

The Perris Progress

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Friday, September 5, 2025

Since 1901

JUDGE RULES TRUMP ADMINISTRATION BROKE LAW IN DEPLOYING NATIONAL GUARD SOLDIERS TO CALIFORNIA



California National Guard are positioned at the Federal Building, June 10, 2025, in downtown Los Angeles.

By **OLGA R. RODRIGUEZ**
Associated Press

SAN FRANCISCO (AP) — A federal judge ruled Tuesday that President Donald Trump's administration "willfully" broke federal law by sending National Guard troops to the Los Angeles area in early June after days of protests over immigration raids.

In the 52-page ruling, U.S. District Judge Charles Breyer in San Francisco noted Trump and Defense Secretary Pete Hegseth have stated their intention to deploy National Guard troops to other cities across the country, including Oakland and San Francisco, and that raises concerns they are "creating a national police force with the President as its chief."

Breyer did not require the 300 remaining soldiers to leave but pointed out they received improper training and ordered the administration to stop using them

"to execute the laws." The order that applies only to California will take effect Sept. 12.

The White House indicated the government plans to appeal.

"Once again, a rogue judge is trying to usurp the authority of the Commander-in-Chief to protect American cities from violence and destruction," White House spokeswoman Anna Kelly said in a statement.

It was unclear if the order could set a precedent that could impact plans by Trump, who has discussed National Guard deployments in Democratic-led cities like Chicago, Baltimore and New York. Trump has already deployed the guard as part of his unprecedented law enforcement takeover targeting crime, immigration and homelessness in Washington, where he has direct legal control over the District of Columbia National Guard.

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Classic Cars Will Still Need a Smog Test in California After Lawmakers Reject Jay Leno Bill

By **BY RYAN SABALOW**,
CalMatters

Jay Leno's star power wasn't enough to persuade a California legislative committee to pass a measure to allow owners of classic cars like him to be exempted from the state's rigorous smog-check requirements.

The Assembly Appropriations Committee on Friday blocked Bakersfield Republican Sen. Shannon Grove's Senate Bill 712 from advancing for a full vote. Leno had testified in sup-

port of the measure in Sacramento earlier this year.

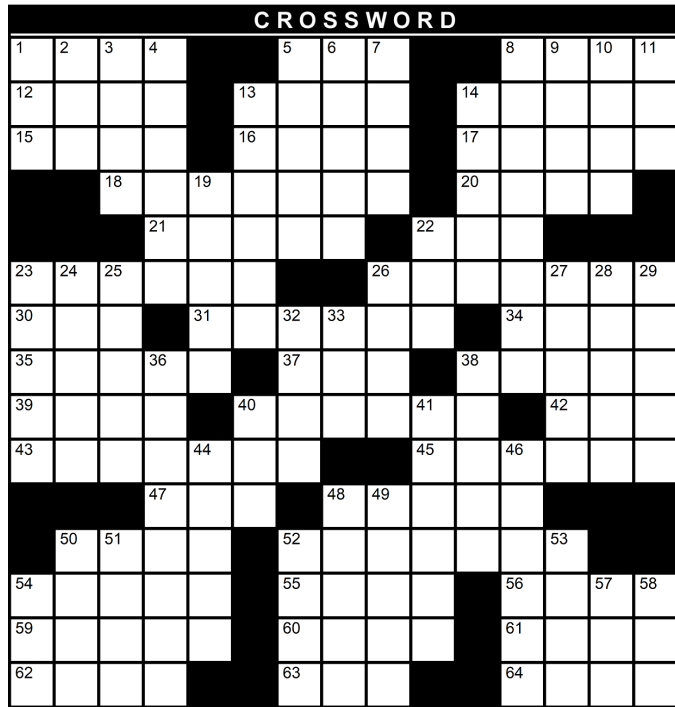
The committee's members and its powerful Democratic chairperson, Assemblymember Buffy Wicks of Oakland, did not provide a reason for killing the bill during Friday's hearing, which quickly and with little fanfare announced the fate of 260 other bills that had been placed on the committee's so-called "suspense file." Seventy other bills also were killed without explanation.

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Jesse Flores hangs on the bull while chute gate puller Bryce Wilcox (red shirt center) and Bullfighter Cole Bates (right) watch during action at the Norco Fair.

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THEME: FICTIONAL CANINES

ACROSS

1. *"Call of the Wild" dog
5. Lightning McQueen, e.g.
8. Island near Java
12. Popular hairdo in the 1960s and '70s
13. Governmental space agency, acr.
14. Meat in a casing
15. Larry Bird's target
16. Narrative poem
17. Richard Bachman to Stephen King
18. *Sherman's Mr. ____
20. Fence plank
21. Small jar
22. FedEx competitor
23. *Tabaqui of "The Jungle Book"
26. Most vital part
30. a.k.a. Home of the Brave
31. Bewilder
34. Y'all
35. Phonograph media
37. Williams sister's return
38. "Two mints in one" classic mints
39. Celt
40. Red carpet suit
42. Pirate's turf

43. Flag on a ship, pl.
45. Solar system model
47. Like a fiddle
48. Sweating room
50. Chesterfield, e.g.
52. *National Crime Prevention Council's mascot
54. "The Martian" (2015) actor Matt ____
55. Verbal exam
56. Half-man, half-goat
59. Deflect
60. Charge a tax
61. Division word
62. Darn a sock, e.g.
63. Bo Peep follower
64. Long, long time

DOWN

1. Scrooge's exclamation
2. E.T. transporter, e.g.
3. Photo editing option
4. 1/100th of a ruble
5. Mafia's top dogs
6. "All joking ____"
7. Risqu
8. *Target's mascot
9. "Si, mi chiamo Mimi" in La Boheme, e.g.
10. Law school test acronym
11. "____ a Wonderful

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Menifee Cop Accused of Sexual Assaults Back in Court

MURRIETA (CNS) - Due to changes in his defense team, arraignment was postponed Tuesday for a Menifee policeman accused of sexually assaulting two women, including a domestic violence victim, while on and off duty.

Juan Jose Pesina Jr., 32, of Murrieta was arrested last month following a two-week investigation by the Riverside County Sheriff's Department's Special Victims Unit.

Pesina is charged with forcible rape, felony sexual battery, attempted forcible sodomy, first-degree burglary, forced oral copulation,

attempted forced oral copulation and two counts of assault with intent to commit rape, as well as sentence-enhancing allegations of perpetrating sexual offenses during a burglary.

His formal arraignment had been set for Tuesday morning, but during the hearing, Superior Court Judge Judith Clark was informed of a change in defense counsel and other matters that prompted a postponement of the hearing to Sept. 29 at the Southwest Justice Center in Murrieta. The defense team also requested a bail review

conference on the same date.

Pesina is being held without bail hold at the Smith Correctional Facility in Banning.

He's on unpaid administrative leave from the Menifee Police Department.

The agency released a statement soon after his arrest, saying its Professional Standards Unit had received a complaint from a woman on July 22 alleging encounters with the lawman over two years earlier in which he had sexually abused her.

See Cop Page 4

Life"

13. Interstellar cloud
14. Flying stingers
19. Omani and Yemeni
22. Consume
23. TV Judy's title
24. Of the Orient
25. Lawyers' loads
26. Major European river
27. Relating to Scandinavia
28. Like a button, but more so
29. English homework
32. Swine and avian diseases

33. *Maid Marian of Disney's "Robin Hood" movie (1973)
36. *The Big Red Dog
38. ____ copia
40. Blast maker, acr.
41. Sullenly
44. James Dean's last movie (1956)
46. Basket-making fiber
48. Nut holder
49. Tequila source
50. "____ me a seat"
51. Damien's prediction
52. Lawn pest
53. *Rubeus Hagrid's

- faithful boarhound
54. Beaver's edifice
57. Beehive State native
58. Us, in Mexico

SOLUTION TO THIS WEEKS PUZZLE



California Supreme Court Decisions Could Impact Decades of Gang-Related Sentencing Enhancements

**JOE GARCIA and
NIGEL DUARA/
CalMatters CalMatters**

The California Supreme Court handed down two decisions last week that could impact decades of sentencing for gang-related offenses and allow thousands of people to petition courts to reexamine their cases.

Both rulings turned on a 2021 law that raised the standard of evidence for proving that someone broke a law as part of “criminal street gang activity.” In different ways, the Supreme Court chose to apply the new standard to past convictions.

One decision took an incarcerated person off Death Row; the other sided with two incarcerated people who contested past “strikes” on their records that set them on course for lengthy sentences.

It’s uncertain how far-reaching the two rulings will be. Both of them came in split decisions, reflecting disagreements about how to apply the 2021 law retroactively.

In one case, a 4-3 majority determined that prior gang-related charges did not hold up under new legal standards and thus could not be used as strikes.

Larry Fletcher and Eric Anthony Taylor Jr. argued that 2015 gang enhancement convictions could not be applied as “strikes” toward a three-strikes sentence for a 2020 attempted murder, as their convictions were still under appeal when the 2021 law went into effect.



The Earl Warren Building, headquarters of the Supreme Court of California and part of the Ronald M. George State Office Complex.

The California Supreme Court ultimately agreed and vacated the 2015 prior convictions as gang-related and therefore offenses that no longer counted as a “strike” — remanding the trial court to potentially retry them under the new law’s redefined elements of gang offenses and enhancements.

It remains unclear exactly how far the Fletcher and Taylor decision will set precedent for other individuals looking to reverse life sentences under the “three strikes” law.

Chief Justice Patricia Guerrero dissented from the decision. She warned that applying the gang enhancement law to past strikes would set a legal standard that would be “virtually impossible to meet.”

She admonished her fellow justices for invoking “the authority to change the Three Strikes law under the guise of interpreting it.”

Overturning a death sentence

A second case, ruled on Thursday, upended a defendant’s death sentence and remanded his case back to trial court.

The case was decided 5-2, upholding Jason Aguirre’s 2009 murder and attempted murder convictions, but sending it back to trial court in Orange County for what the court described as “further proceedings.” Both the majority and dissenting opinions said they would have reversed the defendant’s gang enhancements.

Aguirre was a late-20s white man who prosecutors allege hung out with a Vietnamese youth gang called the Dragon Family Junior in Orange County.

One night in 2003, he and a few younger accomplices chased a group of people from a restaurant to a cul-de-sac where members of the group crashed their car. Aguirre shot three of them, and one, 13-year-old Minh Tran, died.

At trial, a detective testified that Aguirre shot three people for the reputational benefit of the gang. At the time, that was a valid reason for a prosecutor to pursue gang enhancements to a defendant’s sentence.

But the 2021 law changed that. Now, the law says that gang enhancements have

to show that any benefit the gang received from criminal activity has to be “more than reputational.”

“Understandably, given when the trial below took place, defendant’s jury was not given instructions that track the revised language of (the 2021 law),” Guerrero wrote in the majority opinion.

“With the relevant aspects of Assembly Bill 333 (the 2021 law) applying retroactively, this disconnect with the law as it has since been amended constitutes error affecting defendant’s conviction for active participation in a criminal street gang.”

Gang enhancements in tough-on-crime era

Gang enhancements and so-called three-strike sentences date back decades, to when California’s crime numbers were peaking in the late 1980s and early 1990s.

State legislators in 1988 enacted the Street Terrorism Enforcement and Prevention (STEP) Act in response to rising gang crime and violence, notably most visible in Los Angeles neighborhoods.

Participation or association with an alleged gang or gang members became highly subjective criminal acts that added sentencing enhancements for felonies committed “to benefit a criminal street gang.”

Then, during the era of the so-called “super predator,” voters in 2000 approved Proposition 21, which expanded the provisions of the STEP Act and increased

mandatory sentencing for gang-related crimes.

Over the next two decades, local prosecutors in California pursued allegations of criminal street gang activity for both violent and nonviolent felony charges.

Critics, activists and reform advocates argued that gang allegations and gang enhancements disproportionately and unfairly targeted defendants from minority and low-income communities — and that low thresholds of evidence led to prejudiced juries, resulting in disproportionately severe sentences, primarily for people of color.

In 2021, the STEP Forward Act — legislation authored by then-Assembly member Sydney Kamlager-Dove of Los Angeles — attempted to address the inequities and excessive punitive impact of the original STEP Act and its amendments. The STEP Forward Act is the law at the center of the two new California Supreme Court rulings.

It substantially changed the criteria by which convicted felonies could be categorized as gang-related or established as a “pattern” of gang activity, and further required courts to honor a defense request for separate proceedings to determine such gang allegations.

“Current gang enhancement statutes criminalize entire neighborhoods historically impacted by poverty, racial inequality, and mass incarceration as they punish people based on their cultural identity, who they know, and where they live,” the bill stated.

Palm Springs Police Chief Urges Caution Around Bighorn Sheep

PALM SPRINGS (CNS) - Police Chief Andrew Mills Wednesday urged residents to avoid approaching bighorn sheep that may wander into Palm Springs during mating season.

The police department released a video on social media Wednesday featuring Mills and animal control officers Jeanette Guzman and Stephanie Anderson, who discussed the risks of approaching the animals.

Anderson said

Bighorn Institute

that from late summer through winter, the herd often roams into the city in search of food and water. While the sheep generally will not harm people unless provoked, officers warned residents to keep their distance.

"These protected animals are a vital part of our desert ecosystem, and keeping a safe distance helps ensure their health and survival," the department said.

More information about the Bighorn sheep can be found at bighorninstitute.org. The Palm Springs PD video can be seen here: <https://instagram.com/reel/DOJmquygbZH/>



Palm Springs Aerial Tramway to Close Next Week for Annual Maintenance

PALM SPRINGS (CNS) - Officials announced Tuesday that the Palm Springs Aerial Tramway will close next week for its annual preventative maintenance, with service scheduled to resume in mid-October.

The tramway will shut down Sept. 8 through Oct. 12, with the last day of operations set for Sept. 7. It is scheduled to reopen at 10 a.m. Oct. 13, according to tramway officials.

"During this year's shutdown, we will be rebuilding the carriage on cabin

one, which supports the cabin as it rides on the track ropes, and replacing the counter haul rope," Chris Bartsch, vice president of Tramway systems, said in a statement. "Our Switzerland-based technicians will be performing annual service to the controls system. Annual state-permit testing will also be conducted."

General Manager Nancy Nichols said the closure allows the team to complete complex projects that cannot be performed during normal operations



Sunnylands Center & Gardens to Open Tree Photo Exhibit Next Week

RANCHO MIRAGE (CNS) - Sunnylands Center and Gardens will open a photography exhibit next week highlighting the estate's curated trees.

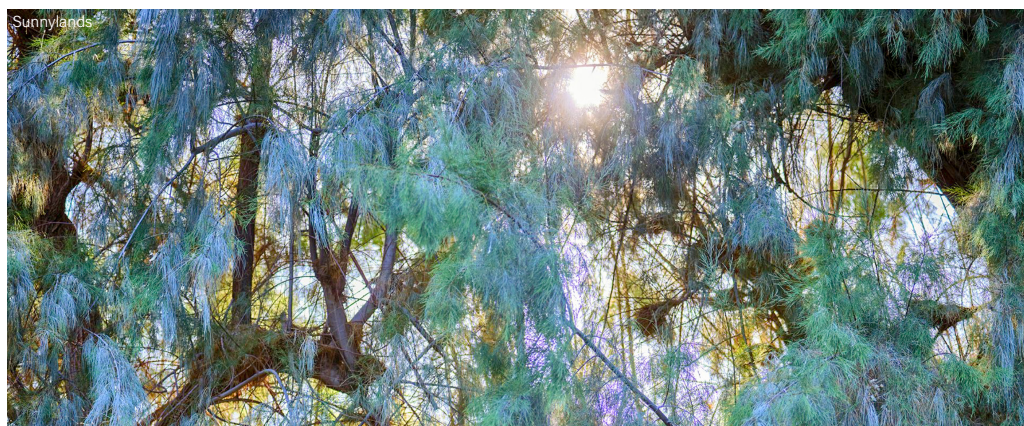
The exhibit, "Curating Canopy: Trees at Sunnylands," will run Sept. 10 through June 6, 2027, at 37977 Bob Hope Drive. Admission is free from 8:30 a.m. to 4 p.m. Wednesday through Sunday.

"This exhibition invites you to see trees as more than landscape features. Here, they are art -- each with its own sculptural form and seasonal expression," Gardens Director

Michaelleen Gallagher said in a statement. "They are gifts -- given by friends, by past caretakers, by those who envisioned a future of shade, growth and beauty."

The trees date back to the mid-1960s, when Sunnylands founders Walter and Leonore Annenberg and their landscape architects transformed the 200-acre site from desert into lush gardens, organizers said.

Photographer David Loftus captured species such as Jacaranda, Virginia Live Oak and Crepe Myrtle in floor-to-ceiling images featured in the exhibit.



Cop

Continued from Page 2

"A preliminary internal investigation was immediately conducted," Menifee police Sgt. Raul Perez said. "In order to ensure a fair, thorough and impartial investigation, the department requested an independent criminal investigation by the Riverside County Sheriff's Department."

Sheriff's Sgt. Jim Peters said MPD Internal Affairs detectives informed the Special Victims Unit that "Pesina was accused of sexually assaulting a victim during an on-duty investigation."

"During the course of our investigation, additional victims were identified in incidents that had occurred between 2023 and 2024," Peters said. "Investigators determined Pesina encountered these victims while on duty and off duty."

According to the criminal complaint, the victims, identified only as "C.R." and "J.H.," were allegedly assaulted in February 2023 and January 2024.

J.H. was Pesina's first alleged target. The defendant allegedly accessed her property illegally and perpetrated multiple sexual offenses over an unspecified period, according

to the prosecution.

C.R. was allegedly victimized 11 months later, suffering similar abuse, the complaint said.

The document didn't specify which person, but it alleged that "after returning the victim of domestic violence to her home ... the defendant entered her home and forcibly sexually assaulted her."

The police department did not disclose when Pesina was hired, or in specifically what capacities he had worked, other than patrol.

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

FRIDAY, September 5, 2025

Today in History:

Today is the 248th day of 2025.
There are 117 days left in the year.

By Associated Press

Today in History

Today is Friday, Sept. 5, the 248th day of 2025. There are 117 days left in the year.

Today in history:

On Sept. 5, 1774, the first Continental Congress assembled in Philadelphia.

Also on this date:

In 1836, Sam Houston won the first presidential election in the newly established Republic of Texas.

In 1905, the Treaty of Portsmouth was signed, ending the Russo-Japanese war; for his efforts in mediating the peace negotiations, U.S. President

Theodore Roosevelt was awarded the Noble Peace Prize the following year.

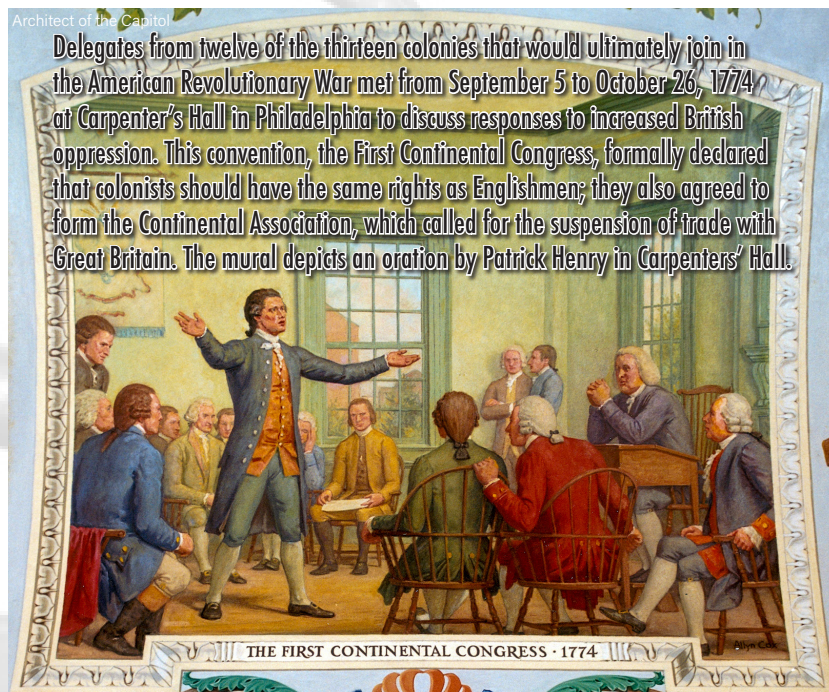
In 1957, Jack Kerouac's novel "On the Road" was published.

In 1960, Muhammad Ali (as Cassius Clay) won the gold medal in the light heavyweight boxing division at the Olympic Games in Rome.

1972, Palestinian militants attacked the Israeli Olympic delegation at the Munich Games, killing two and taking nine others hostage; five of the militants, a German police officer and all nine hostages were killed in the following 24 hours.

In 1975, President Gerald R. Ford survived an assassination attempt by Lynette "Squeaky" Fromme, a disciple of Charles Manson, in Sacramento, California.

In 1986, four hijackers who had seized a Pan Am jumbo jet on the ground in Karachi, Pakistan, opened fire on the jet's passengers; a total of 20



passengers and crew members were killed before Pakistani commandos stormed the jetliner.

In 1991, the 35th annual Naval Aviation Symposium held by the Tailhook Association opened in Las

Vegas; during the four-day gathering, there were reports that as many as 90 people, most of them women, were sexually assaulted or otherwise harassed. (The episode triggered the resignation of Navy Secretary Henry L. Garrett III.)

Guard

Continued from Page 1

Judge says administration is violating the law

Breyer said in his ruling that the Trump administration used troops for functions that were barred by their own training materials, refused to "meaningfully coordinate with state and local officials" and "coached" federal law enforcement agencies on the language to use when requesting the Guard's assistance.

He said the government knew "they were ordering troops to execute domestic law beyond their usual authority" in using "armed soldiers (whose identity was often obscured by protective armor) and military vehicles to set up protective perimeters and traffic blockades, engage in crowd control, and otherwise demonstrate a military presence in and around Los Angeles."

Breyer barred troops from such actions, including mak-

ing arrests, searches, acting as informants and collecting evidence

Ruling follows California lawsuit

California sued over the deployment of troops, saying it violates the Posse Comitatus Act, a 1878 law that prohibits its military enforcement of domestic laws. Lawyers for the Trump administration argued the Posse Comitatus Act doesn't apply because the troops were protecting federal officers, not enforcing laws, and that the president had the authority to call on the troops. Trump federalized members of the California National Guard under section 12406 of Title 10, which allows the president to call the guard into federal service when the country "is invaded," when "there is a rebellion or danger of a rebellion against the authority of the Government," or when the president is otherwise unable "to execute the laws of the United States."

The deployment appeared to be the first time in decades that a state's national

guard was activated without a request from its governor, a significant escalation against those who have sought to hinder the administration's mass deportation efforts.

Thousands of protesters took to the streets in response, blocking off a major freeway and setting self-driving cars on fire as law enforcement used tear gas, rubber bullets and flash bangs to control the crowd.

Democratic Gov. Gavin Newsom said in a statement the court sided with democracy. "No president is a king — not even Trump — and no president can trample a state's power to protect its people," he said.

Trump administration has talked of more deployments

Trump has pushed the bounds of typical military activity on domestic soil, including through the creation of militarized zones along the U.S.-Mexico border.

Asked by reporters Tuesday in the Oval Office about send-

ing National Guard troops to Chicago, Trump said, "We're going in," but added, "I didn't say when."

"I have an obligation," the president added. "This isn't a political thing."

Democratic Illinois Gov. JB Pritzker and Chicago Mayor Brandon Johnson have pushed back, saying crime has fallen in Chicago. They are planning to sue if Trump moves forward with the plan.

Ret. Army Lt. Col. Daniel Maurer, an associate professor at Ohio Northern University College of Law, said presidents have federalized the National Guard to address widespread unrest and to desegregate schools but the Trump administration's example is "certainly the most aggressive use of the military domestically when the facts to support them are extremely weak."

He said the ruling could give a roadmap to other states.

Troops joined federal law enforcement in Southern

California

Roughly 4,000 National Guard soldiers and 700 Marines were deployed to Los Angeles before all but 300 soldiers were withdrawn.

The soldiers marched at MacArthur Park in downtown Los Angeles, which was intended as a show of force. They also accompanied federal immigration officers on raids at two state-licensed marijuana nurseries in Ventura County, Army Maj. Gen. Scott Sherman testified.

Sherman, who initially commanded the troops, testified during the second day of the trial that he raised concerns the deployment could violate the Posse Comitatus Act.

He said soldiers were given materials that included a list of activities prohibited by the act.

Sherman said he was told by his superiors that there was a "constitutional exception" that permitted such activities when the troops are protecting federal property or personnel.



OpenAI and Meta Say They're Fixing AI Chatbots Following OC Teen's Suicide

Family Attorney Calls Announcements "Vague Promises"

By MATT O'BRIEN AP
Technology Writer

Artificial intelligence chatbot makers OpenAI and Meta say they are adjusting how their chatbots respond to teenagers asking questions about suicide or showing signs of mental and emotional distress.

OpenAI, maker of ChatGPT, said Tuesday it is preparing to roll out new controls enabling parents to link their accounts to their teen's account.

Parents can choose which features to disable and "receive notifications when the system detects their teen is in a moment of acute distress," according to a company blog post that says the changes will go into effect this fall.

Regardless of a user's age, the company says its chatbots will attempt to redirect the most distressing conversations to more capable AI

models that can provide a better response.

EDITOR'S NOTE —
This story includes discussion of suicide. If you or someone you know needs help, the national suicide and crisis lifeline in the U.S. is available by calling or texting 988.

The announcement comes a week after the parents of 16-year-old Adam Raine sued OpenAI and its CEO Sam Altman, alleging that ChatGPT coached the California boy in planning and taking his own life earlier this year.

Jay Edelson, the family's attorney, on Tuesday described the OpenAI announcement as "vague promises to do better" and "nothing more than OpenAI's crisis management team trying to change the subject."

Altman "should either unequivocally say that he be-

lieves ChatGPT is safe or immediately pull it from the market," Edelson said.

Meta, the parent company of Instagram, Facebook and WhatsApp, also said it is now blocking its chatbots from talking with teens about self-harm, suicide, disordered eating and inappropriate romantic conversations, and instead directs them to expert resources. Meta already offers parental controls on teen accounts.

A study published last week in the medical journal *Psychiatric Services* found inconsistencies in how three popular artificial intelligence chatbots responded to queries about suicide.

The study by researchers at the RAND Corporation found a need for "further refinement" in ChatGPT, Google's Gemini and Anthropic's Claude. The researchers did not study Meta's chatbots.

See AI Suicide Page 16

culture and the enthusiasts who were relying on this measure to pass."

"Sadly, today California said 'no' to helping preserve these rolling pieces of history and let down classic car clubs across the state from lowriders, to hot rods and every American classic in between," she said in a statement.

The proposal, which Grove dubbed "Leno's Law" after the former late-night talk show host and comedian, would have exempted owners of classic cars manufactured before 1981 from having to pay to have them emissions tested every two years at a certified auto shop. Classic cars also would have been exempted from passing smog tests at the time of purchase.

The exemptions would have only applied to vehicles with special "historical vehicle" license plates and would have needed to be insured as a "collector motor vehicle."

Jay Leno testified this spring

Leno, the owner of nearly 200 classic cars, told the Senate Transportation Committee in April that smogging a classic car built before modern emissions standards is a major barrier to owning one in California.

With a modern car, it's "plug in, get your money — boom — get out. It's very quick to get a smog check with a modern car," Leno said. "It's not impossible in an older car, but it's tricky. It takes time and often causes charges four, five, six times more than a regular car." Leno said classic car owners struggle to even find a shop with the equipment needed to test them.

Before Friday, the bill, which had 19 Republican and four Democratic coau-

thors, had passed the full Senate and its only other Assembly committee with only a handful of progressive Democratic lawmakers voting against it.

Supporters included a host of California car clubs and the California Automotive Wholesalers' Association. But clean air and environmental groups as well as the Bay Area Air Quality Management District and California Air Pollution Control Officers Association opposed it, according to the CalMatters Digital Democracy database.

State regulators also warned the measure could cost the Bureau of Automotive Repair, which oversees the state's smog testing program, and the Department of Motor Vehicles hundreds of thousands of dollars each year. Officials cited concerns it would reduce revenue from smog check and vehicle license fees.

It also could have potentially cost the California Air Resources Board \$1.2 million to hire new staff to collect updated data for air quality models and to revise California's federally required pollution-reduction plans, according to the appropriations committee's analysis.

Wicks, in her introductory remarks at the start of Friday's hearing, said the state needed to rein in costs.

"Obviously, we have an enormous amount of budget constraints still," Wicks said. "We have to ensure that we are serving our most vulnerable folks in our communities and making sure that we are doing everything we can to put our best foot forward for a strong social safety net."

CalMatters politics reporter Yue Stella Yu contributed to this story.

Cars

Continued from Page 1

The Senate and Assembly's appropriations committees, which both met Friday and rejected hundreds of bills, are supposed to be the gatekeepers for bills proposing to spend taxpayer money. But the committees' suspense files are where hun-

dreds of politically touchy bills die quietly each year with only a few insiders knowing the real reasons.

State officials did, however, warn the committee that the proposal could potentially cost the state money, and the state's influential environmental organizations opposed it.

Asked why the committee killed the measure, Wicks told reporters after the hearing, "I'll have to go back and look. I can't remember."

Grove said she was "deeply disappointed that once again, the California state Legislature did not prioritize California's classic car

In a Pickle

Turn Your Garden Harvest Into a Peck of Pickled Peppers. Or Cukes. Even Watermelon Rinds

By JESSICA DAMIANO
Associated Press

It's September, and I still haven't harvested a single red tomato. The beets are still grape-size and, so far, my four plants have produced only two zucchini. But the green beans? They're suddenly coming in faster than I can eat them.

I've blanched and frozen several bags for fall and winter, and, in the interest of variety, have just pickled a batch.

As a lifelong gardener, I'm no longer surprised by annual harvest fluctuations. A few years back, my plants yielded a single bean, which

I comically steamed, salted and cut four ways to split with my family. It was delicious, but not worthy of pickling, unfortunately.

This year, however, my tomato deficiency is offset by an embarrassment of bean riches.

Since I don't have the patience for pressure canning, I do all my pickling the quick-and-easy way -- in the refrigerator. (Besides pickling, I preserve most of my herbs and vegetables by drying or freezing them.)

How to pickle your harvest

The easiest way to do this

is to reuse the brining liquid from a just-finished jar of purchased pickles. I simply wash and pat-dry the beans, then place them in the pickle "juice" and return the jar to the refrigerator.

With this shortcut, you'll be enjoying tasty pickled green beans in just 24 hours, and they'll remain crispy for up to a month. You can even use the brine one more time to make a second batch.

There are plenty of other uses for the tasty liquid, too, such as in pickle martinis, but I digress.

If you don't have leftover brine, it's easy to make your own: Boil 1 1/2 cups



Freshly picked green beans in a jar of reused pickle brine on Long Island, N.Y.

each of water and distilled white vinegar with 1 1/2 tablespoons of kosher salt and 1 tablespoon of pickling spices in a nonreactive pot (stainless steel is best). Sugar is optional; I don't use it, but feel free to include some if you like sweeter pickles. Turn off the heat when the salt and sugar, if using, are fully dissolved.

Next, add 5-10 sprigs of dill,

3-4 crushed garlic cloves and a pinch of red pepper (if desired) to a clean, sterilized, quart-sized Mason jar.

Pack the jar tightly with the whole, trimmed beans, then pour in the vinegar solution, leaving 1 inch of headspace at the top of the jar. Allow it to cool at room temperature before covering and refrigerating.

Fresh-made brine can be reused twice, for a total of three batches.

Cucumbers and beyond!

Of course, if you're a purist, these methods can also be used to make refrigerator-pickled cucumbers: Slice cucumbers into wedges or quarter-inch rounds, or use whole pickling cucumbers, such as kirbys, and pro-

See Pickle Page 16

Public Notices

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
LaTdran Franklin, Trustee Sale Specialist
PPP25-005562

SchId:96705 AdId:32710 CustId:2415

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

SchId:96712 AdId: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. 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

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"Caught Stealing"

By Bob Garver

"Caught Stealing" is one of those twisty crime thrillers where it seems like the filmmakers cast as many interesting names as they could and then wrote the movie around using them all. For example, at no point did I feel it was necessary for the film to feature Matt Smith as a character with a 60's U.K. punk rock aesthetic in this film set in New York in 1998 (itself an inexplicable choice). All the film needed was a neighbor character who's mixed up with some bad people. But the movie got Smith for the role, and somebody, possibly Smith himself, wanted to see the character played with the crazy getup. The result is a character that is a scene-stealer to be sure, but is the story really helped by all his quirkiness? I don't think so. If anything, he's a distraction from the main character, whose journey is supposed to be the focus. Though maybe it's for the best, because I wasn't digging the main character and was welcoming all distractions.

Austin Butler stars as

Hank Thompson, a disgraced former baseball prodigy barely scraping by as a bartender, and an alcoholic one at that. The one good thing in his life is his way-out-of-his-league girlfriend Yvonne (Zoë Kravitz). She's almost ready to start taking the relationship more seriously, which he wants, but first she needs him to start taking himself more seriously, which he isn't ready to do. Subconsciously, he'd rather just spend all his time moping around and thinking about how his life would have been better if he hadn't crashed his car while drunk, thus ending his baseball career.

Hank's neighbor Russ (the aforementioned Smith character) hurriedly puts him in charge of his cat Buddy while he leaves town for a few days. Hank's proximity to the shady Russ gets him into trouble with some Russian gangsters (Yuri Kolokolnikov and Nikita Kukulshkin), which also leads to trouble with a Puerto Rican gangster (Benito Martínez Ocasio aka rapper Bad Bunny), and eventually a pair of really dangerous Hasidic

gangsters (Liev Schreiber and Vincent D'Onofrio). Hank tries with increasing desperation to stay out of trouble with all five gangsters, and at least he can expect some help from hardboiled detective Elise Roman (Regina King). But running from his problems hasn't worked out for Hank in the past, is it a good idea here, even though for once his predicament isn't his fault?

There's a good idea for a character arc here with Hank needing to learn to take responsibility for mistakes he's made in both the recent and distant past. But it was just too hard for me to respect the character after his incredibly stupid decision to go on an alcohol bender the night after losing a kidney, thanks to the Russians. I can understand straying from doctors' orders to a degree, I'm not exactly an angel myself in that department, and I know every movie hero isn't going to be strictly by-the-book. But for the character to make a decision that stupid that quickly, sorry, I was done rooting for him. Which was a shame, because the movie is with-



out the delightful Kravitz for a long stretch, leaving the film without a likeable protagonist.

I'm giving "Caught Stealing" the mildest of recommendations, because the jokes are just funny enough, the action and suspense just exciting enough, and the over-achieving cast just interesting enough for me to praise among an near-equal list of complaints. It's hard to believe a movie this middling came from usually-ambitious director Darren Aronofsky. Since this movie likes its baseball metaphors, I'll say

that I associate Aronofsky with spectacular hits ("Requiem for a Dream," "The Wrestler," "Black Swan") and the occasional spectacular strikeout ("Noah"), but "Caught Stealing" is an unimpressive single – avoiding an "out," but just barely.

Grade: B-

"Caught Stealing" is rated R for strong violent content, pervasive language, some sexuality/nudity and brief drug use. Its running time is 107 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Weapons' Back Atop Box Office with \$10.2 Million; 'Jaws' in 2nd Place

LOS ANGELES (CNS) - "Weapons" recaptured the top spot at the box office this weekend after losing the crown to a Netflix movie, grossing \$10.2 million to lead all films in North America, according to industry estimates Sunday.

After spending its first two weeks atop the chart, the Warner Bros. horror film -- which stars Julia Garner and Josh Brolin -- slipped behind "KPop Demon Hunters" last weekend, when the streaming service released

the popular animated musical to theaters for a special two-day engagement.

Second place this weekend went to a 50th anniversary re-release of "Jaws," which grossed \$8.1 million Friday through Sunday, Comscore reported.

Director Darren Aronofsky's "Caught Stealing," a crime thriller starring Austin Butler and Zoë Kravitz, opened in third place with \$7.8 million.

"Freakier Friday" was fourth with \$6.5 million Friday through Sunday in its fourth weekend in theaters, followed by "The Roses," starring Benedict Cumberbatch and Olivia Colman, which opened with \$6.4 million.

Rounding out the top 10 domestic releases were "Fantastic Four: First Steps" (\$4.8 million), "The Bad Guys 2" (\$4.7 million), "Superman" (\$2.5 million), "Nobody 2" (\$1.83 million) and "The Naked Gun" (\$1.8 million).

This weekend's overall three-day box office haul was estimated at \$65.6 million. The year-to-date total is \$5.978 billion -- up 4% from the figure at this time last year, according to Comscore.

Celebrate Summer With This Corn and Potato Salad

By KATIE WORKMAN
Associated Press

There's still a sliver of summer left. And we should not waste these last days telling each other how quickly the season has flown by.

Let's spend the rest of summer and early fall eating all of the ripe, rainbow-hued produce that is spilling over at the farmer's markets and (if we're lucky) in our gardens. Tomatoes, eggplants, zucchini, herbs, string beans and — to some folks' minds — the pick of the season: fresh sweet corn.

Do you have an avid corn lover in your world? The kind of person who will eat three ears of corn without blinking? A friend who will call you up in the fall, sounding panicked, to share the news that the corn stand has closed and the season is over?

I have several such people in my life. And I made this potato salad for them.

This corn and potato salad is at once comfortingly creamy and bracingly bright. Tender chunks of potato mingle with sweet corn (at other times of year, you can think about using frozen or canned corn, but not just yet), crispy bacon and a tangy lemon-butter-milk dressing. It's the kind of crowd-pleasing summer side dish that works for cookouts and backyard gatherings.

You can prep this salad ahead and serve it at room temperature. If you love corn,



add as much as you like. You could even make it into a corn salad punctuated with potatoes if you're so inclined.

A couple tips

If you are a regular potato-salad maker, you know that potatoes can absorb dressing pretty significantly. This might seem like quite a bit of dressing at first, but the salad will thicken up on standing. And if you refrigerate it, even more.

If you are thinking of bringing this corn and potato salad to a picnic or other potluck event, remember to pack the extra crumbled bacon in a separate baggie or container and sprinkle it on at the end to preserve the crunchiness. But if you don't remember? Eh. You brought potato salad ... you're awesome.

Double or triple this recipe at will.

Corn and Potato Salad

Serves 6

Ingredients:

1 ½ pounds Yukon Gold or waxy potatoes, peeled

Kosher or coarse salt to taste

2 cups fresh corn kernels

½ onion, finely minced

1 ⅓ cup plain Greek yogurt

1 ⅓ cup buttermilk

1 tablespoon fresh lemon juice

½ teaspoon finely grated

lemon zest

1 tablespoon Dijon

mustard

Freshly ground pepper to taste

2 tablespoons chopped fresh basil leaves

½ cup crumbled cooked bacon

Directions:

1. Cut the potatoes into ½-inch dice. Bring a medium pot of salted water to a boil over high heat, add the potatoes, partially cover the pot and simmer for about 10 minutes until the potatoes are almost fork-tender. Add the corn and simmer for another 2 minutes, until the potatoes are tender and the corn kernels crisp and just cooked through. Drain the potatoes and the corn; let them cool for about 10 minutes in the colander.

2. Meanwhile, in a small bowl, mix together the onion, yogurt, buttermilk, lemon juice, lemon zest, mustard, and salt and pepper.

3. Place the warm potatoes and corn, basil and half the bacon in a large bowl. Pour the dressing over it and toss to mix well. Turn into a serving bowl and top with the remainder of the crumbled bacon.



By Connor Forbes

Sun-Dried Tomatoes

Last week I shared a recipe for sun-dried tomato encrusted salmon. What I didn't mention is that the sun-dried tomatoes were homegrown and home-made. They are extremely easy to make and take very little effort. The real investment is time.

Ingredients

- 5 lbs roma tomato
- 2+ cups of olive oil
- 1 tbsp salt

To Make

Slice your tomatoes into 1/6ths lengthwise. Salt lightly. Dehydrate your tomatoes. If you have a dehydrator this is a bit easier but can also be done in an oven.

You can do them outside in the sun as well though that is a bit harder to manage and I wouldn't suggest it unless you know what you are doing. In a dehydrator, set temperature to 135 and timer for 10 hours. In an oven, set to lowest temperature and check every few hours. The texture you are looking for is mostly dry with some elasticity left. Fill a mason jar with the tomatoes. Add the rest of the salt. Add Olive oil until the tomatoes are fully covered. And you are ready to start enjoying.

These will get better with time. Ensure tomatoes stay submerged or you risk mold starting to form.



Notices
Continued from Page 7

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: 949-427-2010
Sale Line: (800) 793-6107
Patricia Sanchez Foreclosure Manager
PPP#25-005497

SchId:96723 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 Pastuszak in the Superior Court of California, County of Riverside.
THE PETITION FOR PROBATE requests that Pawel Pastuszak 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

SchId:96733 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. 2024-01711114 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 Trustor 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 LIGHHOUSE 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
SchId:96736 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

SchId:96739 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, PRESCRIPTIVE, 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, PRESCRIPTIVE, 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 (“DELAARANT”) AND BROOKFIELD AMR7RG 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, PRESCRIPTIVE, 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, PRESCRIPTIVE, 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, 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, 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

SchId:96744 AdId:32723 CustId: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 Menifee Justice Center
27401 Menifee Center Drive, Menifee, 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

SchId:96749 AdId:32725 CustId: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

SchId:96778 AdId:32734 CustId: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

SchId:96814 AdId:32745 CustId: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

SchId:96841 AdId:32753 CustId:2054

Job No. P25-119

2nd Reading

ORDINANCE NUMBER 1459

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONING CODE TEXT AMENDMENT 25-00002 TO INCLUDE CHAPTER 19.89 OF TITLE 19 OF THE PERRIS MUNICIPAL CODE, FOR THE ESTABLISHMENT OF A NO NET LOSS/ DENSITY BONUS PROGRAM AS A TOOL TO MAINTAIN BASELINE RESIDENTIAL CAPACITY, IN COMPLIANCE WITH SENATE BILL (SB) 330 AND FIND THAT THE PROPOSED ZONING CODE TEXT AMENDMENT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3) (COMMON SENSE EXEMPTION); AND MAKING FINDINGS RELATED THERETO

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1459, was introduced at a regular meeting of the City Council of the City of Perris held on the 29th day of July 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 26th day of August, 2025 by the following called vote:

AYES: CORONA, RABB,
NAVA
NOES: VALLEJO, VARGAS
ABSENT: NONE
ABSTAIN: NONE

//s// Nancy Salazar, City Clerk

SchId:96868 AdId:32759 CustId:1759

Job No. P25-120

2nd Reading

ORDINANCE NUMBER 1460

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING AN EXEMPTION FROM CEQA AND AMENDING SECTION 5.54.110 (GENERAL OPERATING STANDARDS AND RESTRICTIONS) OF CHAPTER 5.54 (MEDICAL MARIJUANA DISPENSARY REGULATORY PROGRAM) AND SECTION 5.58.100 (GENERAL OPERATING STANDARDS AND RESTRICTIONS) OF CHAPTER 5.58 (COMMERCIAL MARIJUANA OPERATIONS REGULATORY PROGRAM) OF THE PERRIS MUNICIPAL CODE TO PROHIBIT CITY CANNABIS PERMITTEES FROM ADVERTISING ON OFFSITE SIGNS OR ADVERTISING DISPLAYS LOCATED ALONG ANY FREEWAY OR STATE OR FEDERAL HIGHWAY IN OR WITHIN A ONEMILE RADIUS OF THE CITY; AND MAKING FINDINGS RELATED THERETO

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1460, was introduced at a regular meeting of the City Council of the City of Perris held on the 29th day of July 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 26th day of August, 2025 by the following called vote:

AYES: CORONA, RABB, VALLEJO, NAVA,
VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

//s// Nancy Salazar, City Clerk

SchId:96869 AdId:32760 CustId:1759

Job No. P25-021

2nd Reading

ORDINANCE NUMBER 1461

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF

RIVERSIDE, STATE OF CALIFORNIA, FINDING AN EXEMPTION FROM CEQA AND APPROVING ZONING CODE TEXT AMENDMENT 25-00003 TO AMEND SECTION 19.75.090 (PROHIBITED SIGNS) OF CHAPTER 19.75 (SIGN REGULATIONS) OF THE PERRIS MUNICIPAL CODE TO PROHIBIT CANNABIS ADVERTISING ON OFFSITE SIGNS OR ADVERTISING DISPLAYS LOCATED ALONG ANY FREEWAY OR STATE OR FEDERAL HIGHWAY; AND MAKING FINDINGS RELATED THERETO.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1461, was introduced at a regular meeting of the City Council of the City of Perris held on the 29th day of July 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 26th day of August, 2025 by the following called vote:

AYES: CORONA, RABB, VALLEJO, NAVA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

//s// Nancy Salazar, City Clerk

SchId:96870 AdId:32761 CustId:1759

Job No. P25-022

2nd Reading

ORDINANCE NUMBER 1462

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 23-05029 TO APPLY A PLANNED DEVELOPMENT OVERLAY WITHIN A COMMERCIAL ZONE OF THE PVMCSP TO FACILITATE CONSTRUCTION OF THREE (3) MULTITENANT BUSINESS PARK DEVELOPMENT TOTALING 66,686 SF ON A 4.37-ACRE SITE GENERALLY LOCATED AT THE NORTHWEST CORNER OF PERRIS BLVD AND HARLEY KNOX BLVD WITHIN THE COMMERCIAL ZONE OF THE PVMCSP, AND MAKING FINDINGS IN SUPPORT THEREOF SUBJECT TO CONDITIONS OF APPROVAL

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1462, was introduced at a regular meeting of the City Council of the City of Perris held on the 29th day of July 2025, and was adopted at a regular meeting of the City Council of the City of Perris held on the 26th day of August, 2025 by the following called vote:

AYES: CORONA, RABB, VALLEJO, NAVA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

//s// Nancy Salazar, City Clerk

SchId:96871 AdId:32762 CustId:1759

File No.: R-202510294
FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:
1. RAMOS CONTRACTING SERVICES 42205 POMERADO CT, MURRIETA, CA 92562
Riverside County
Full Name of Registrant:
1. ILDELFONSO RAMOS 42205 POMERADO CT MURRIETA, CA 92562
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/ILDELFONSO RAMOS
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 8/20/2025.
PETER ALDANA

SchId:96872 AdId:32763 CustId:2054

NOTICE OF TRUSTEE’S SALE
Trustee’s Sale No. CAMLC-25021122 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/8/2022. 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. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CAMLC-25021122.
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. On September 30, 2025, at 9:00:00 AM, AT THE HISTORIC CORONA CIVIC CENTER, 815 W. SIXTH STREET, in the City of CORONA, County of RIVERSIDE, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by CESAR VEGA RAMIREZ, AN UNMARRIED MAN, as Trustors, recorded on 7/14/2022, as Instrument No. 2022-0312969, of Official Records in the office of the Recorder of RIVERSIDE County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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. Property is being sold “as is - where is”.
TAX PARCEL NO. 343-220-025 PARCEL 1 OF PARCEL MAP NO. 14526, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGE 74 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 21657 STEEL PEAK DR, PERRIS, CA 92570. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee’s Sale is \$255,387.52.
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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CAMLC-25021122 to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER/OCCUPANT: Any perspective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee’s sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee’s sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee’s sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary’s Agent, or the Beneficiary’s Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 8/28/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4851905 09/05/2025, 09/12/2025, 09/19/2025

SchId:96880 AdId:32765 CustId:64

NOTICE OF TRUSTEE’S SALE T.S. No. 25-01074-QQCA Title No. 250225579-CAVOI A.P.N. 308-323-044 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/01/2022. 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(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an “as is” condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Rene Gil, a married man, as his sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/08/2022 as Instrument No. 2022-0348061 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale : 10/15/2025 at 9:00 AM Place of Sale: in the courtyard, of the Historic Corona Civic Center, 849 W. Sixth Street, Corona CA 92882 Estimated amount of unpaid balance and other charges: \$447,833.02 Street Address or other common designation of real property: 1689 Bella Regina Way, Perris, CA 92571-7474 A.P.N.: 308-323-044 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is

shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder’s sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder’s office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-01074-QQCA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a “representative of all eligible tenant buyers” you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an “eligible bidder,” you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-01074-QQCA to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as a “representative of all eligible tenant buyers” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/29/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4851972 09/05/2025, 09/12/2025, 09/19/2025

SchId:96892 AdId:32769 CustId:64

Order To Show Cause For Change of Name
Case No. CVMV2507922
To All Interested Persons: Alfredo Covarrubias-Cardenas filed a petition with this court for a decree changing names as follows:
1 PRESENT NAME: Alfredo Covarrubias-Cardenas
PROPOSED NAME: Alfredo Covarrubias
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: 10/8/2025 Time: 8:00am Dept. MV2.
The address of the court is Superior Court of California, County of Riverside, Moreno Valley Courthouse, 13800 Heacock St., BLDG D #201, Moreno Valley, CA 92553. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
Riverside
Date: 8/15/2025
Jason B. Galkin
Riverside Superior Court

SchId:96905 AdId:32777 CustId:1746

Job No. P25-128

RESOLUTION NUMBER 6694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PM 38518 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 14, 2025

WHEREAS, the City Council of the City of Perris (the “City”) has previously formed special maintenance districts pursuant to the terms of the “Landscaping and Lighting Act of 1972” (the “Act”), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as MAINTENANCE DISTRICT NO. 84-1 (hereinafter referred to as the “District”); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on the 26th day of August, 2025, the City Council of the City of Perris, County of Riverside, California (“the City Council”) adopted its Resolution Number 6692 directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the “Engineer’s Report”) in writing as called for in said resolution and under and pursuant to said act, which report has been presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer’s Report and each and every part thereof, and has found that each and every part of the Engineer’s Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

- Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by this reference.
- Section 2. Description of Work: That the public interest and convenience requires and it is the intention of the City Council of the City of Perris to annex PM 38518 to the District, and to order the following work be done, to wit:
1. Installation, construction, maintenance, and servicing of streetlight and traffic signal facilities as authorized by Section 22525 of the Streets and Highways Code, State of California.
 2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.
 - Section 3. Location of Work: The improvements to be maintained and serviced consist of the streetlights within said annexation.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of PM 38518 to Maintenance District Number 84-1" heretofore approved by the City Council of said City by Resolution Number 6692, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number 6693 has preliminarily approved the report of the Engineer of Work which indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of PM 38518, to Maintenance District Number 84-1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the streetlights and traffic signals and appurtenant facilities is \$47.28 per Benefit Unit (single family home). Each year the current maximum annual assessment shall be increased by an amount equal to the greater of the Consumer Price Index ("CPI") from January to January for the RiversideSan BernardinoOntario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics or three percent (3%). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison rate increase projected for the upcoming fiscal year.

Section 7. Time and Place of Public Hearing: Notice is hereby given that on October 14, 2025, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by Section 22552 of the California Streets and Highways Code, occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass one-eighth of a newspaper page. The Perris Progress is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a firstclass mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10-point type. The property owner of PM 38518 has waived the 45-day notice time period with the submission

of the Petition and Consent Waiver. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 53753 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate, John Pourkazemi, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED AND APPROVED this 26th day of August, 2025.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6694 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26th day of August, 2025, by the following called vote:

AYES: CORONA, RABB, VALLEJO, NAVA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk, Nancy Salazar

SchId:96909 AdId:32778 CustId:1759

Job No. P25-129

RESOLUTION NUMBER 6697

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 200, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 200, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PM 38518 TO BENEFIT ZONE 200, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 14, 2025

WHEREAS, the City Council of the City of Perris (the "City") has previously formed special maintenance districts pursuant to the terms of the "Landscaping and Lighting Act of 1972" (the "Act"), being Division 15, Part 2 of the Streets and Highways Code of the State of California, including the special maintenance district known and designated as Landscape Maintenance District No. 1 (the "District"), and created Benefit Zone 200 therein (hereinafter referred to as the "Benefit Zone 200"); and

WHEREAS, the provisions of Article II of Chapter 2 of the Act authorize the City Council to order the annexation of territory to the District; and

WHEREAS, on August 26, 2025, the City Council of the City of Perris, County of Riverside, California ("the City Council") adopted its Resolution Number 6695 directing the Engineer of Work to prepare and file with the City Clerk of said City a report in writing as required by the Act; and

WHEREAS, said Engineer of Work has prepared and filed with the City Clerk of said City a report (the "Engineer's Report") in writing as called for in said resolution and under and pursuant to said act, which report has been

presented to this City Council for consideration; and

WHEREAS, said City Council has duly considered the Engineer's Report and each and every part thereof, and has found that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect; and

WHEREAS, the City now desires to declare its intention to annex certain property into Benefit Zone 200 of the District, pursuant to the Act and, more specifically, Section 22587 thereof, and to take certain other actions as required by the Act;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, California, as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. Description of Work: That the public interest and convenience requires, and it is the intention of the City Council of the City of Perris to annex PM 38518 to Benefit Zone 200 of the District, and to order the following work be done, to wit:

1. Installation, construction, maintenance, and servicing of landscaping as authorized by Section 22525 of the Streets and Highways Code, State of California.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Section 3. Location of Work: The improvements to be maintained and serviced include the irrigation system, landscaping, and appurtenances benefiting PM 38518. The landscaping, irrigation, and appurtenances to be maintained are described in part 1 of the Engineer's Report.

Section 4. Description of Assessment District: That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and this City Council hereby makes the expense of said work chargeable upon a District, which said District is assessed to pay the costs and expenses thereof, and which District is described as follows:

All that certain territory of the City of Perris included within the exterior boundary lines shown upon that certain "Diagram of Annexation of PM 38518 to Benefit Zone 200, Landscape Maintenance District No. 1" heretofore approved by the City Council of said City by Resolution Number 6697, indicating by said boundary line the extent of the territory included within the proposed assessment district and which map is on file in the office of the City Clerk of said City.

Reference is hereby made to said map for a further, full, and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Section 5. Report of Engineer: The City Council of said City by Resolution Number 6696 has preliminarily approved the report of the Engineer of Work which report indicated the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements, and the method of assessment. The report titled "Engineer's Report for Annexation of PM 38518 to Benefit Zone 200, Landscape Maintenance District No. 1", is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Section 6. Collection of Assessments: The assessment shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with the City Council of said City and said City Council will annually conduct a hearing upon said report at their regular meeting before August 10th, at which time assessments for the next Fiscal Year will be determined. That the annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the public landscaping and appurtenant facilities is equal to \$2,070.32 per Benefit Unit. Each year beginning in Fiscal Year 2026-27, the current maximum annual assessment shall be increased by an amount equal to the greater of the Consumer Price Index ("CPI") from January to January for the RiversideSan BernardinoOntario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics or three percent (3%). If a deficit is projected for the upcoming fiscal year, the assessment can be further increased by an amount equal to the Southern California Edison and the Eastern Municipal Water District rate percent increase(s) projected for the upcoming fiscal year.

Job No. P25-123
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following item:

CASES: Conditional Use Permit
CUP-25-00005 and
Public Convenience and
Necessity Determination
PCN-25-00001

APPLICANT: Sherrie Olson on
behalf of 7-Eleven

LOCATION: This project is located
at 4488 N Perris
Boulevard in the
Commercial (C) Zone of
the Perris Valley
Commerce Center
Specific Plan.

PROPOSAL: To consider
a Conditional Use Permit to
upgrade the Alcohol License
from Type 20 (Off-Sale Beer
and Wine) to Type 21 (Off-Sale
General) for off-site consumption
and a Public Convenience or
Necessity Determination request
for an existing 2,955 square foot
convenience and vehicle fuel station
(7-Eleven) on a 0.98-acre site within
an over concentration area.

ENVIRONMENTAL
DETERMINATION: The Planning
Division of the Development
Services Department has
determined that this project is
categorically exempt from the
California Environmental Quality Act
(CEQA) review pursuant to Section
15301 (Existing Facilities).

PUBLIC HEARING: The City of
Perris Planning Commission is
scheduled to consider the project
and environmental determination
at its meeting on Wednesday,
September 17, 2025, at 6:00 pm.

Any person affected or concerned
by this application may submit
written comments to the Office of
the City Clerk by 5:00 PM on the

day of the Planning Commission
hearing. At the time of the public
hearing, any person may appear
and be heard in support of or
opposition to the project. The
Planning Commission, at the
hearing or during deliberations,
could recommend approval of an
alternative proposal for the above
project, including any changes
to the proposal. Any person
challenging this project in court
may be limited to raising only
those issues identified at the public
hearing described in this notice or
in writing delivered to the Planning
Commission prior to the public
hearing.



CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING

CITY COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

Date & Time: September 17, 2025
– 6:00 p.m.
Planner: Monica Carranza,
Assistant Planner
Contact Information:
mcarranza@cityofperris.org
(951) 943-5003, ext. 370

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

JOB NO. P25-130
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that
the City Council of the City of
Perris will hold a Public Hearing
on Tuesday, October 14, 2025,
at 6:30 pm, in the City Council
Chambers, 101 North "D" Street,
Perris, California, to consider the
levying of assessments and the
annexation of PM 38518 to Ben-
efit Zone 164, City of Perris Flood
Control Maintenance District
Number 1 pursuant to the provi-
sions of the Benefit Assessment
Act of 1982, consisting of Chapter
6.4 of Part 1 of Division 2 of Title
5 of the California Government
Code (the "Act").

The assessments are to be used
for the maintenance of flood control
facilities that benefit properties
within Benefit Zone 164. The total
annual assessment levied on the
benefiting property is \$92,105.58.

The assessments will be collected
by the County of Riverside as part
of the annual property tax levy.

NOTICE IS HEREBY FURTHER

GIVEN that pursuant to the Act,
including Section 54716 thereof,
the City's Assessment Engineer
has filed a copy of the Engineer's
Report describing the proposed
assessments, is on file with the
City Clerk and is available for
public inspection.

Interested persons may contact
John Pourkazemi, City Engineer,
Office of the City Engineer, City of
Perris, 101 North "D" Street, Per-
ris, CA 92570, (951) 943-6504,
for additional information.

BE ADVISED THAT if you chal-
lenge the levying of assessments
in court, you may be limited to
raising only those issues you or
someone else raised at the public
hearing described in this notice,
or in written correspondence
delivered to the City Clerk's Of-
fice, 101 North "D" Street, Perris,
California, 92570, at or prior to the
public hearing.

//s//Nancy Salazar
City Clerk

Section 7. Time and Place of Public Hearing: Notice is hereby given that on October 14, 2025, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101

North "D" Street, in the City of Perris, State of California, is hereby fixed as the time and place for a hearing by this City Council on the question of the levying and collection of the proposed assessments. That any and all persons having

any objections to the work or the extent of the annexation to the assessment district may appear and show cause why said work should not be done or carried out or why said annexation to the district should not be confirmed in accordance with this Resolution of Intention. City Council will consider all oral and written protests.

Section 8. Landscaping and Lighting Act of 1972: All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Section 9. Publication of Resolution of Intention: The City Clerk shall cause this Resolution of Intention to be published one time as required by 22552 of the California Streets and Highways Code, with the publication occurring no later than 10 days prior to the public hearing at which the City Council will consider levying the proposed special assessments. The published notice will encompass oneeighth of a newspaper page. The Perris Progress is hereby designated as the newspaper in which the City Clerk shall publish this Resolution of Intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

Section 10. Mailing of Notice: The City Clerk shall also give notice by a firstclass mailing to all owners of property subject to any new or increased assessments. The notice shall be mailed no later than 45 days prior to the public hearing at which the City Council will consider levying the new or increased assessments and shall be at least in 10-point type. The property owner of PM 38518 has waived the 45-day notice time period with the submission of the Petition and Consent Waiver. The form of said notice shall conform in all respects with the requirements of subdivision (b) of Section 54953 of the Government Code and pursuant to subdivision (c) of that section, each notice shall contain an assessment ballot whereon the property owner may indicate support or opposition to the proposed assessment.

Section 11. Designation of Contact Person: That this City Council does hereby designate John Pourkazemi, City Engineer of the City of Perris, (951) 943-6504 as the person to answer inquiries regarding the District and the proposed annexation thereto.

Section 12. Certification: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED
this 26th day of August, 2025.

Mayor, Michael M. Vargas

ATTEST:
City Clerk, Nancy Salazar

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6697 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held 26th day of August, 2025, by the following called vote:

AYES: CORONA, RABB, VALLEJO,
NAVA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

City Clerk, Nancy Salazar

SchId:96910 AdId:32779 CustId:1759

Job No. P25-132

NOTICE OF PUBLIC HEARING

City of Perris
Community Facilities District No. 1-S
(South Perris Public Services)
Annexation No. 16

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on October 14, 2025, or as soon thereafter as practicable, at City Hall, located at 101 North "D" Street, Perris, California 92570, the City Council of the City of Perris, California (the "City Council") will hold a public hearing on the Annexation of territory ("Annexation No. 16") to City of Perris Community Facilities District No. 1-S (South Perris Public Services) (the "CFD"), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied

Job No. P25-124
NOTICE OF
PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

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

APPLICANT: Ryan Woosley, D.R. Horton

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

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

ENVIRONMENTAL
DETERMINATION:

Recommend the adoption of the Mitigated Negative Declaration (MND 2403), as the project will not have a significant effect on the environment. MND 2403 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Friday 8:00 a.m. – 5:00 p.m. Electronic copies can be viewed on the City's website at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479
The MND/Initial Study was circulated for a 30-day review period

on certain property within Annexation No. 16.

On August 26, 2025, the City Council adopted Resolution Number 6700 (the "Resolution of Intention") declaring its intention to annex Annexation No. 16 to the CFD pursuant to the MelloRoos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act") and setting a public hearing as required by the Act for October 14, 2025 at 6:30 PM or as soon thereafter as practicable.

The levy of Special Taxes on the annexed territory finances the following public services (the "Services"):

fire protection and suppression services, and ambulance and paramedic services, including all furnishings, equipment and supplies related thereto; police protection services, including, but not limited to, criminal justice services, including all furnishings, equipment and supplies related thereto; park maintenance services, including all furnishings, equipment and supplies related thereto.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recodation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 16. Commencing with Fiscal Year 2025-26 is

from February 21, 2025, to March 24, 2025.

PUBLIC HEARINGS: The Planning Commission considered the project on August 20, 2025, and recommended to the City Council that the project be Approved by a vote of 5 ayes and 0 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL
PUBLIC HEARING

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

Date & Time: September 30, 2025
– 6:30 p.m.
Planner: Nathan Perez, Senior Planner
Contact Information: nperez@cityofperris.org
(951) 943-5003, ext. 279

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

\$455.98 for SingleFamily Residential Units, \$227.99 for MultiFamily Residential Units, and \$1,823.98 per acre for NonResidential parcels. For each subsequent fiscal year following Fiscal Year 2025-26, the Maximum Special Tax may be increased by an amount not to exceed two percent (2.00%) per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 16 and the CFD, or as otherwise determined appropriate by the City.

Job No. P25-125
NOTICE OF
PUBLIC HEARING
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

CASES: Specific Plan Amendment (SPA) 22-05380
Tentative Parcel Map 22-05379 (TPM 38730)
Conditional Use Permit (CUP) 25-00004
Development Plan Review (DPR) 22-00037
Development Plan Review (DPR) 22-00038
Variance (VAR) 25-00001

APPLICANT: Marwan Alabbasi

LOCATION: Generally located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue

PROPOSAL: A proposal to consider the following entitlements to facilitate a mixed-use project on 16.91 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue in the Commercial (C) Zone of the PVCCSP: 1) Specific Plan Amendment to rezone 7.13 acres of a larger 16.91-acre site from Commercial (C) Zone to Multi-Family Residential (MFR), modify the development standards table to increase the building height from 30 feet to 50 feet, and the land use table to allow self-storage facilities in the Commercial Zone with a Conditional Use Permit; 2) Tentative Parcel Map to subdivide two parcels into five parcels totaling 16.91 acres; 3) Conditional use Permit to allow a 181,000-square-foot self-storage facility on 5.4 acres; 4) Development Plan Reviews for the review of the site plan and building elevations for two freestanding sit-down restaurants totaling 9,000 square feet, a four-story 107 room hotel on 4.31 acres, and a 204-unit multi-family residential development on 7.13 acres; and Variance to allow a reduced side yard setback for the self-storage facility.

ENVIRONMENTAL
DETERMINATION:

A Draft Environmental Impact Report (EIR) was prepared in compliance with the CEQA Guidelines. A 45-day public comment review started on June 13, 2025, and ended on July 28, 2025. The potential impacts associated with the project were evaluated in the Draft EIR (State Clearinghouse [SCH] No. 2023110588) which included Alternative 4 were impacts have been reduced to less than significant levels with incorporation of Project specific mitigation measures and PVCCSP Standards and Guidelines and PVCCSP EIR mitigation measures, except for impacts related to cumulative GHG emissions. These impacts would

The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 16 and the CFD.

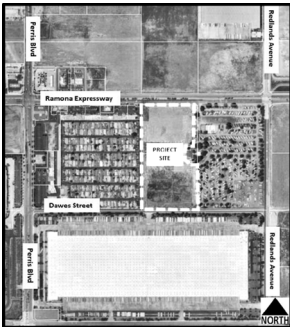
If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 16 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 16 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

be significant and unavoidable. Adoption of a Statement of Overriding Considerations is required should the City choose to approve the Project.

Where the Draft EIR is Available: The Draft EIR with Alternative 4 and documents incorporated by reference are available on the City's website at the following location:https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

PUBLIC HEARINGS: The Planning Commission considered the project on August 20, 2025, and recommended to the City Council that the project be Approved by a vote of 5 ayes and 0 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL
PUBLIC HEARING

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

Date & Time: September 30, 2025
– 6:30 p.m.
Planner: Nathan Perez, Senior Planner
Contact Information: nperez@cityofperris.org
(951) 943-5003, ext. 279

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

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 16, the vote shall be by the landowners of Annexation No. 16, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 16. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons (all taxpayers within the or persons owning property in the area to be annexed or the area within the existing CFD) for or against the annexation of Annexation No. 16 to the CFD, the extent of Annexation No. 16, the furnishing of a specified type or types of public facilities

or services, will be heard. If 50 percent or more of the registered voters, or six registered voters, whichever is more, residing within the existing CFD, or if 50 percent or more of the registered voters or six registered voters, whichever is more, residing within the territory proposed for annexation or proposed to be annexed in the future, or if the owners of onehalf or more of the area of land in the territory included in the existing district and not exempt from special tax, or if the owners of onehalf or more of the area of land in the territory proposed to be annexed or proposed to be annexed in the future and not exempt from the special tax file written protests against the annexation of Annexation No. 16 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 16 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 16, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 16, and the Boundary Map of Annexation No. 16 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 943-6100.

Dated: August 26, 2025

Sincerely,
//s//Nancy Salazar
City Clerk
City of Perris

Schld:96911 AdId:32780 CustId:1759

Job No. P25-131

NOTICE OF PUBLIC HEARING

City of Perris
Community Facilities District No. 2018-02
(Public Services District)
Annexation No. 29

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on October 14, 2025, or as soon thereafter as practicable, at City Hall, located at 101 North “D” Street, Perris, California 92570, the City Council of the City of Perris, California (the “City Council”) will hold a public hearing on the Annexation of territory (“Annexation No. 29”) to City of Perris Community Facilities District No. 2018-02 (Public Services District) (the “CFD”), the proposed rate, and method of apportionment of the special tax (the “Special Tax”) to be levied on certain property within Annexation No. 29.

On August 26, 2025, the City Council adopted Resolution Number 6699 (the “Resolution of Intention”) declaring its intention to annex Annexation No. 29 to the CFD pursuant to the MelloRoos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”), and to levy Special Taxes to finance the following costs for public services related to the Perris Valley Trail system:

Administrative costs and expenses, necessary utility (water and electricity) costs, and related reserves for replacement of vehicles, equipment and facilities.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recodation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 29. Commencing with Fiscal Year 2025-2026 a Maximum Special Tax shall be levied as follows: \$24.584 per 1,000 square feet of floor area for taxable developed parcels. For each subsequent fiscal year following Fiscal Year 2025-2026, the Maximum Special Tax may be increased by an amount not to exceed the greater of two percent (2.00%) or Consumer Price Index (“CPI”) per year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if

Job No. P25-126
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the item below:

CASE NO: Zoning Code Text
Amendment 25-00004

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

LOCATION: Citywide

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

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed Amendment consists of a text amendment to update the city’s Zoning Code to not allow warehouses and distribution centers within the Business Park Zone and will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

PUBLIC HEARING: This project is scheduled to be considered by the City Council on September 30, 2025, at 6:30 p.m. The Planning Commission considered the project on August 20, 2025, and recommended to the City Council that the project be Approved by a vote of 5 ayes, 0 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk’s

applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 29 and the CFD, or as otherwise determined appropriate by the City.

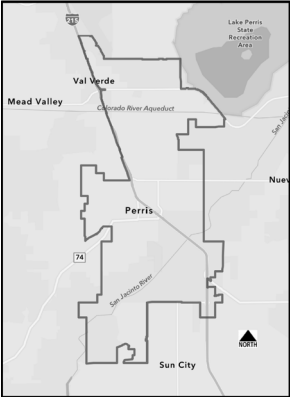
The Special Tax shall be levied in perpetuity to fund public Services provided to Annexation No. 29 and the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 29 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 29 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the public hearing less than 12 persons have been registered to vote within the territory of Annexation No. 29, the vote shall be by the landowners of Annexation No. 29, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 29. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested

Office before the City Council hearing and not later than 5:00 p.m. on September 30, 2025. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL
PUBLIC HEARING

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

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

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

persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 29 to the CFD, the extent of Annexation No. 29, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of onehalf or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 29 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 29 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of facilities or services within Annexation No. 29, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 29, and the Boundary Map of Annexation No. 29 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call the Office of the City Clerk (951) 943-6100.

Dated: August 26, 2025

Sincerely,

//s//Nancy Salazar
City Clerk

Job No. P25-127
PUBLIC HEARING NOTICE
This may affect your property. Please read:
Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

CASE: Zoning Code Amendment
25-00005 and Specific Plan
Amendment 25-00002

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

PROPOSAL: A proposal to consider a Zoning Code Text Amendment (Title 19 of the Municipal Code) and Specific Plan Amendment 25-00002 to the Perris Valley Commerce Center Specific Plan amending the industrial development standards for consistency with AB 98.

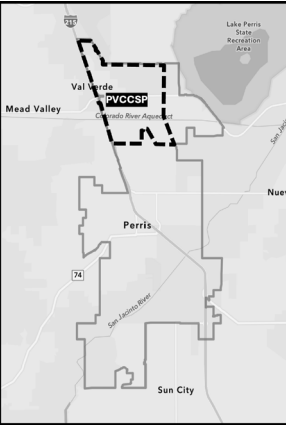
LOCATION: Citywide and the Perris Commerce Center Specific Plan (PVCCSP) Area

ENVIRONMENTAL DETERMINATION: The proposed Zoning Code Text Amendment is exempt from the California Environmental Quality Act under the “Common Sense Exemption” pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. The proposed Specific Plan Amendment is exempt from further environmental review from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15162. On January 10, 2012, the City Certified an Environmental Impact Report (SCH No. 2009081086) for the PVCCSP in compliance with the California Environmental Quality Act (CEQA). The proposed Amendment consists of a text amendment to update the city’s Zoning Code and the PVCCSP to amend the industrial development standards which will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA.

PUBLIC HEARING: The City of Perris Planning Commission is scheduled to consider the project at its meeting on Wednesday, September 17, 2025 at 6:00 p.m. The Planning Commission will make a recommendation to the City Council for a final decision.

Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing by 5:00 p.m. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission at the hearing or during deliberations could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.

CITY OF PERRIS
PLANNING COMMISSION
PUBLIC HEARING



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

Date & Time: September 17, 2025
– 6:00 p.m.
Project Planner: Rafael Garcia,
Principal Planner
Phone: (951) 943-5003
Email: RGarcia@cityofperris.org

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

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

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

The property will be sold in absolutely “AS IS” condition.

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

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

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

Schld:96915 AdId:32783 CustId:2479

City of Perris

Schld:96914 AdId:32782 CustId:1759

SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE
The Estate of Bessie Ruth Parks
Case No.: PRRI2000883
NOTICE OF SALE, AT PRIVATE SALE OF
REAL PROPERTY
Notice is hereby given that, subject to confirmation by the abovesititled Court, Chad Bianco, Riverside County Public Administrator, Administrator of the Estate of Bessie Ruth Parks, deceased, located at 800 S. Redlands Ave., Perris, CA. 92570, on August 15, 2025 at 8:30 a.m., or thereafter within the time allowed by law, will sell at private sale to the highest and best bidder on terms and conditions hereinafter mentioned. All right, title and interest in the real property of said Bessie Ruth Parks described as follows:
50% interest in improved
real property located in the City of Perris, Unincorporated area, County of Riverside, State of California described as:
Legally Described as:
Lot 37 MB 120/074 TR 13916-1,
Records of Riverside County, California
Commonly described as: 449 W
13th Street, Perris, CA 92570
A.P.N. No. 313-222-012

California Lawmakers Kill Plans to Curb AI-MANIPULATED PRICES

BY KHARI JOHNSON, CalMatters

A crackdown on predictive software that sets prices and can rip you off seemed to be brewing in the California Legislature earlier this year, but today lawmakers eased up, voting to kill bills that would have kept software from setting the price of apartment rentals and other goods and services. Another bill, which sought to bar the use of personal information to set prices, was reined in to apply only to grocery stores.

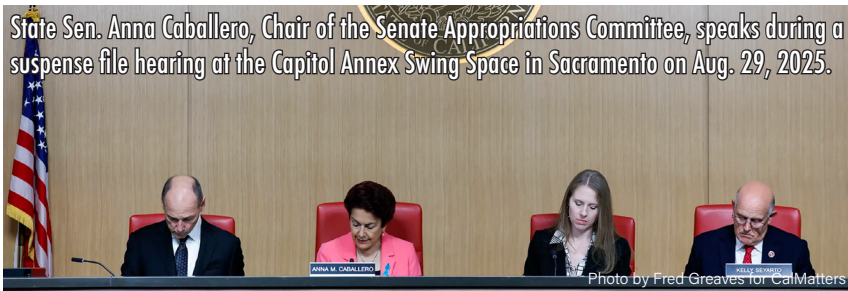
Lawmakers also killed a bill that aimed to protect electric utility customers from bearing higher costs associated with data center proliferation, which has been driven in part by energy-hungry artificial intelligence systems like ChatGPT. The measure would have required data centers to publicly disclose how much energy they use.

The author of the legislation, Democratic San Ramon Assemblymember Rebecca Bauer-Kahan, wrote in a statement she was disappointed to see the bill stall and that, without it becoming law, state regulators would be unable to “accurately forecast demand in this rapidly growing sector, leaving California ratepayers to unfairly shoulder the costs.

Legislators also delayed to next year decisions on bills that would require independent AI auditors to register with the state and mandate human oversight of AI used at places deemed critical infrastructure, like dams and wastewater systems.

The legislative cullings came with the completion of the secretive suspense file process in the appropriations committees in both houses of the California Legislature, during which the fiscal impact of bills is considered before many are summarily killed without explanation. As part of that process, the fate of hundreds of bills were determined today, including more than 30 related to how tech and AI can impact kids, workers, patients and society.

A fair deal of tech regulation survived the suspense file, including a bill that would outlaw pricing software algorithm use in any contract, which will now advance to the Senate floor



for a final vote. Some data center regulation also made it through the appropriations process, including an effort in the state Senate to limit the ability of utility companies to pass on growing data center demand costs to ratepayers and a bill that requires data centers to report how much water they use.

The Senate Appropriations Committee also voted to approve a bill that would require developers of advanced artificial intelligence models to assess the potential of catastrophic risk in their technology and give the public and employees an easy way to report to state authorities the existence of AI with the capacity to cause death, bodily injury, or damage to property.

A trio of bills that seek to stop employers from using AI to surveil workers or make decisions related to hiring, pay, or disciplinary actions also made it through the appropriations process, though one bill was amended to eliminate an appeals process for workers when they think AI made a mistake.

Amid growing evidence that companion bots that mimic intimate human relationships can exacerbate mental health problems, California lawmakers will vote on several bills in the next two weeks that seek to protect children from AI or harmful encounters online. Appropriations committees approved bills that prohibit the design of companion bots and other systems for kids and put in place a protocol for companion bots to follow when the subject of suicide comes up.

Those developments came days after the New York Times reported that Adam Raine, a 16-year-old California boy, died by suicide. In a lawsuit filed in a California Superior Court on Tuesday, his parents accused OpenAI's ChatGPT of acting as his suicide coach. Megan Garcia, mother of a Florida teen who took his life after

forming an intimate relationship with a chatbot made by California-based Character.ai, endorsed the suicide protocol bill earlier this year.

Prior to news of the death of Adam Raine, following reports of Meta's AI chatbots speaking to children in harmful and inappropriate ways, the Attorney General of California and 43 other U.S. states sent a letter to top AI companies to warn them that they “use every facet of our authority to protect children from exploitation by predatory artificial intelligence products.”

Lawmakers also approved bills that seek to prevent off-campus cyberbullying, deepfake pornography of minors, and that require a warning label for social media, heeding a call for such labels by the previous Surgeon General of the United States, Vivek Murthy. The labeling legislation was significantly watered down, with amendments reducing the size of the label, eliminating the ability of private citizens to sue over violations, and delaying the implementation of the rules.

Also advanced today was a bill that seeks to better hold developers accountable for AI technology, preventing them from blaming the AI itself for harming people as a defense in court.

The California Legislature has until Sept. 12 to decide whether these and many other bills should become law. Governor Newsom will then have until Oct. 12 to decide whether to sign those bills into law or veto them.

Pickle

Continued from Page 7

ceed as above (if using whole cukes, cut off their blossom ends but leave their stem ends intact).

If you're feeling adventurous, you

HOME

00:00

GUEST

POSS

Centennial (1-1)	27	Santa Margarita	33
Murrieta Valley (1-1)	35	Servite	56
San Juan Hills	41	Roosevelt (0-2)	0
Murrieta Mesa (1-1)	17	Vista Murrieta (2-0)	35
Norco (2-0)	55	Colony	7
Temecula Valley (1-1)	0	Elsinore (2-0)	30
King (1-1)	7	San Jacinto (1-1)	30
Great Oak (1-1)	31	Rancho Verde (0-2)	6
Corona (1-1)	53	Bloomington	34
Hillcrest	50	Santiago (2-0)	52
Kaiser	35	Heritage (0-2)	20
Redlands East Valley	32	Perris (1-1)	25
Canton Springs (2-0)	35	Fallbrook	14
Lakeside (1-1)	16	Tahquitz (2-0)	55
Citrus Hill (2-0)	26	Miller	6
Paloma Valley (0-2)	27	Moreno Valley (2-0)	34
Downey	35	Orange Vista (0-2)	34
JW North (0-2)	13	Poly	55
Liberty (1-1)	35	Sultana	13
Vista del Lago (2-0)	14	Valley View	10
La Sierra	6	West Valley (1-1)	49
Temescal Canyon (1-1)	0	El Segundo	42

AI Suicide

Continued from Page 6

The study's lead author, Ryan McBain, said Tuesday that “it's encouraging to see OpenAI and Meta introducing features like parental controls and routing sensitive conversations to more capable models, but these are incremental steps.”

“Without independent safety benchmarks, clinical testing, and enforceable standards, we're still relying on companies to self-regulate in a space where the risks for teenagers are uniquely high,” said McBain, a senior policy researcher at RAND and assistant professor at Harvard University's medical school.

can pickle all sorts of other fruits and vegetables in the refrigerator.

Try it with asparagus, beets, end-of-season green tomatoes (cut into wedges), or sweet or hot peppers, as Peter Piper did.

You can even pickle cherries, peach slices and watermelon rinds, a southern delicacy that recently made a surprisingly tasty snack for this northerner. Keep the salt, vinegar and water, but feel free to adjust the seasonings and spices as you wish.

For instance, I include sugar when pickling fruit and swap the pickling spices for ginger, cinnamon or cloves.

All sorts of pickle-inspired foods — from chips to gummy candies — have been gaining popularity lately, but there's nothing better than the real thing. And with so many flavor variations to experiment with, all you have to do is follow your taste buds.