Bremer Group.

Employers aren't eager to cut benefits, she said, so people may not see dramatic prescription coverage changes next year. But that may not last.

"If something doesn't give with pharmacy costs, it's going to be coming sooner than we'd like to think," Bremer said.

With Candidates Bowing Out, California's Gubernatorial Race Remains Wide Open

BY DAN WALTERS,
CalMatters

Given California's size and its cultural and economic impact around the globe, whoever captures its governorship instantly becomes one of the nation's most prominent politicians and a potential candidate for president.

However, running for governor is not for the faint of heart. It requires early commitment, stamina, a thick skin and the ability to raise the huge amounts of cash.

That's why, in most cases, serious candidates come from the ranks of lesser officeholders, spend years laying the groundwork their campaigns and declare themselves at least two years in advance of the election they hope to win.

Of the 10 men who have won the governorship since World War II — including Jerry Brown twice — only two didn't use other offices as springboards: actors Ronald Reagan and Arnold Schwarzenegger.

However, the historic pattern is not holding for 2026 as Gavin Newsom's governorship ends. Two of the most prominent potential Democratic candidates, former Vice President Kamala Harris and Lt. Gov. Eleni Kounalakis, have checked



out, and those who remain in the field are — in political terms — middleweights at best.

The muddled situation is obvious in the latest poll by UC Berkeley's Institute of Governmental Studies.

The strongest candidate at the moment is former Rep. Katie Porter, who lost her bid for the U.S. Senate last year, with just 17% in the Berkeley poll. She's followed by Chad Bianco, the Republican sheriff of Riverside County, and Democrat Xavier Becerra, a former attorney general and Biden cabinet member, at 10% each. Meanwhile, nine other declared candidates are trailing at no more than 6% each, while 38% of voters are undecided.

When second choices of voters are included in the standings, Porter receives 22% of the preferences, followed by Becerra at 18%, Bianco at 15% and Republican Steve

Hilton, a former Fox News contributor, at 12%.

In the absence of a standout, there's much speculation in political circles about who could command instant status. Los Angeles businessman Rick Caruso, a very wealthy Republican turned Democrat, is often mentioned. This week, Politico focused on Sen. Alex Padilla.

"A prominent political entity in Sacramento is currently in the field polling the 2026 governor's race with Padilla's name included as a potential candidate," Politico reported. "Padilla is not ruling out a run, according to a person familiar with his thinking who was granted anonymity to discuss internal deliberations.

"Edgar Rodriguez, a spokesperson for the senator, pivoted to ... Newsom's re-districting measure, Proposition 50 — but notably, did not close the door on a

gubernatorial bid."

Pivoting from the U.S. Senate to a bid for governor is not unprecedented. That's exactly what Republican Pete Wilson did in 1990 after eight years in the Senate.

Wilson, then the mayor of San Diego, wanted to run for governor in 1982, but a coterie of influential Republicans preferred Lt. Gov. Mike Curb and promised to help Wilson win a Senate seat if he would not challenge Curb. Wilson easily bested Democrat Jerry Brown in their 1982 Senate duel but the Curb gambit failed. Attorney General George Deukmejian defeated Curb in the Republican primary and won a very narrow victory over Tom Bradley, the Democratic mayor of Los Angeles, for the governorship.

Were he to run, Padilla would almost certainly become the frontrunner, and there's a certain logic to a shift from the Senate to the governorship.

The Senate is controlled by Republicans and that's likely to continue after next year's elections, Politico and other oddsmakers believe. Padilla, like Wilson, may be tempted to going from being 1% of the Senate to being No. 1 in the nation's most populous state.

Ponzi

Continued from Page 1

Sheriff's Sgt. Jeff Fisher said Ramirez claimed to be operating in a profitable "wholesale avocado business" and allegedly snared the victims by holding out the promise of high returns if they invested in it.

Instead of using their money for a business venture, however, she pocketed most of it, using only the amounts necessary to keep initial investors happy while others were drawn in -- a classic Ponzi scheme -- Fisher alleged.

"Ramirez often targeted members of the Hispanic community and, in some cases, threatened to have them deported," the sergeant said.

One of the victims ultimately reported the alleged scam to authorities, culminating in the investigation which identified the others.

The largest amount lost in the scheme was \$87,630, put up by O.S., court papers alleged.

Ramirez has no documented prior felony convictions in Riverside County.



Valley Fever

Continued from Page 3

construction crews, farm workers, wildland firefighters and people spending time in dusty environments at risk," according to a Riverside University Health System statement.

The agency said a total of

465 infections were documented in 2024. To date in 2025, there have been 322 confirmed infections. That is almost two-thirds above the level recorded by this time last year, RUHS stated.

Officials pointed out that among the 309 patients with Valley Fever who

agreed to interviews, 59% acknowledged suffering from other conditions that made them particularly vulnerable, including diabetes. One-third of those surveyed worked outdoors.

RUHS advised taking the following precautions to prevent infection:

-- stay indoors on dusty

days, using air filtration systems wherever possible;

-- avoid dusty environments, such as construction sites;

-- use face coverings if required to work in dust-laden environments; and

-- if gardening, dampen the soil ahead of time to lessen

the possibility of stirring particulate matter.

Anyone with questions or concerns was encouraged to contact RUHS Disease Control at 951-358-5107.

Español <https://www.cdph.ca.gov/Programs/OPA/Pages/Recursos-de-Medios.aspx>

FRIDAY, August 29, 2025

Today in History:

Today is the 241st day of 2025.
There are 124 days left in the year.

By The Associated Press

Today is Friday, Aug. 29, the 241st day of 2025. There are 124 days left in the year.

Today in history:

On Aug. 29, 2005, Hurricane Katrina struck the U.S. Gulf Coast in south-east Louisiana, breaching levees and spurring floods that devastated New Orleans. Katrina caused nearly 1,400 deaths and an estimated \$200 billion in damage.

Also on this date:

In 1814, during the War of 1812, Alexandria, Virginia, formally surrendered to British military forces, which

occupied the city until September 3.

In 1825, the Treaty of Rio de Janeiro was signed by Portugal and Brazil, officially ending the Brazilian War of Independence.

In 1862, the Bureau of Engraving and Printing began operations at the United States Treasury.

In 1944, 15,000 American troops of the 28th Infantry Division marched down the Champs-Élysées in Paris as the French capital continued to celebrate its liberation from the Nazis.

In 1958, the U.S. Air Force Academy opened in Colorado Springs, Colorado.

In 1966, the Beatles concluded their fourth American tour with their last public concert, held at Candlestick Park in San Francisco.

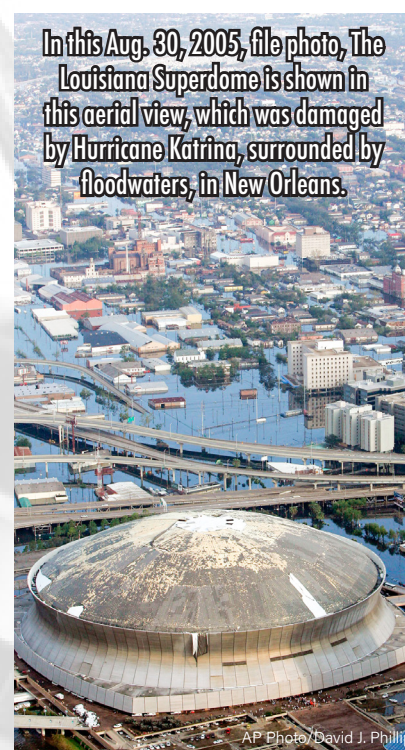
In 2004, marathoner Vanderlei de Lima was attacked by a spectator

during the running of the Olympic marathon in Athens; de Lima, who was leading the race at the time, eventually finished third and received the Pierre de Coubertin medal for sportsmanship in addition to his bronze medal.

In 2008, Republican presidential nominee John McCain picked Sarah Palin, a maverick conservative who had been governor of Alaska for less than two years, to be his running mate.

In 2013, in a sweeping new policy statement, the Justice Department said it would not stand in the way of states that wanted to legalize, tax and regulate marijuana as long as there were effective controls to keep marijuana away from children, the black market and federal property.

In 2021, Hurricane Ida blasted ashore in Louisiana as one of the most powerful storms ever to hit the U.S., knocking out power to all of New



In this Aug. 30, 2005, file photo, The Louisiana Superdome is shown in this aerial view, which was damaged by Hurricane Katrina, surrounded by floodwaters, in New Orleans.

Orleans, blowing roofs off buildings and briefly reversing the flow of the Mississippi River.

Vibrio

Continued from Page 3

while he was kayak fishing in Pensacola Bay. What at first appeared to be a sun blister led to three months in the hospital, where doctors performed 10 surgeries to remove decaying skin and prevent the bacteria from killing him.

“This ain’t nothing to play with,” Stewart said.

Vibrio bacteria thrive in seawater and in the mix of fresh and saltwater found in estuaries and lagoons. Most infections are reported from May to October, and most happen in states along the Gulf Coast.

The Gulf’s water is “the perfect convergence of the right amount of salt and the right amount of heat to let this organism proliferate,” said Dr. Fred Lopez, an infectious diseases specialist at the LSU Health Sciences Center in New Orleans.

At least a dozen kinds of Vibrio can cause human illnesses

The nastiest type is Vibrio vulnificus. It accounts for around 200 of the more than

1,000 Vibrio illnesses each year, according to CDC data.

As many as 1 in 5 of those infections are fatal — a much higher rate than other types of Vibrio bacteria.

Some people become infected by eating eat raw or undercooked shellfish — particularly oysters. But a large percentage fall ill when the person is in ocean or brackish water and the bacteria enter the body through small breaks in the skin.

The antibiotics used to treat food poisoning cases don’t work as well when the germ enters through breaks in the skin, Lopez said.

“They may require multiple surgeries to remove dead or infected tissue, and sometimes require amputation,” he said.

Doctors say severe cases are seen more often in elderly patients, people with weakened immune systems, and those with liver disease, diabetes and certain chronic illnesses.

Cases are up in some places, but not all

Louisiana has seen an alarming jump in cases this

summer, but other states are not. More cases are expected, as this is peak season for Vibrio vulnificus infections.

“It is really easy to sound unnecessary alarms because cases have increased, or feel too complacent because cases are low,” when data is incomplete, said Salvador Almagro-Moreno, a St. Jude Children’s Research Hospital who has studied the germ.

Infections have been reported as far north as New England — Massachusetts recently issued an alert after someone reportedly was infected on Cape Cod.

Scientists say climate change is helping the germs proliferate and spread northward. A 2023 study found that the northernmost case has been shifting by about 30 miles each year, and that cases overall have been rising.

As of late last week, 20 cases of Vibrio vulnificus had been reported among Louisiana residents this year. All were hospitalized and four died, the state’s health department said. That’s more than twice the average number of cases for this point in the season, and four times the death toll,

state officials said.

Cases are not unusually higher in other Gulf States, however.

Florida, which tends to have more infections than other states, has reported 17 Vibrio vulnificus cases and five deaths this year, compared with 82 cases and 19 deaths at the same point last year.

State officials say they typically see more cases in years when Florida is hit by tropical storms, and hurricane season is only just beginning, Lopez noted.

How to prevent infections

Vibrio vulnificus can enter the body through unhealed cuts and scrapes, recent piercings and tattoos, and recent surgical incisions. If you have such a wound, try to stay out of saltwater or brackish water, and cover it with a waterproof bandage if there’s a chance of exposure.

If you do come in contact with coastal waters or raw seafood, immediately wash cuts and scrapes thoroughly with soap and clean running water, the CDC advises.

And see a doctor if you start to develop symptoms such as

fever, chills, and hot red areas on the skin that start to turn dark and blister.

You can also become infected by eating seafood. Health officials say not to eat raw or undercooked oysters or other seafood, and do not let raw seafood, its drippings, or its juices contaminate other foods.

Oysters are a particular risk, and there is no way to tell if an oyster is contaminated just by looking at it.

Wash hands with soap and water after handling raw shellfish, and wear protective gloves if you have a weakened immune system and are at a higher risk of infection.

Health officials also offer cooking instructions for clams, mussels and other shellfish. They recommend throwing away any with open shells before cooking.

In Pensacola, Stewart said he’s advocated — unsuccessfully — for local officials to post signs about the dangers of going into the bay.

“Not everyone’s immune system is going to be strong,” he said.

Pair Suspected of Stealing Numerous Goods from Semi Trailers in Woodcrest

RIVERSIDE (CNS) - Two men suspected of stealing tens of thousands of dollars in merchandise loaded into cargo trailers parked outside a Woodcrest warehouse were behind bars Wednesday.

Brayan Cardenas, 27, and Eduardo Urena, 20, both of Perris, were arrested and booked into the Byrd Detention Center in Murrieta Tuesday on suspicion of grand theft and conspiracy. Cardenas was allegedly booked for alleged possession of a firearm while dealing controlled substances.

He's being held in lieu of \$25,000 bail, while Urena is being held on \$10,000.

According to the Riverside County Sheriff's Department, the pair came under investigation Monday morning following a theft at a property in the 20000 block of Krameria Avenue, near Barton Street, where multiple warehouses are

located.

Sheriff's Sgt. Kevin Mahoney said deputies determined trucks' cargo trailers parked at the location had been forcibly opened and numerous items stolen, including electronics, household appliances and tools.

The total loss was estimated at \$75,000.

The investigation pointed to the suspects as the alleged perpetrators, and deputies served a search warrant at a property in the 1500 block of Palma Bonita Lane in Perris used by one of the men, according to Mahoney.

Along with all of the loot, "two firearms, ammunition, currency and cocaine" were seized by deputies, the sergeant said.

The men were taken into custody without incident late Monday night

Background information on the pair was unavailable.



Man Arrested for Allegedly Carrying Gun in Luggage at Palm Springs Airport

PALM SPRINGS (CNS) - Authorities continued their investigation Wednesday into the case of a 61-year-old Arizona man who was arrested after Transportation Security Administration agents allegedly found a loaded firearm in his carry-on bag at Palm Springs International Airport.

TSA agents reported finding a Walther PPK gun shortly after 10 a.m. Monday

during the screening process, according to the Palm Springs Police Department.

The man, who was not identified, was arrested and later released "on a promise to appear in court," police Lt. Gustavo Araiza said.

Officers confiscated the firearm and ammunition as evidence.

Police Chief Andrew Mills wrote in a social media post Monday that in the past, when a passenger "accidentally" brought a firearm, TSA would notify Palm

Springs police and issue an administrative fine.

"Today, a retired firefighter -- not ours -- forgot he had the gun on a return flight," Mills said.

The man could face charges of carrying a loaded firearm in a public place and knowingly possessing a weapon in a secure area of an airport, Araiza said.

The case will be sent to Riverside County District Attorney's office to determine if charges will be filed, police said.

Border Patrol Officer Arrested for Assaulting Cop Found Dead in Hemet

RIVERSIDE (CNS) - A U.S. Border Patrol agent who was charged last month with assaulting a Long Beach police officer and resisting arrest has been found dead, the Riverside County Sheriff's Department reported Tuesday.

Sgt. Wendy Brito-Gonzalez of the sheriff's department said Isaiah Anthony Hodgson, 29, was found dead at 12:45 p.m. Friday in the 25000 block of Avocet Circle in Valle Vista, a

suburb of Hemet.

Hodgson's cause of death is unknown.

News and culture publication LA TACO first reported Hodgson's death.

Hodgson was charged on July 11 with three felony counts of resisting an executive officer, one felony count of battery with injury on a peace officer and one misdemeanor count each of exhibiting a concealable firearm in public, having a

concealed firearm on one's person and carrying a loaded firearm on one's person, according to the Los Angeles District Attorney's Office.

The incident occurred on July 7 at a restaurant in Shoreline Village in Long Beach, when Hodgson was off-duty and allegedly intoxicated when he entered the women's restroom at the restaurant and approached a woman, who saw his handgun and fire-

arm magazine and told the restaurant's manager.

Long Beach police officers responded to the scene after getting a call about a person with a gun, and Hodgson allegedly became agitated and physical with the officers, with one being injured, according to the district attorney's office

"As Hodgson resisted arrest, he allegedly became agitated and physical with the officers, injuring one of them," Los Angeles County District Attorney Nathan

Hochman said at the time.

"The conduct exhibited by Mr. Hodgson, a border patrol agent who has the duty to uphold the law and protect its citizens, is unacceptable and deeply troubling," Hochman added. "None is above the law, regardless of their position or badge."

Hodgson was released on July 9 on his own recognizance, court records show.

According to Fox 11, there is no evidence of foul play.

Gardening's Hidden Benefits: How Digging in the Dirt Could Bolster Mental Wellbeing

By JESSICA DAMIANO
Associated Press

If you spend any time gardening, you probably understand what I mean when I say it feels good — despite the lifting, sweating and straining involved. Yes, exercise is good for our bodies, but there's something about digging in the dirt while listening to a bird soundtrack that lifts my spirits. Even the scent of the soil and mulch makes me happy.

As it turns out, there are scientific reasons for this.

In fact, there's an entire field called horticultural therapy that's dedicated to using "plant-based and garden-based activities to support people who have identified treatment needs," according to Karen Haney, a horticultural therapy instructor at UCLA Extension in Long Beach, California.

"Research suggests 20-30 minutes (of gardening) a few times a week can reduce stress and lift mood, with



benefits increasing the more regularly one gardens," says Sarah Thompson, a professionally registered horticultural therapist in Boise, Idaho.

It's not just about being outdoors

Yes, the simple act of being in nature can improve mood and restore focus, she said, but "the active engagement of nurturing plants, making decisions and seeing results over time adds a unique layer of meaning and sat-

isfaction that passive time outdoors does not."

In addition, Thompson said gardening has been shown to ease symptoms of anxiety and depression, and fosters a sense of calm, purpose and accomplishment.

A recent study at the University of Colorado-Boulder backs this up.

The researchers there provided one group of participants with an instructional gardening class, seeds, start-

er plants and a community gardening plot. They had a second group refrain from gardening for two years.

The gardening cohorts reported stronger social connections, lower stress levels and about a 7% increase in fiber intake, which have been shown to reduce risk factors for some physical and mental illnesses, including depression, high blood pressure, type 2 diabetes and cancer. They also reported a 42-minute weekly increase in physical activity, which the non-gardeners did not.

A mindful, rewarding and versatile activity

Previous studies have arrived at similar findings. In 2020, for instance, researchers at the University of Exeter and the Royal Horticultural Society in the U.K. found the health and well-being of gardeners over non-gardeners to be similar to that of residents of wealthy communities over those who live in poorer

areas.

In addition to encouraging mindfulness, grounding people in the present moment and providing a sense of achievement, Thompson said, "research has also shown that exposure to sunlight can boost serotonin levels, while contact with soil introduces beneficial microbes linked to mood enhancement."

So, it seems you just can't go wrong with gardening.

"Physically, gardening improves strength, flexibility and balance. Socially, it can foster connection. Cognitively, it engages problem solving and creativity," Thompson said, adding that it's a highly adaptable activity.

"Gardening can be scaled to any space, ability or age, and its benefits are accessible to everyone," she said.

Deep down, we gardeners have always believed this. Now, we have the science to prove it.



ABOVE: Dalton Pearce (left) and Cutter Machado (right) attempt to rope the steer during competition at the Norco Mounted Posse PRCA Rodeo Sunday afternoon at the George A. Ingalls Equestrian Event Center in Norco.

RIGHT: Austin Singley, the Green Hat Clown, performs Sunday afternoon at the Norco Mounted Posse PRCA Rodeo.



"KPOP DEMON HUNTERS"

By Bob Garver

This past weekend's biggest big-screen hit didn't go straight to the big screen. Animated actioner "KPop Demon Hunters" premiered in June on Netflix, reportedly racking up over 180 million views in its first eight weeks. A special one-weekend-only "Sing-Along" version of the film was released to select theaters this past Saturday and Sunday, taking in an estimated \$18 million. A haul like that warrants a review, even though the theatrical "Sing-Along" version is not scheduled to play beyond its specified engagement (plans could always change, of course). This review is based on the Netflix version of the film, which is how it will be available for the foreseeable future. Sorry, but I just can't take "it gives the sold-out theater a raucous party atmosphere" into account on this one.

The premise is that demons once had run of the Earth, sucking out people's souls whenever they wanted. A team of fierce Korean warriors found a way to banish the demons to the underworld using their voices, creating a shield called a

Honmoon through which most of them could never pass, and the few that could get in could be fought off by the warriors and the people they inspired with their singing. The tradition of singing warriors passed down through the generations with the current incarnation being a KPop girl group called Huntrix.

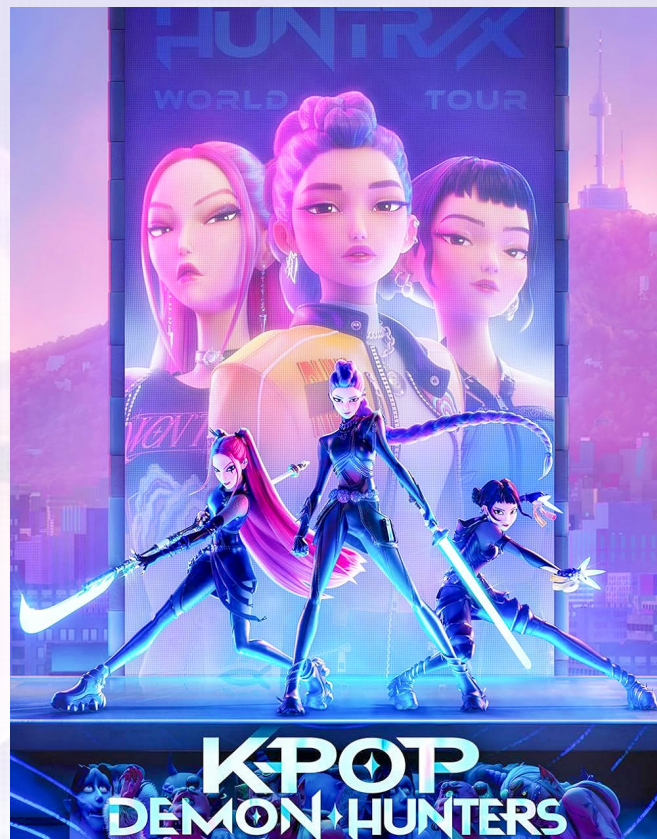
The members of Huntrix, leader Rumi (Arden Cho), hardened Mira (May Hong), and cutesy Zoey (Ji-young Yoo), split their time between being the biggest popstars in the world and fighting the occasional demons that make it through the Honmoon. With the rise in population and social media in recent years, their music may soon be heard by a wide enough audience to permanently fortify the Honmoon and keep demons away forever. Rumi looks forward to the day when demons are no longer a threat to humanity, because then she won't have to worry about the world freaking out upon learning that she's half-demon. Until then, it has to remain her shameful secret, even to her best friends.

Demon leader Gwi-Ma

(Lee Byung-hun), having gotten nowhere for centuries by sending up occasional vicious demons to battle the hunters, takes a suggestion from long-suffering musician demon Jinu (Ahn Hyo-seop) to send up seemingly-benevolent Kpop boy band Saja Boys. The group, led by Jinu himself, is tasked with stealing fans away from Huntrix so Gwi-Ma can greedily feast on their souls. A professional rivalry ensues, eventually evolving into a battle for the universe.

The film is very much setting itself up as the first chapter in a long series. Future installments will no doubt flesh out the backstories of the members of Huntrix, especially Rumi and her half-demon heritage. Normally I'd complain about the film getting too cocky in assuming that there will be future installments, but its success is already established and it was probably a safe bet that a property with this wide-appealing subject matter was going to be a hit anyway.

How was my introduction to "KPop Demon Hunters"? Okay, I guess. The human vs demon action isn't par-



ticularly memorable, and while I know I'm going to get in trouble for saying this, I wasn't crazy about the songs. It's not unusual for a good KPop song to turn me into a zombie fan-boy before it's through the first chorus, but something, maybe the wordiness, kept these songs from having that effect on me. But I did like the personalities of the main characters and the way they played off each other and the Saja Boys. Plus there are some good visual gags courtesy of some of the animation team behind those inspired "Spi-

der-verse" movies. I don't like the property enough to stay with it if its success drops off, but as long as it stays successful, I'll enjoy its success.

Grade: B-

"KPop Demon Hunters" is rated PG for action/violence, scary images, thematic elements, some suggestive material and brief language. Its running time is 95 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'KPop Demon Hunters' Tops 'Weapons' with \$18 Million in Two Days

LOS ANGELES (CNS) - The animated musical "KPop Demon Hunters" is making big noise at the box office this weekend, grossing at least \$18 million in two days to lead all films in North America, according to reports Sunday.

The Sony Pictures film is being released to theaters -- on Saturday and Sunday only -- by Netflix, which is not officially releasing its box office figures, but multiple trade industry publications reported that it made \$9.6 million on Saturday and was expected to add about \$8.4 million Sunday.

"K-Pop Demon Hunters" is already available on the streaming service, but many fans are using the big-screen showings to sing along to the film's songs.

The horror film "Weapons" grossed \$15.6 million after spending its first two weeks in first place, Comscore reported.

"Freakier Friday" was next with \$9.2 million Friday through Sunday in its third weekend in theaters.

"Fantastic Four: First Steps" was fourth with \$5.9 million in its fifth week, followed by "The

Bad Guys 2," which made \$5.1 million in its fourth week.

"Nobody 2," the sequel to 2021's action hit starring Bob Odenkirk as a former assassin trying to fashion a new life as a suburban dad, was next with \$3.7 million in its second weekend.

Rounding out the official top 10 domestic releases were "Superman" (\$3.4 million), "Honey Don't!" (\$3 million), "The Naked Gun" (\$2.9 million), "Jurassic World Rebirth" (\$2.1 million) and "Relay" (\$1.9 million).

This weekend's overall three-day box office haul was estimated at \$60.1 million. The year-to-date total is \$5.88 billion -- up 5% from the figure at this time last year, according to Comscore.

Recreate the TACO TRUCK Experience at Home

There's no better treat than Mexican street fare, thanks to the complexity of its flavors and the freshness of its ingredients. And this summer, it's easier than ever to recreate the taco truck experience at home.

While the rich, slow-cooked flavors of Mexican cuisine can sometimes take hours to prepare, a new line of cooking and simmer sauces from Cholula can help you recreate these complex flavors without the time-consuming process. Bringing its signature balanced heat to 11 new products crafted with authentic Mexican flavor, convenience and versatility in mind, Cholula can help you go way beyond Taco Tuesdays to whip up a broader spectrum of Mexican cuisine in your own kitchen.

To get you started, Cholula is sharing this mouth-watering recipe for Quesabirria Tacos, a crave-worthy spin on classic birria. These cheesy, crispy tacos are filled with tender shredded beef made with Cholula Birria Cooking & Simmer Sauce, then fried until golden. Serve with warm consommé on the side for dipping for the ultimate flavor experience.

Ingredients:

- 3 pounds beef chuck roast, cut into 2-inch chunks
- 1 bottle Cholula Birria Cooking & Simmer Sauce
- 16 corn tortillas, warmed
- 4 cups shredded Monterey Jack cheese
- Chopped fresh cilantro
- Fresh lime wedges

Instructions:

1. Place beef and Cooking



Sauce in electric multifunction cooker. Close lid. Set valve to seal.

2. Cook on high pressure for 45 minutes. When done, quick-release the pressure. Open lid once pressure inside pot is completely released. (Follow manufacturer's safe operating instructions.)

3. Skim fat from surface of cooking liquid and reserve, transferring to shallow dish or pie plate. Transfer beef to large bowl and coarsely shred using two forks. Mix shredded beef with reserved cooking liquid as directed.

4. To assemble tacos, heat large non-stick skillet on medium heat. Dip one side of a 6-inch corn tortilla into pie plate with reserved fat to coat lightly. Place fat-side down in skillet. Sprinkle tortilla with 1/4 cup shredded Monterey Jack cheese and layer with about 1/4 cup of shredded beef. Cook just until cheese is melted. Sprinkle with cilantro, drizzle lightly with lime juice and fold tortilla in half to enclose filling. Cook just until browned on both sides. Repeat with remaining filling.

5. Serve with additional lime wedges and remaining sauce for dipping.

Craving a spicy, yet refreshing beverage to wash these delicious tacos down? Follow this Magonadas recipe from Cholula. From the icy, sweet mango, to the fresh lime juice and uniquely salty, sweet, tangy and spicy flavors of Cholula Chamoy Sauce, it's easy to see why this Mexican dessert is so popular.

Magonadas Ingredients:

- 16 ounces frozen mango chunks
- 2 cups mango nectar
- 1/4 cup fresh lime juice
- 1 cup ice cubes
- 2 tablespoons granulated sugar or agave nectar
- 1/2 cup Cholula Sweet & Spicy Chamoy Sauce, plus more to rim glasses
- Finely chopped fresh mango
- Lime wedges or wheels
- Tamarindo candy straws

Chili Lime Seasoning Ingredients:

- 2 tablespoons McCormick Chili Powder
- 2 teaspoons salt
- 1 tablespoon fresh lime juice



I love a good salmon. Tender, juicy, flaky, soft, and full of rich flavor. To take the umami up a couple of notches I decided to see how a sun-dried tomato crust would taste. And oh boy, it was yummy. The sweet tangy goodness of sun-dried tomatoes different kicked this recipe up a notch. And the bonus is it was incredibly easy and you can have this meal done within 20 minutes.

Feeds 4 - 6

Ingredients

- 2 pounds salmon
- 1 cup sun-dried tomatoes in olive oil



- 2 teaspoons granulated sugar

Instructions:

1. Place frozen mango, mango nectar, lime juice, ice and sugar in blender. Cover and blend on medium until smooth.
2. Mix all Chili Lime Seasoning ingredients in small bowl. Spoon about 2 tablespoons Chamoy on small shallow plate. Place sea-

Sun-dried Tomato Crusted Salmon

- 1 tbsp honey

To Make

Preheat oven to 425 degrees. Blend sun-dried tomatoes until mostly smooth. Line a baking sheet with foil and place salmon on top. Coat the top of the salmon with the blended sun-dried tomatoes. Drizzle the honey over the sun-dried tomatoes. Bake for 12 minutes or until the internal temperature is at least 125 degrees. Let rest for 5 minutes and serve! I paired this with jasmine rice and Brussels sprouts. ENJOY!

soning mixture on another small plate. Dip rims of 2 large beverage glasses into Chamoy, then into seasoning mixture to coat.

3. Fill glasses 1/3 of the way with Magonada mixture. Drizzle with some of the Chamoy. Repeat layers until glasses are full. To serve, top with chopped mango and garnish with lime wedges and Tamarindo candy straws. (StatePoint)

Back to the future: Will the Norco Prison Return to Its Glory Days as a Luxurious Hotel?

BY DEBORAH
BRENNAN, CalMatters

Before it became a prison, the California Correctional Facility in Norco was a luxury hotel, sanatorium and Navy hospital.

When it closes next year, Norco city leaders hope to restore it as an upscale resort again. But that plan faces complications that range from renovating the Art Deco architecture and remediating asbestos, to concerns about layoffs of correctional staff.

The prison is on track to close in 2026, after the California Department of Corrections and Rehabilitation announced this month that it's no longer needed because of the state's falling prison population. It will be the fifth to shut down during Newsom's administration, and its closure could save the state \$150 million.

Norco Councilmember Kevin Bash is the city's unofficial historian, and wrote about the facility's colorful past in his book "The Norconian Resort."

"People don't even know how magnificent this is," Bash said. "It literally could be the Mission Inn on a hill, looking over a lake, on hundreds of acres."

Rex Clark, who founded the city of Norco, built the Norconian after discovering hot water sulfur springs, which are believed to have therapeutic benefits. The resort debuted on Feb. 2, 1929 with a "star-studded grand opening" showcasing amenities including boating, an airfield, horseback riding, mineral baths, tennis, golf and swimming, according to the Lake Norconian Club



Foundation.

"He decided to build the greatest resort on the West Coast," Bash said. "Thousands of people showed up. It was a huge success. Unfortunately 1929 was not the best year to open a resort, because the Great Depression hit."

The resort closed, but during World War II the property gained a new purpose. On December 8, 1941, the day after the Pearl Harbor attack, the Norconian reopened as a Naval hospital.

"It then became the Pacific Theater hub for polio, tuberculosis, rheumatic fever, and a paraplegic center," Bash said.

Doctors from the Mayo Clinic joined Sister Elizabeth Kenny, an Australian nurse who pioneered polio treatments, to treat sick and wounded service members, Bash said. In 1947, a group of injured veterans established the sport of wheelchair basketball as a

team called "The Rolling Devils."

In the 1950s, part of the facility was converted for use as a missile laboratory, Bash said. A decade later it became a drug rehabilitation center, and in the 1980s it began housing inmates as a medium security prison.

After the prison closes there are various options to renovate the property, Bash said: "It could be a resort, hotel. It could be office buildings or townhouses."

Of course, that would take some work. Some of the World War II barracks were made from an asbestos compound called cemesto, which would require remediation.

Meanwhile, parts of the original facility have fallen into disrepair. Photos show water damaged halls, crumbled tiles and collapsing painted ceilings. The original Norconian Hotel is considered abandoned, Bash said, "which means

you allow this magnificent building to deteriorate from the inside out. It's demolition by neglect."

The California Department of Corrections and Rehabilitation did not respond to a request from CalMatters for details of its closure plans. Their website states that there are now 1,191 staff and about 2,766 people incarcerated at the institution, and it will shut down in fall, 2026.

Bash said he and other local officials want to get an inventory of the facility and its contents to preserve historic artifacts and fixtures. He's wary of a worst case scenario if the prison closes without plans for the next steps.

"What happens if the state just walks away and doesn't protect it?" Bash said. "It could become the largest graffiti haven, crime-infested, squatter-filled location in Riverside County."

For more than a decade the

Norco City Council has called for closing the prison, Bash said. But they've moderated that recently out of concern for the effects on its workers. Labor groups representing state employees who work there have denounced the closure, saying it would damage careers and the community, the Sacramento Bee reported.

"The people that work there are our friends," he said. "They are part of the community, we get along with them. Our position is tempered with the fact that we know so many of these people. That is why we're stepping back."

If it does shut down as planned, he said, Norco is ready to step in to help restore the property and seek investors to spruce it up.

"Overwhelmingly people want to reclaim the Norconian and bring it back to its glory days," he said. "They really want to have a resort."

Doctors Want Women to Know the Nuanced Reality of Hormone Therapy for Menopause

Menopause can usher in a host of disruptive symptoms like hot flashes, night sweats and sleep problems. Hormone therapy promises relief.

But many women wonder about taking it. That's because the treatment, subject of a recent expert panel convened by the Food and Drug Administration, has long been shrouded in uncertainty.

It was once used routinely. But in 2002, research testing one type was stopped early because of concerns about increased risks of breast cancer and blood clots. Concerns lingered even though later studies showed the benefits of today's hormone therapies outweigh the risks for many women.

"There is still a lot of confusion and a lot of fear," said Grayson Leverenz, a 50-year-old from Durham, North Carolina, who hesitated to take it but is glad she did.

Others increasingly are also giving hormone therapy a second look. But experts continue to disagree about how to present the treatment's pros and cons. The FDA-assembled panel stressed the benefits and suggested health warnings be removed from at least some versions — prompting dozens of experts to call for more input before making any changes.

Doctors say hormone therapy is a great option for many, but not all, menopausal women — and it's important to understand the nuanced reality of these treatments before deciding

what's best.

How hormone therapy works

It treats symptoms that can arise when menstruation winds down and ends, causing levels of estrogen and progesterone to drop very low.

One type is low-dose vaginal estrogen therapy. Because it's applied into the vagina, very little circulates in the blood and the risks are far lower. Doctors say it's a good option for women whose biggest complaint is vaginal dryness.

Whole-body therapy includes pills, patches, sprays, gels or a vaginal ring that deliver doses of hormones into the bloodstream at levels high enough to have significant effects on symptoms like hot flashes. Such systemic hormones include estrogens and progestogens.

Jennifer Zwink, a nurse in Castle Rock, Colorado, began using an estrogen patch more than a year ago and also has an IUD, which gives her progesterone. The treatment has relieved her hot flashes, improved her sleep and eased her joint pain and bloating.

"It's not like a 100% magic wand," she said. "But it definitely has made a significant difference."

The Menopause Society says hormone therapy can lower the risk of cardiovascular disease if started within 10 years of reaching menopause. It may also reduce the risk of Type 2 diabetes and maintain bone density for longer.

"They might have a drop in their bone density at age 60" instead of at age 50, said Dr. MargEva Morris Cole, an OB-GYN with Duke University.

Hormone therapy carries some risks

When Leverenz was first prescribed hormone therapy last year, she kept worrying about the risks she'd heard about — then finally decided: "I can't live like this anymore."

With a combination of three medications, her anxiety lifted, her sleep improved, her joint pain and hot flashes went away.

"I just feel like myself again," she said.

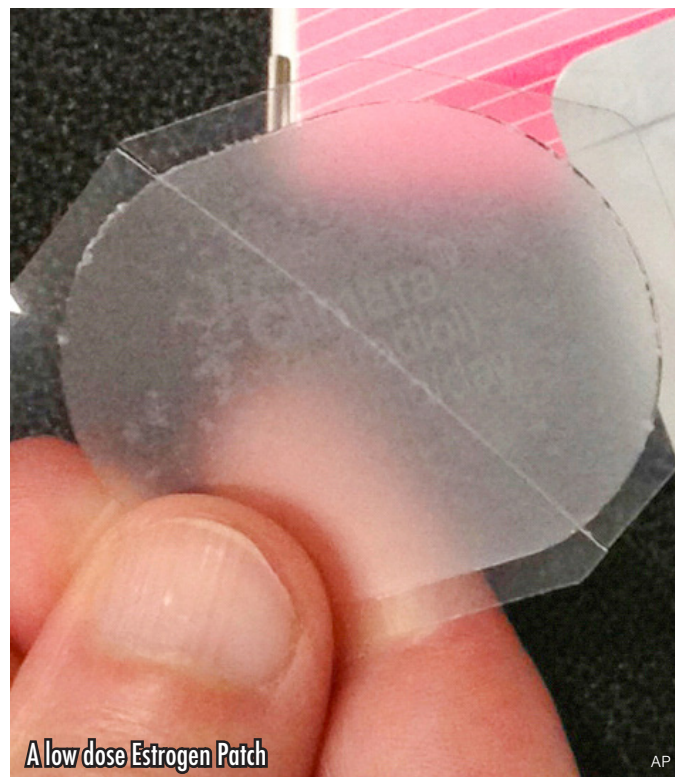
Doctors say many patients hesitate to try hormones, and they try to reassure them.

Women can use estrogen therapy for seven years — and estrogen-progestogen therapy for three to five years — before breast cancer risk goes up, according to the Menopause Society.

The group says both estrogen therapy and estrogen-progestogen therapy increase the risk of stroke, which goes away soon after stopping hormones. The risk of blood clots rises if you take hormones by mouth, but may be lower if you use a patch, gel or spray.

"A lot of these risks are small," said Dr. Nanette Santoro, an OB-GYN at the University of Colorado. "And they have to be weighed against the benefit of symptom relief."

Age, medical history and



A low dose Estrogen Patch

AP

how long women stay on the hormones are also considerations. Many women take them for around five years, and those who've had a stroke or certain other conditions may be advised against using them at all.

Debate on changing warnings on hormone medications

Doctors are divided over whether there should be changes in "black box" health warnings on some hormone treatments. All estrogen drugs still carry boxed warnings about the higher rates of stroke, blood clots and cognitive problems among women taking the medications.

Most of the physicians at the recent expert panel meeting convened by the FDA prescribe the hormones or are involved with a pharmaceutical industry campaign opposing the warning label. A letter signed by 76 doctors and researchers argues that "removing label warnings without adequate scientific assessment puts patients at risk," and asked the agency to hold an advisory committee meeting with a public hearing before making any changes.

In the meantime, doctors

urge people to be wary of misinformation, like false claims on social media posts that hormones will prevent dementia and ensure a healthy old age.

"We can't say that you are going to live a longer, healthier life because you took hormones," Duke's Cole said. "I don't want the pendulum to go so far that people feel that it is promising health for the next 30 to 40 years."

Alternatives to hormone therapy for menopause

Santoro pointed to a new non-hormonal medication called fezolinetant, marketed as Vioxx, for hot flashes and night sweats. The anti-epileptic medication gabapentin, in low doses, can also be used for hot flashes and a moisturizer can improve vaginal dryness.

Experts also say regular exercise and a healthy diet can help manage symptoms.

Santoro urged against the "wild proliferation" of supplements claiming to be menopause cure-alls.

"Everybody is in on the menopause gold rush," she said. "If it looks too good to be true, it probably is."

Riverside City Council OKs Development Agreement for Transformative Project

RIVERSIDE (CNS) - The Riverside City Council Tuesday unanimously approved a partnership with a development firm to master plan a community near the 60/91/215 interchange featuring athletic fields, park-centered housing, trails and other amenities.

The “exclusive negotiating agreement” with GCS Development of Riverside, part of a Delaware-based limited liability company, aims to promote rehabilitation of an abandoned property to create the future “Riverside Sports Complex & Entertainment District,” according to city officials.

“This project provides recreational opportunities that Riverside and our greater region have never had,” Mayor Patricia Lock Dawson said. “It will create a dynamic destination that will energize our local economy and make Riverside the premiere hub for sports and entertainment.”

Funding allocations for



the development have yet to be settled and will be part of ongoing council considerations as the project moves from conceptual stage to construction, officials said.

There was no estimate on how much time that may take.

GCS Development intends to center the Entertainment District at the site of the former AB Brown

Sports Complex, in the Northside borough, near the intersection of Main Street and Garner Road, north of the 60/91/215 interchange.

The grounds fell into disuse after 2018 but previously included an 18-field soccer facility utilized by the American Youth Soccer Organization.

As currently proposed, the Riverside Sports Complex & Entertainment District

would feature 1,100 residential units, 193,000 square feet of retail space, six soccer fields ringing a “central park,” a 108-room hotel overlooking a 5,000-seat stadium for rugby, football and lacrosse. There would additionally be a venue for indoor and outdoor festivals, as well as walking and jogging trails, along with bike paths.

It would be separate but complementary to the

Riverside Adventure Center, which is currently in the planning stage, officials said.

“The promise of pairing the Entertainment District with the Riverside Adventure Center represents a generational opportunity in the Northside area and the city,” Councilman Chuck Conder said. “We are honoring our rich sports history while launching Riverside into the future.”

Assembly

Continued from Page 1

The union activist has said previously he’s “fed up with Sacramento politicians” and

would cross the aisle to end “partisan games (and) get results.”

The 63rd Assembly District consists of Norco, West Corona, Temescal Valley,

Lake Elsinore, Menifee, Woodcrest, south and east Riverside, Mead Valley, Meadowbrook and several surrounding communities.

The special election was ne-

cessitated by President Donald Trump’s appointment of Essayli as U.S. attorney for the Central District of California.

Johnson topped the field of

five candidates, including American Independent Party write-in Maricar Payad, in the June 24 primary with 46.2% of the vote, but fell short of the majority needed to avoid a runoff.

Public Notices

TS No: 126141-CA APN: 326-231-003 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 6/27/2005, a certain Mortgage Deed of Trust was executed by PEDRO MAGANA AND VIRGINIA MAGANA, HUSBAND AND WIFE as trustor in favor of SEATTLE MORTGAGE COMPANY as beneficiary, and was recorded on 7/7/2005, as Instrument No. 2005-0542643, 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 2/27/2023, recorded on 3/6/2023, as instrument number 2023-0063648, 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 7/28/2025 is \$323,436.37; 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 9/10/2025 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 12 OF BLOCK G. OF PERRIS HEIGHTS ESTATES, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 72, 73, AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Commonly known as: 817 GERONIMO RD, PERRIS, CA 92570 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 \$329,258.01. 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 \$32,925.80. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$32,925.80 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 28, 2025 CLEAR RECON CORP Foreclosure Commissioner By: Hamsa Uchi Title: Foreclosure Supervisor 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

Schld:96618 AddId:32674 CustId:670

T.S. No.: 25-33456 A.P.N.: 335-256-014
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/4/2022. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Ezra Lee Craycraft, a widower Duly Appointed Trustee: Vylla Solutions, LLC Recorded 1/5/2022 as Instrument No. 2022-0006804 in book NA, page NA of Official Records in the office of the Recorder of Riverside County, California. Described as follows: As more fully described on said Deed of Trust. Date of Sale: 9/16/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$364,201.61 (Estimated) Street Address or other common designation of real property: 26409 ALLENTOWN DR

MENIFEE, CA 92586
A.P.N.: 335-256-014
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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. 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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 (949) 776-4697 or visit this Internet Web site https://prestigepostandpub.com, using the file number assigned to this case 25-33456. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 25-33456 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: 08/12/2025 Vylla Solutions, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (949) 776-4697 or https://prestigepostandpub.com/ for NONSALE information: 888-313-1969 LaTedran Franklin, Trustee Sale Specialist PPP#25-005562

Schld:96704 AddId:32710 CustId:2415

NOTICE OF FIRST AMENDED PETITION TO ADMINISTER ESTATE OF MARTHA B FISHER Case No. PRR12501132 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARTHA B FISHER. A FIRST AMENDED PETITION FOR PROBATE has been filed by EDDIE CARLOS FISHER in the Superior Court of California, County of Riverside. THE FIRST AMENDED PETITION FOR PROBATE requests that EDDIE CARLOS FISHER 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 9/3/2025 at 10:00am in Department 12 located at 4050 Main St, Riverside, CA 92501. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Eddie Carlos Fisher 7715 Willow Ave Riverside CA 92504 Phone: (442)-599-7914

Schld:96708 AddId:32711 CustId:2467

Order To Show Cause For Change of Name Case No. CVMV2503258 To All Interested Persons: Daniel Ernesto Ribera Gomez filed a petition with this court for a decree changing names as follows: 1 PRESENT NAME: Emma Mariel Ribera PROPOSED NAME: Emma Mariel Ribera Reynaga 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: 9/12/2025 Time: 8:00am Dept. MV2. The address of the court is SUPERIOR COURT OF CALIFORNIA County of Riverside, Moreno Valley Court 13800 Heacock Avenue D201 Moreno Valley, CA 92553 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Riverside Date: 7/25/2025 Jason B. Galkin Riverside Superior Court

Schld:96711 AddId:32712 CustId:1746

T.S. No.: 24-12856 Loan No.: *****7449 APN: 320-021-004 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/17/2021. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of

the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Ezra Lee Craycraft, a widower Duly Appointed Trustee: Vylla Solutions, LLC Recorded 1/5/2022 as Instrument No. 2022-0006804 in book NA, page NA of Official Records in the office of the Recorder of Riverside County, California. Described as follows: As more fully described on said Deed of Trust. Date of Sale: 9/16/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$364,201.61 (Estimated) Street Address or other common designation of real property: 26409 ALLENTOWN DR

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 9/3/2025 at 10:00am in Department 12 located at 4050 Main St, Riverside, CA 92501. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Eddie Carlos Fisher 7715 Willow Ave Riverside CA 92504 Phone: (442)-599-7914

Schld:96708 AddId:32711 CustId:2467

Order To Show Cause For Change of Name Case No. CVMV2503258 To All Interested Persons: Daniel Ernesto Ribera Gomez filed a petition with this court for a decree changing names as follows: 1 PRESENT NAME: Emma Mariel Ribera PROPOSED NAME: Emma Mariel Ribera Reynaga 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: 9/12/2025 Time: 8:00am Dept. MV2. The address of the court is SUPERIOR COURT OF CALIFORNIA County of Riverside, Moreno Valley Court 13800 Heacock Avenue D201 Moreno Valley, CA 92553 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Riverside Date: 7/25/2025 Jason B. Galkin Riverside Superior Court

Schld:96711 AddId:32712 CustId:1746

T.S. No.: 24-12856 Loan No.: *****7449 APN: 320-021-004 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/17/2021. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of

the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Ezra Lee Craycraft, a widower Duly Appointed Trustee: Vylla Solutions, LLC Recorded 1/5/2022 as Instrument No. 2022-0006804 in book NA, page NA of Official Records in the office of the Recorder of Riverside County, California. Described as follows: As more fully described on said Deed of Trust. Date of Sale: 9/16/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$364,201.61 (Estimated) Street Address or other common designation of real property: 26409 ALLENTOWN DR

the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Ezra Lee Craycraft, a widower Duly Appointed Trustee: Vylla Solutions, LLC Recorded 1/5/2022 as Instrument No. 2022-0006804 in book NA, page NA of Official Records in the office of the Recorder of Riverside County, California. Described as follows: As more fully described on said Deed of Trust. Date of Sale: 9/16/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$364,201.61 (Estimated) Street Address or other common designation of real property: 26409 ALLENTOWN DR

Schld:96618 AddId:32674 CustId:670

T.S. No.: 25-33456 A.P.N.: 335-256-014
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/4/2022. 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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of

the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Ezra Lee Craycraft, a widower Duly Appointed Trustee: Vylla Solutions, LLC Recorded 1/5/2022 as Instrument No. 2022-0006804 in book NA, page NA of Official Records in the office of the Recorder of Riverside County, California. Described as follows: As more fully described on said Deed of Trust. Date of Sale: 9/16/2025 at 9:00 AM Place of Sale: At the front entrance of the former Corona Police Department at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$364,201.61 (Estimated) Street Address or other common designation of real property: 26409 ALLENTOWN DR

Schld:96618 AddId:32674 CustId:670

the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: CYNTHIA JENKINS SMITH, AN UNMARRIED WOMAN Duly Appointed Trustee: Prestige Default Services, LLC Recorded 2/18/2021 as Instrument No. 2021-0106566 in book , page The subject Deed of Trust was modified by Loan Modification recorded on 09/15/2023 as Instrument No. 2023-0272941 of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 9/17/2025 at 1:00 PM Place of Sale: In the courtyard, of the Historic Corona Civic Center 815 W Sixth St, Corona, CA 92882 Amount of unpaid balance and other charges: \$412,613.44 Street Address or other common designation of real property: 2369 FIREBRAND AVENUE PERRIS, California 92571 A.P.N.: 320-021-004

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. 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. All checks payable to Prestige Default Services, LLC. 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) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 24-12856. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 24-12856 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: 8/11/2025 Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 849-427-2010
Sale Line: (800) 793-6107
Patricia Sanchez Foreclosure Manager
PPP#25-005497

Schld:96722 AdId:32716 CustId:2415

NOTICE OF PETITION TO ADMINISTER ESTATE OF IWONA WALTHER
Case No. PRR12502361

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

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

THE PETITION FOR PROBATE requests that Pawel Pastuszek 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 9/15/2025 at 8:30am in Department 08 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 Amboss SBN:134127
LAW OFFICE OF MONICA E. AMBOSS, APC.
40634 EASTWOOD LANE
PALM DESERT CA 92211
Phone: (760)-345-1494

Schld:96732 AdId:32719 CustId:2476

Title Order No. : 99100211 Trustee Sale No. : 88041 Loan No. : 399523281 APN : 300-050-015 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/6/2024 .
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 9/17/2025 at 9:00 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly

appointed Trustee under and pursuant to Deed of Trust Recorded on 6/12/2024 as Instrument No. 2024-0171114 in book N/A, page N/A of official records in the Office of the Recorder of Riverside County, California, executed by: KARL J. FREEMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY , as Trusdor SEE ATTACHED EXHIBIT "B" , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the front steps to the entrance of the former Corona Police Department located at 849 West Sixth Street, Corona, CA 92882, NOTICE OF TRUSTEE'S SALE -- continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCEL 4 OF PARCEL MAP NO. 7827, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILE IN BOOK 30, PAGE 9, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. TOGETHER WITH THOSE PORTIONS OF LETTERED LOTS "D" AND "E" OF SAID PARCEL MAP NO. 7827 AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO 88-17, RECORDED JANUARY 14, 1988 AS INSTRUMENT NO 10936 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF 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: 26985 EMERETT LANE 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, 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 trusts created by said Deed of Trust, towit: \$499,767.49 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 8/14/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that

information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88041. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88041 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or noncompliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. APN : 300-050-015 EXHIBIT "B" TANYA A. SACKS AS TRUSTEE OF THE TANYA SACKS TRUST DATED DECEMBER 4, 2020 AS TO AN UNDIVIDED 127,000/427,000 INTEREST AND THE LIGHTHOUSE II, LLC AS TO AN UNDIVIDED 113,000/427,000 INTEREST AND ANN NORTON AND DOUGLAS NORTON MARRIED WITH RIGHT OF SURVIVORSHIP AS TO AN UNDIVIDED 100,000/427,000 INTEREST AND IRAR TRUST FBO PETER C RIOPEL ACCT. #3600565 AS TO AN UNDIVIDED 87,000/427,000 INTEREST

Schld:96735 AdId:32720 CustId:670

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANKIE EUGENE SHOCKEY CASE NO. PRR12502356
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKIE EUGENE SHOCKEY.
A PETITION FOR PROBATE has been filed

by KEVIN SHOCKEY in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that KEVIN SHOCKEY 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: 10/01/25 at 8:30AM in Dept. 11 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner ROBERT CHRISTENSEN - SBN 320474 MUELLER CHRISTENSEN LLP 1304 EL PRADO AVE., SUITE F TORRANCE CA 90501 Telephone (213) 533-9736 BSC 227307 8/22, 8/29, 9/5/25 CNS-3958703# PERRIS PROGRESS

Schld:96738 AdId:32721 CustId:61

T.S. No. 135789-CA APN: 358-512-037 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/21/2021. 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 On 10/1/2025 at 1:00 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/22/2021 as Instrument No. 2021-0753270 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: JEREMY LUJAN CABLING AND VICTORIA CABLING, HUSBAND AND WIFE AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; In the courtyard, of the Historic Corona Civic Center, 815 W Sixth St, Corona, CA 92882 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL NO. 1 LOT 73 OF TRACT NO. 31390-2, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 436, AT PAGES 55 TO 66, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE

COUNTY RECORDER. EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PROPERTY. FURTHER EXCEPTING THE SOLE AND EXCLUSIVE RIGHT FROM THE TIME TO TIME TO DRILL AND MAINTAIN WELLS OR OTHER WORKS INTO OR THROUGH SAID PROPERTY AND THE ADJOINING STREETS, ROAD AND HIGHWAYS BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS, WATER, AND OTHER SUBSTANCES OF WHATEVER NATURE, INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS. THE RIGHTS HEREINABOVE EXCEPTED AND RESERVED DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE ANY RIGHT TO USE THE SURFACE OF THE PROPERTY OR THE FIRST 500 FEET BELOW THE SURFACE OF THE PROPERTY OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN. UNLESS HEREINAFTER SPECIFICALLY EXCEPTED AND RESERVED, ALL RIGHTS AND INTERESTS IN THE SURFACE OF THE PROPERTY ARE HEREBY CONVEYED TO GRANTEE. FURTHER EXCEPTING ANY AND ALL WATER RIGHTS OR INTERESTS THEREIN, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, NO MATTER HOW ACQUIRED AND OWNED OR USED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS IN CONNECTION WITH OR WITH RESPECT TO THE PROPERTY, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTEREST ON ANY OTHER PROPERTY, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS OR UPON THE UPPER THIRTY (30) FEET OF THE SUBSURFACE OF THE PROPERTY, AND ALSO WITHOUT ANY RIGHTS TO ENTER UPON THE SUBSURFACE THEREUNDER IN SUCH MANNER AS TO MATERIALLY IMPAIR THE SUPPORT OR STABILITY OF ANY STRUCTURES OR IMPROVEMENTS FROM THE TIME TO TIME LOCATED ON THE PROPERTY, AS RESERVED BY HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION IN THE CORPORATION GRANT DEED RECORDED OCTOBER 29, 1990 AS INSTRUMENT NO. 90-396657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ("OFFICIAL RECORDS"). FURTHER EXCEPTING THE FOLLOWING: A. ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND AND ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND. B. ANY AND ALL WATER, WATER RIGHTS OR INTERESTS THEREIN APPURTENANT OR RELATING TO THE LAND OR OWNED USED BY THE HOLDER OF SUCH RIGHTS OR

INTERESTS IN CONNECTION WITH OR WITH RESPECT TO THE LAND (NO MATTER HOW ACQUIRED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS), WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING APPROPRIATIVE, LITTORAL, PERCOLATING, PRESRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM OR IN THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY SUTTER MITLAND 01 LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DECLARANT") AND BROOKFIELD AMR?RG LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE GRANT DEED RECORDED DECEMBER 2, 2013 AS INSTRUMENT NO. 2013-0561643 OF OFFICIAL RECORDS. PARCEL NO. 2 NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE FOR ACCESS, INGRESS, EGRESS, DRAINAGE, ENCROACHMENT, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE COMMUNITY DECLARATION AND THE SUPPLEMENTAL COMMUNITY DECLARATION. PARCEL NO. 3 NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE FOR ACCESS, INGRESS AND STREET PURPOSES OVER LOTS A TO I, INCLUSIVE, OF TRACT NO. 31390- 2 TO THE EXTENT NECESSARY TO PROVIDE ACCESS TO THE LOT CONVEYED HEREBY, WHICH EASEMENTS SHALL AUTOMATICALLY TERMINATE AS TO ANY OF SUCH STREET LOTS UPON ACCEPTANCE OF THE OFFER OF DEDICATION THEREFOR BY THE CITY OF MENIFEE. MORE ACCURATELY DESCRIBED AS: PARCEL NO. 1 LOT 73 OF TRACT NO. 31390-2, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 436, AT PAGES 55 TO 66, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER. EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID PROPERTY. FURTHER EXCEPTING THE SOLE AND EXCLUSIVE RIGHT FROM THE TIME TO TIME TO DRILL AND MAINTAIN WELLS OR OTHER WORKS INTO OR THROUGH SAID PROPERTY AND THE ADJOINING STREETS, ROAD AND HIGHWAYS BELOW A DEPTH OF 500 FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS, WATER, AND OTHER SUBSTANCES OF WHATEVER NATURE, INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS. THE RIGHTS HEREINABOVE EXCEPTED AND RESERVED DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE ANY RIGHT TO USE THE SURFACE OF THE PROPERTY OR THE FIRST 500 FEET BELOW THE SURFACE OF THE PROPERTY OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN. UNLESS HEREINAFTER SPECIFICALLY EXCEPTED AND RESERVED, ALL RIGHTS AND INTERESTS IN THE SURFACE OF THE PROPERTY ARE HEREBY CONVEYED TO GRANTEE. FURTHER EXCEPTING ANY AND ALL WATER RIGHTS OR INTERESTS THEREIN, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, NO MATTER HOW ACQUIRED AND OWNED OR USED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS IN CONNECTION WITH OR WITH RESPECT TO THE PROPERTY, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTEREST ON ANY OTHER PROPERTY, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE,

LITTORAL, PERCOLATING, PRESRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE PROPERTY IN THE EXERCISE OF SUCH RIGHTS OR UPON THE UPPER THIRTY (30) FEET OF THE SUBSURFACE OF THE PROPERTY, AND ALSO WITHOUT ANY RIGHTS TO ENTER UPON THE SUBSURFACE THEREUNDER IN SUCH MANNER AS TO MATERIALLY IMPAIR THE SUPPORT OR STABILITY OF ANY STRUCTURES OR IMPROVEMENTS FROM THE TIME TO TIME LOCATED ON THE PROPERTY, AS RESERVED BY HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION IN THE CORPORATION GRANT DEED RECORDED OCTOBER 29, 1990 AS INSTRUMENT NO. 90-396657 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA ("OFFICIAL RECORDS"). FURTHER EXCEPTING THE FOLLOWING: A. ALL OIL, OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER THE LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND REMOVING THE SAME FROM SAID LAND AND ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND. B. ANY AND ALL WATER, WATER RIGHTS OR INTERESTS THEREIN APPURTENANT OR RELATING TO THE LAND OR OWNED USED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS IN CONNECTION WITH OR WITH RESPECT TO THE LAND (NO MATTER HOW ACQUIRED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS), WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING APPROPRIATIVE, LITTORAL, PERCOLATING, PRESRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE, AND STORE THE SAME FROM OR IN THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY THE HOLDER OF SUCH RIGHTS OR INTERESTS, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY SUTTER MITLAND 01 LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DECLARANT") AND BROOKFIELD AMR/RG LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THE GRANT DEED RECORDED DECEMBER 2, 2013 AS INSTRUMENT NO. 2013-0561643 OF OFFICIAL RECORDS. PARCEL NO. 2 NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE FOR ACCESS, INGRESS, EGRESS, DRAINAGE, ENCROACHMENT, AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE COMMUNITY DECLARATION AND THE SUPPLEMENTAL COMMUNITY DECLARATION. PARCEL NO. 3 NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE FOR ACCESS, INGRESS AND STREET PURPOSES OVER LOTS A TO I, INCLUSIVE, OF TRACT NO. 31390- 2 TO THE EXTENT NECESSARY TO PROVIDE ACCESS TO THE LOT CONVEYED HEREBY, WHICH EASEMENTS SHALL AUTOMATICALLY TERMINATE AS TO ANY OF SUCH STREET LOTS UPON ACCEPTANCE OF THE OFFER OF DEDICATION THEREFOR BY THE CITY

OF MENIFEE. The street address and other common designation, if any, of the real property described above is purported to be: 25927 PUEBLO CT, MENIFEE, CA 92584-7120 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$518,547.82 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www. clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 135789-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www. clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 135789-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio

South, Suite 225 San Diego, California 92108

Schld:96743 Adld:32723 Custld:670

Order To Show Cause For Change of Name Case No. CVME2509018
To All Interested Persons: Nettaé D. Lee filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME:
Nettaé D. Lee
PROPOSED NAME:
January Naté Bridge
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: 1/8/2026 Time: 8:00am Dept. M205.
The address of the court is Superior Court of California, County of Riverside Meniffee Justice Center
27401 Meniffee Center Drive, Meniffee, CA 92584. 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: 8/14/2025
Jason B. Galkin
Riverside Superior Court

Schld:96748 Adld:32725 Custld:2423

File No.: R-202509629
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. ANJ LOGICS
19856 HANSEN AVE, NUEVO, CA 92567
Riverside County
Full Name of Registrant:
1. JESSE PEREZ 19856 HANSEN AVE
NUEVO, CA 92567
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/JESSE PEREZ
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 8/4/2025.
PETER ALDANA

Schld:96777 Adld:32734 Custld:2054

NOTICE OF PETITION TO ADMINISTER ESTATE OF Dennis Earl Lunsford Case No. PRRI2502119
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Dennis Earl Lunsford.
A PETITION FOR PROBATE has been filed by J'aime MorgAine in the Superior Court of California, County of Riverside.
THE PETITION FOR PROBATE requests that J'aime MorgAine be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests

the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on 10/1/2025 at 8:30am in Department 8 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.

J'aime MorgAine
46251 Highway 60,
Salome AZ 85348
Phone: (928)-515-4333

Schld:96813 Adld:32745 Custld:2478

File No.: R-202510329
FICTITIOUS BUSINESS NAME STATEMENT
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. JAR JAR SOLUTIONS
4680 FAIDA PL, PERRIS, CA 92571
Riverside County
Full Name of Registrant:
1. BRIGHT EXTERIOR SERVICES LLC
4680 FAIDA PL PERRIS, CA 91571
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/JULIAN ALAN JARAMILLO
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 8/21/2025.
PETER ALDANA

Schld:96840 Adld:32753 Custld:2054

Phillip's Story: Childhood Cancer, Community Support and Health Care Without Boundaries

Editor's note: This profile was submitted by Kaiser Permanente and not independently reported. The uplifting and heroic journey of a local young man is a story we wish to share.

Every September, Childhood Cancer Awareness Month reminds us of the young warriors battling diseases we often associate with adulthood. For Sheena Escalante, that reminder is deeply personal. Her youngest son, Phillip, was just 9 years old when he was diagnosed with Hodgkin lymphoma — a cancer more common in teens and young adults.

Phillip was a typical kid in Corona. He loved baseball, superheroes and his family. When he came down with what seemed like the flu, Sheena thought it would pass. But as symptoms lingered, she trusted her instincts and took him to the doctor.

What followed was a whirlwind.

First, he was admitted to Kaiser Permanente Anaheim Medical Center where initial tests revealed serious complications including collapsed lungs and a large tumor wrapped around his heart and esophagus.

Given the complexity of his condition, he was quickly transferred to Kaiser Permanente Fontana Medical Center for further evaluation and a critical biopsy performed by Dr. Stanley Lau, pediatric surgeon, which confirmed Phillip's diagnosis of Hodgkin lymphoma.

"Phillip's case was one of the more complex I've seen — the tumor's size and location made every decision critical," said Dr. Lau. "Early diagnosis and our coordinated care approach were essential, and I'm proud to have been part of the team that helped set him on the path to recovery."

From there, Phillip's care journey became a powerful example of



Kaiser Permanente's integrated model — with specialists, nurses and other members of the care team across Anaheim, Fontana and Los Angeles working in sync to deliver seamless, continuous care.

"Everyone was amazing throughout the journey, especially the nurses. They comforted him, explained everything in a way he could understand and helped keep us calm," Sheena said.

At Anaheim Medical Center, pediatric oncologist Dr. Naveen Qureshi became a guiding light.

"Dr. Qureshi treated Phillip like her own child," Sheena said. "She sat with us for hours answering every question. I tell parents: Don't be afraid to ask a lot of questions. Find a doctor who connects with you. Dr. Qureshi was that for us."

"In pediatric oncology, we don't just treat the disease — we care for the whole child and their family," said Dr. Qureshi. "With Phillip and his family, it was about building trust, answering every question and making sure he never felt alone in this fight."

Phillip underwent intensive chemotherapy and radiation including a clinical trial. Despite the challenges, he rarely complained. When asked how he stayed strong, Phillip



said, "I know God has me."

"I was scared, but I always felt the support of my family and the doctors and nurses who cared for me. Knowing they believed in me helped me believe in myself," he added.

Outside the hospital, the community rallied. Friends, neighbors, nonprofits and Phillip's baseball team offered meals and support. Even the Corona Fire Department became extended family, providing emotional and financial help.

Shana Chappell lights candles at the Fallen 13 Memorial Garden in Norco during a ceremony observing the fourth anniversary of the Abbey Gate Terrorist bombing that took the lives of 13 American servicemen and women, including her son, Kareem Nikoui.



FOOTBALL			
HOME		00:00	GUEST
POSS			
Servite	14	Centennial (1-0)	42
Rancho Cucamonga	26	Murrieta Valley (1-0)	28
Roosevelt (0-1)	20	King (1-0)	22
Vista Murrieta (1-0)	47	Great Oak (0-1)	25
Cajon	27	Norco (1-0)	35
Chaparral (0-1)	33	San Juan Hills	38
Temecula Valley (1-0)	28	Liberty (0-1)	21
Newport Harbor	27	Murrieta Mesa (1-0)	33
Hillcrest	61	Corona (0-1)	15
Santiago (1-2)	31	Yucaipa	14
Heritage (0-1)	14	Elsinore (1-0)	60
Bloomington	30	Perris (1-0)	32
Southwest EC	0	Canyon Springs (1-0)	49
Lakeside (1-0)	31	Pomona	14
Citrus Hill (1-0)	35	Redlands	27
Eisenhower	0	Moreno Valley (1-0)	14
Orange Vista (0-1)	6	Apple Valley	20
Ramona	26	JW North (0-1)	0
Rancho Verde (0-1)	6	Corona del Mar	41
Temescal Canyon (1-0)	15	Paloma Valley (0-1)	14
Poly	14	Vista del Lago (1-0)	21
West Valley (0-1)	18	Valley View	29
San Jacinto (0-1)	14	Beaumont	51
Tahquitz (1-0)	31	Hemet	13

Today, Phillip is 16 — a survivor and an advocate. Alongside his mom, he's raising awareness about the urgent need for more pediatric cancer research. Despite being the leading cause of disease-related death in children under 20, only 4% of federal cancer research funding goes to pediatric cancers.

"I already knew Kaiser Permanente was great at taking care of my family's health," Sheena said. "But now I know just how incredible their cancer care really is. They saved my son's life."

For more information about cancer care and treatment, visit kp.org/cancer.