

The Perris Progress

Perris, Menifee, Homeland, Nuevo, Mead Valley, Romoland, Sun City, Good Hope, Lake Mathews ★ www.zapinin.com

Vol. 126-7

Friday, February 13, 2026

Since 1901

PERRIS VALLEY HISTORICAL MUSEUM AND ASSOCIATION UNVEILS THE "TOOLS THAT BUILT AMERICA" TO THE PUBLIC

By Mia Rotell

As new residential and commercial development gobbles up once open land, while the population of the Perris and Menifee Valleys swells relative to even the recent past, the imagination is tested to recall what was.

Verdant lands that provided the sustainable sustenance, first for the native populations and later for settlers from near and afar.

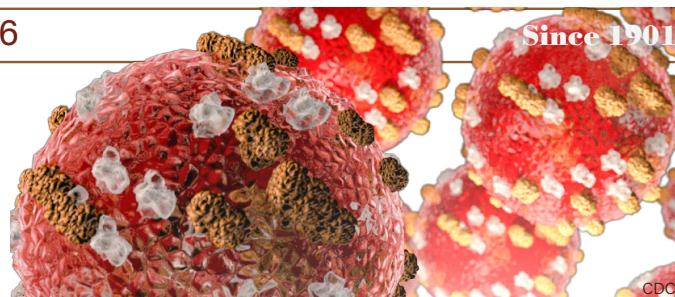
As the City of Perris honors its 125th year of incorporation, a new exhibit at the historic Santa Fe Depot, home to the Perris Valley Historical Museum and Association, transports visitors to the days of local yore.

See Tools Page 10



Photo by Lisa Zambrano

A demonstration of iron working at the Tools That Built America exhibition opening at the Perris Valley Historical Museum.



CDC

First Measles Case of 2026 Confirmed in Riverside County

RIVERSIDE (CNS) - The first measles case of 2026 surfaced in western Riverside County recently, prompting health officials Monday to urge precautions and vigilance among residents.

The patient, identified only as a child, tested positive for a measles infection following tests last month and is now recovering at home, according to the Riverside University Health System.

The origin of the infec-

tion could not be verified. RUHS officials said the minor had not traveled out of the country, or even out of the state, in the last several months.

It's the 11th case of measles documented statewide this year. The other patients are from Los Angeles, Napa, Orange, San Bernardino, San Mateo and Shasta counties, according to the California Department of Public Health.

See Measles Page 3

TAKE A HIKE! AND BRING YOUR DOG

By Mia Rotell

Leash your dog and lace up your shoes because the city of Perris is encouraging its residents to take a hike at Roy W. Kabian Park on Saturday, Feb. 21, for an easy 3-mile hike. Check-in is at 8 a.m., the hike starts at 8:30 a.m., and ends around 10 a.m.

This event is part of Live Well Perris' "Take a Hike Event," which means that every attendee will be entered to win a prize at the end of the event



— the prize could be anything, so watch out! Water isn't provided, so don't forget to fill up your water bottle — and bring potty bags for your dog!

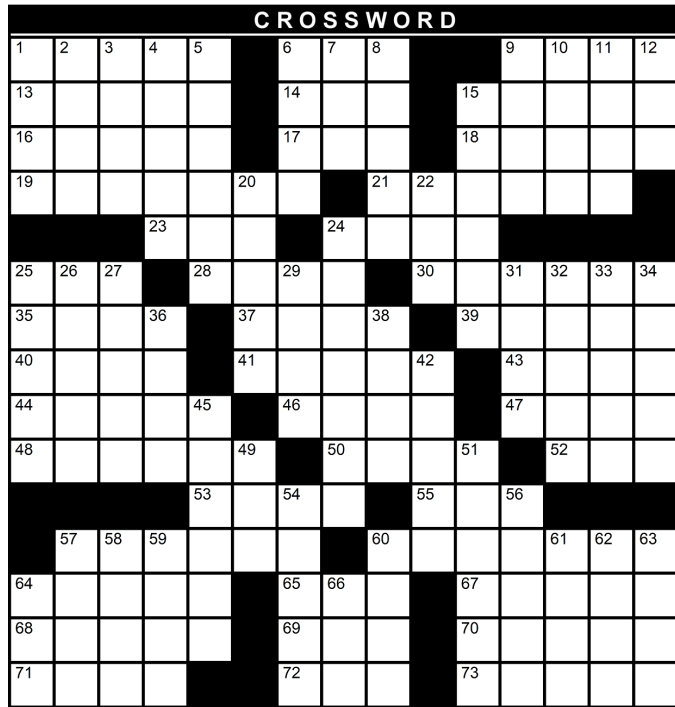
For more information call Public Services at (951) 435-7206. See you there!



Adalberto and Delia Quiroz, owners of Quiroz Tacos, work the plancha at the Wanderlust Food Festival and Marketplace in Winchester last Saturday

Photo by Lisa Zambrano

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STATEPOINT MEDIA THEME: THE 1990s

ACROSS

- *First cloned mammal
- Fuel economy acronym
- Land measure
- Pascal of "The Mandalorian" fame
- Second O in EVOO
- a.k.a. sergeant fish or robalo
- Plant fungus
- *"Titanic" star
- *"The _____ Whisperer" (1998)
- *PepsiCo offering
- *One of the Walsh twins, 90210
- Long reef dweller
- Reach a high
- Color of passion
- Agitate
- Like Matryoshka inside Matryoshka
- Gave the boot
- Arab League member
- One of Florida Keys
- Summer month
- Polished diamond surface
- Safecracker
- Lazybones
- Before "saw" and "conquered"
- Glitch
- Watercraft

DOWN

- Design detail
- M,nchen mister
- Jittery
- Irregularly notched
- *Harry of Privet Drive
- Gangster's gal
- *"American _____" (1999)
- Geography class prop
- Any minute, arch.
- Cut at birth
- Parks on a bus
- _____ out a living
- Israeli monetary unit
- Remote in manner
- Did a marathon, e.g.
- Remains repository
- Like some martinis
- Comfort
- One in a pod
- *_____ bubble
- *The 1990s, a.k.a. post-_____ decade
- Biblical patriarch
- Sensitive subject?
- "Bad news travels fast," e.g.
- _____ shopping cart
- Father's progeny
- Trojan War epic
- Difficult situation
- Like jalapeño
- So out it's in

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Man Charged with Killing Perris Resident in Premeditated Attack

RIVERSIDE (CNS) - A young man accused of fatally stabbing a 63-year-old Perris resident in a premeditated attack was charged last Thursday with first-degree murder and other offenses.

Luis Ernesto Rosas, 19, of Moreno Valley, was arrested last Monday following a two-week investigation by the Riverside County Sheriff's Department into the slaying of Ronald Gargano.

Along with murder, Rosas was charged with a special circumstance allegation of lying in wait and a sentence-enhancing allegation of using a deadly weapon in the commission of a felony.

The defendant, who is being held without bail at the Robert Presley Jail, was slated to make his initial court appearance Thursday afternoon at the Riverside Hall of Justice.

According to sheriff's Sgt. Mike Kelleher, on the morning of Jan. 18, Gargano was in the area of Foothill Avenue and Nuevo Road, just east of Perris, when he was assaulted by a then-unknown person for reasons not disclosed.

The victim was stabbed and left for dead.

Kelleher said witnesses discovered Gargano's re-

mains not long afterward, and when patrol deputies confirmed the nature of the man's death, the case was turned over to the Central Homicide Unit, whose detectives ultimately uncovered evidence pointing to Rosas as the alleged assailant.

A possible motive was not disclosed.

The defendant was tracked down and taken into custody without incident on Dracaea Avenue in Moreno Valley.

He has no documented prior felony convictions in Riverside County.

- Mollify
- *Assassinated Gandhi
- Radiate
- Small wooded hollows
- *Apple offering
- Simon does what?
- Influencer's creation
- Daytime moth
- *Snoop _____ Dogg
- Coloring substances
- Nautilus' captain
- Allegro or lento
- Repeat an echo
- Pathet _____

- *Fresh Prince's town
- *_____ Mouth of "All Star" fame
- Discombobulate
- *Jeff Bridges in "The Big Lebowski," with The
- Made in Vegas
- Makes lace
- One-tenth of a dime
- *"_____ Wait... Don't Tell Me!" on NPR
- Petri dish gel
- Do over
- Fruit spread

- *_____ Goo Dolls of "Name" fame

SOLUTION TO THIS WEEKS PUZZLE



County Maintains Fee Waivers to Encourage Pet Adoptions

RIVERSIDE (CNS) - To reduce the ongoing strain on shelters, the Riverside County Department of Animal Services announced Wednesday that fee waivers on pet adoptions will continue countywide.

A moratorium on adoption fees was implemented last fall and has remained in effect as the county's four shelters continue to operate over capacity.

Officials have initiated other strategies to free up space, sending out requests for nonprofit organizations to transport the county's impounded canines and felines to other places across the country for adoption campaigns. On Tuesday, Wings of Rescue flew 24 dogs and a cat previously in local shelters to Seattle, Washington, for placement in the City Animal Shelter.

"This flight was important because a majority of the dogs were larger breeds, which typically stay the longest amount of time in our shelters, sometimes over hundreds of days," Department of Animal Services spokeswoman Daylin Valencia said.

The current waiver of fees at the county's shelters means no charge for spay/neuter surgeries, vaccinations, microchips and engraved collars. Only state-mandated dog license fees are required. They generally run \$25 for altered pets.

"With fee-waived adoptions, now is a great time to add a loving companion to your life," county Supervisor Yxstian Gutierrez said.

There are more than 1,000 canines and about 100 cats available for adoption.

In May, the board approved a "no kill" policy, resolving that the county will make it an objective to preserve the lives of a minimum of 90% of all cats and dogs impounded at the county's shelters.



The policy entails greater emphasis on free or low-cost spay/neuter clinics, enhanced "return-to-owner" programs that unite lost pets with their loved ones, adoption campaigns with full fee waivers, expedited "trap-neuter-return-to-field" programs that were inaugurated in March 2024 and pet fostering.

The latter provides opportunities for Inland Empire residents to take a dog or cat home for set or open periods, without the obligation to adopt. Fostered pets receive free veterinary care from the county and can be returned to a shelter anytime.

The no-kill effort dovetails with a reformation initiated by the board after one organization alleged that the county had the highest kill rate in the nation.

See Animals Page 7

Measles

Continued from Page 1

"As we see growing reports of measles from our neighboring counties, the risk of measles is no longer remote," county Public Health Officer Dr. Jennifer Chevinsky said. "It's now also impacting us here in our own county, even among those with no recent international or out-of-state travel. The importance of timely vaccination is clear."

Last year, Riverside County documented its first measles infection since 2018.

Statewide, there were a total 25 verified measles cases in 2025, according to health officials.

"Measles is highly infectious and can be spread through the air when a person breathes, talks, coughs or sneezes, so it is very important to call your health-care provider if you may have been exposed and especially at the first sign of measles illness," Chevinsky said.

Measles-mumps-rubella -- MMR -- vaccinations and boosters are available through the county health system, or from clinics and

physicians. The consultations are private.

"Measles typically begins with a fever that lasts a couple of days, followed by symptoms such as runny nose, cough, conjunctivitis -- pink eye -- and rash," RUHS stated.

"The earliest symptoms usually last four to seven days. The rash will usually appear first on the face, along the hairline and behind the ears. It then spreads to the rest of the body. Those infected can spread measles about four days before their rash starts to four days afterward."

New Office of Education Web Portal Offers Easier Access to Resources

RIVERSIDE (CNS) - A Riverside County web portal designed to provide enhanced access to resources for public education students and their parents and guardians went live Monday.

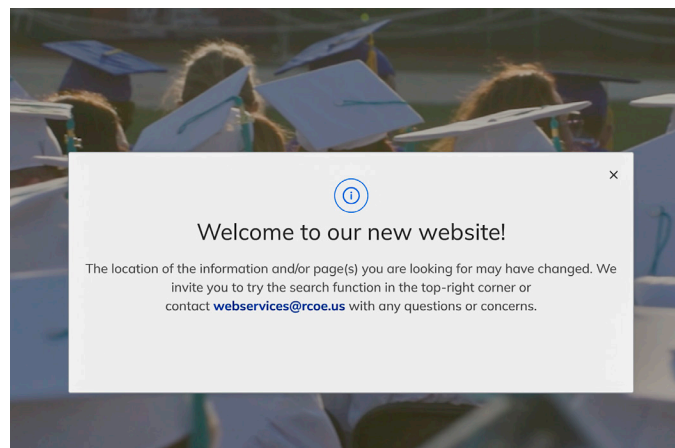
The Office of Education's revamped website at www.rcoe.us provides various options for users seeking details on a range of topics, including career development, online tutorials for learning about new technology, child daycare, scholarship opportunities and related subjects.

"Clear and convenient access to information is essential to providing excellent customer service and meeting the needs of our community in the digital age," county Superintendent of Schools Edwin Gomez said. "The new site reflects (the office's) strong focus on the user experience through engaging visuals, clear graphics and videos that highlight the excellence our team brings to everything we do."

According to the agency, the updated web portal, created through a partnership with digital services developer GovStack, is now a repository for "more than 1,600 pages of fresh content and graphics."

The home page interface features a new menu with prominent displays of click-to-navigational options and a broader search field, officials said.

Anyone with questions or experiencing challenges with the site was encouraged to contact the Office of Education's help team via email at webservices@rcoe.us.



Officials noted that remaining isolated at home throughout infection is vital to prevent community spread.

The last significant measles outbreak occurred as a result of the contagion spreading at Disneyland from December 2014 to April 2015, when about 131 people were infected.

In 2023, there were four confirmed measles cases statewide, and in 2024, there were 15, according to the CDPH.

Information regarding immunizations and treatment is available at www.ruhealth.org/vaccineclinics, or by calling 951-358-7125.

Ex-Deputy Who Stalked Former Fiancee, Harassed Volunteer Sentenced

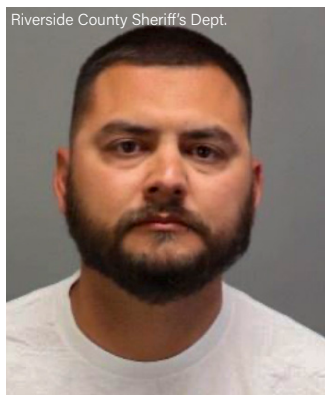
INDIO (CNS) - An ex-Riverside County sheriff's deputy who perpetrated felony and misdemeanor crimes involving his former fiancee and a female volunteer was sentenced Friday to six years in state prison.

Alexander Ravy Vanny, 35, of Hemet, was convicted in December of stalking, possession of child pornography, unauthorized use of protected electronic data, maliciously destroying a wireless device, witness intimidation, illicit eavesdropping, using a concealed camera to invade privacy, illegal use of a tracking device, interference with a traffic control device and possession of a firearm in violation of a protective order, with a sentence-enhancing allegation of perpetrating a felony while on bail.

The Indio jury assigned the case hung 10-2 in favor of convicting Vanny of kidnapping. Prosecutors initially considered retrying Vanny on that count but ultimately decided against it and allowed sentencing proceedings to move forward before Superior Court James Hawkins at the Larson Justice Center Friday.

Deputy District Attorney Jess Walsh told jurors that Vanny was unquestionably guilty, engaging in criminal conduct before being fired by the sheriff's department.

At the outset of the trial, Walsh recounted the offenses involving the two principal victims, a former



Alexander Vanny

sheriff's Explorer scout identified only as "Leslie," and the defendant's one-time fiancee, a mother of two identified only as "Madeline."

In the latter case, Vanny became obsessive, unable to cope with their split in the summer of 2024.

After she went out on a date, the then-lawman secretly followed her and the man, whose identity wasn't disclosed, waiting until they were inside her Menifee residence, then setting up an audio device outside the bedroom window to record the sounds of her and the other man engaging in sex. After waiting a moment or two, Vanny forced his way into the apartment and challenged the man to a fight, according to the prosecution.

Court papers said when Madeline attempted to use her mobile phone to call 911, the defendant damaged it.

Among the most serious allegations was Vanny's following Madeline to Chappies Bar in Hemet and demanding that she "leave and come home with him," the prosecution said. When

Home Affordability Trends Up in Riverside County, Statewide

RIVERSIDE (CNS) - Housing affordability slightly improved in California in the fourth quarter of 2025, as moderating prices and cooling market competition lowered borrowing costs and allowed more Californians to qualify for mortgages, the California Association of Realtors announced Tuesday.

Eighteen percent of California households could afford to purchase the \$869,300 median-priced home in the fourth quarter of 2025, up from 17% in third-quarter 2025 and 16% in fourth-quarter 2024, according to CAR.

Those trends were mirrored in Riverside County, which improved to 24% from 23% in the third quarter, and from 21% in the fourth quarter of 2024. The numbers were identical for the Inland Empire region.

CAR estimated the average monthly home payment including taxes and insurance in Riverside County was \$3,880 in the fourth quarter, with a minimum qualifying income of \$155,200.

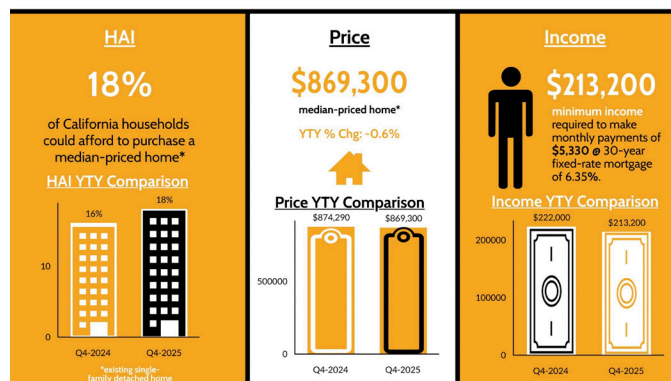
The statewide fourth-quarter

the woman rejected him, Vanny "forcibly threw her into his truck," according to court documents.

"The defendant then drove her, without her consent, to his home ... some 17 miles and 30 minutes," the prosecution stated.

Defense attorney Quintin Swanson presented a different picture, describing his client as the gallant type, rushing to "save" Madeline from drinking and driving after the two of them had a spat.

California Housing Affordability Q4 2025



ter 2025 figure is less than a third of the affordability index peak of 56% in the fourth quarter of 2012.

Factors contributing to the decline include the effective interest rate dropping for the third consecutive quarter to its lowest level since third-quarter 2022. The average effective interest rate receded to 6.35% in fourth-quarter 2025 from 6.67% the previous quarter and was 41 basis points below the level 6.76% recorded a year earlier.

Mortgage rates, which oscillated throughout the first six months of 2025 due partly to tariff-induced uncertainty, trended modestly lower in the second half of the year as the Federal Reserve's expected rate cuts

kick-started the decline.

The median price of an existing single-family home declined for the second straight quarter in the fourth quarter of 2025, falling 2.2% statewide as market competition cooled, typical for the year-end period.

Analysts said home prices should remain soft for the next couple of months but could rebound as the home-buying season begins in late March/early April.

Compared with California, 39% of the nation's households could afford to purchase a \$414,900 median-priced home, which required a minimum annual income of \$101,600 to make monthly payments of \$2,540, CAR said.

She filed a restraining order against him, but in defiance of that order, Vanny continued to carry around his personal firearm.

Walsh said the deputy stuck "tracking devices" onto her car so he could monitor her travels at all times.

The defendant became sexually involved with 18-year-old Leslie, who looked upon him as a mentor, regularly exchanging texts with him, according to the prosecution.

Vanny procured video images of two teenagers engaging in sexual activity during a visit to an Orange County theme park and kept the matter, which was part of an investigation, on his personal mobile phone, intending to share it with Leslie, Walsh said.

He said detectives documented the laundry list of offenses perpetrated by the defendant, including threats against Madeline, whom he tried to intimidate by telling her, "If you call

FRIDAY, February 13, 2026

Today in History:

Today is the 44th day of 2026.
There are 321 days left in the year.

By The Associated Press

Today in history:

On Feb. 13, 1935, a jury in Flemington, New Jersey, found Bruno Richard Hauptmann guilty of first-degree murder in the kidnap-slaying of Charles A. Lindbergh Jr., the 20-month-old son of Charles and Anne Morrow Lindbergh. (Hauptmann was executed the following year.)

Also on this date:

In 1945, Allied forces in World War II began a three-day bombing raid on Dresden, Germany, killing as many as 25,000 people and triggering a firestorm that swept through the city center.

In 1965, during the Vietnam War, President Lyndon B. Johnson authorized Operation Rolling Thunder, an extended bombing campaign against the North Vietnamese.

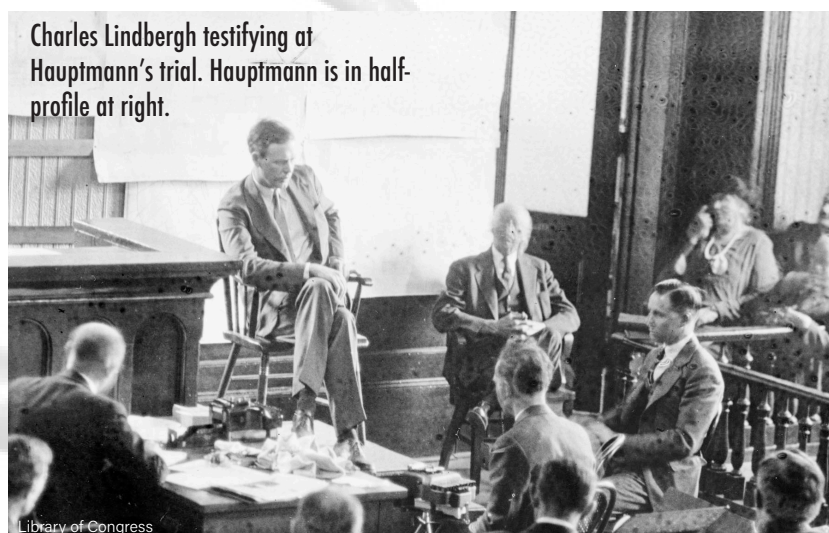
In 1980, the 13th Winter Olympics opened in Lake Placid, New York.

In 1996, the rock musical "Rent," by Jonathan Larson, premiered off-Broadway less than three weeks after Larson's death.

In 2002, John Walker Lindh, who was captured by U.S. forces as an enemy combatant in 2001, pleaded not guilty in federal court in Alexandria, Virginia, to conspiring to kill Americans and supporting the Taliban and terrorist organizations. (Lindh later pleaded guilty to lesser offenses and was sentenced to 20 years in prison.)

In 2016, Justice Antonin Scalia, the influential conservative member of the U.S. Supreme Court, was found dead at a private residence in the Big

Charles Lindbergh testifying at Hauptmann's trial. Hauptmann is in half-profile at right.



Bend area of West Texas; he was 79.

In 2017, President Donald Trump's embattled national security adviser, Michael Flynn, resigned following reports he had misled Vice President Mike Pence and other officials about his contacts with Russia.

In 2018, President Donald Trump's personal attorney, Michael Cohen, said he had paid \$130,000 out of his own pocket to Stephanie Clifford

(aka Stormy Daniels), a porn actor who claimed to have had a sexual encounter with Trump.

In 2021, Donald Trump was acquitted by the Senate at his second impeachment trial — the first to involve a former president — in which he was accused of inciting the attack on the U.S. Capitol on Jan. 6. Seven Republicans joined all 50 Democrats in voting to convict, less than the two-thirds threshold required.

Ribbon Garlands for Your Valentine's Day Get-Together

By Mia Rotell

Valentine's Day is here, which means from living rooms to classrooms, and even college dorms, Valentine's Day decorations are everywhere. But what if this time we step away from the hearts and into something that feels a little more personable? Ribbon chain garlands are a very cute, simple way to add your own cozy touch to whatever area you're decorating. Just pick out your favorite ribbon and get to stapling — no glue required!

What you need:

- Ribbon (at least three different types)
- Scissors
- A measuring tape or ruler
- A stapler (with staples)

How to make it:

Step 1: Before unsealing the ribbon, arrange the ribbon rolls in the order you'd like them to be in for the garland.

Step 2: Unseal and unroll one roll of ribbon.

Step 3: Measure the rolled-

out ribbon. Thick ribbon needs to be a little longer — in the picture, the ribbon is 10 inches long before being linked.

Step 4: Cut the desired length.

Step 5: Connect the ends of the ribbon together and overlap them by about half an inch — make sure it's straight!

Step 6: Shimmy the overlapping ribbon inside the stapler. Make sure the stapler is as horizontal as it can be without misaligning



the ribbon — then staple!

Step 7: Repeat steps three through five with the second ribbon. Before stapling, pull the ribbon through the middle opening of the previously stapled ribbon. Overlap the second ribbon, then staple!

Step 8: Repeat steps three

through seven until the desired length and look is achieved!

Tip! Get ribbon with different sheens and edges to make your garland as unique to you as possible! Change out the ribbon to make this suitable for any holiday or fun get-together!

Vanny

Continued from Page 4

the police, you go to jail."

Swanson acknowledged his client "started a stupid relationship with the

cadet, who was an adult," while engaged to marry Madeline. The two were living together at the time, and the cheating led to their breakup.

Despite the separation,

the attorney told the jury his client continued to pay some of his ex-fiancee's expenses, including rent for her apartment.

Vanny was first arrested on June 22, 2024, and

booked into the Banning jail but posted a \$1 million bond and was released. He was placed on paid administrative leave, but within a few months, he was fired from the department.

While on bail, Vanny was separately charged with a slate of new offenses. He had been a sworn peace officer since he was hired by the sheriff's department in 2016.



AP Photo/Steven Senne

BACKYARD VEGETABLE GARDENS ARE HEALTHY FOR PEOPLE AND THE PLANET. HERE'S HOW TO START YOURS

By CALEIGH WELLS
Associated Press

If you want healthy food, experts say to eat what's local, organic and in-season. Those foods benefit the planet too, because they are less taxing on the soil and they don't travel as far.

It doesn't get more local, organic and in-season than a backyard vegetable garden.

At this time of year, many backyards across the country are still covered in snow. But it's the perfect time to start planning for a garden because you'll want to have supplies ready to start planting just after the last frost date in your area.

Below are some tips on how to plan a backyard garden and reasons why you should do it.

Homegrown vegetables have fewer emissions

Vegetable gardens benefit the surrounding ecosystem by adding diverse plant life, especially where they replace grass or cover a

deck or patio. They also can provide flowering plants for pollinators.

The plants capture and store carbon in the soil, promote healthy soil by preventing compaction and can make the air cooler on rooftops and patios, according to Ellen Comeau, who chairs the advisory council for the Cuyahoga County Master Gardener Volunteers with the Ohio State University Extension program.

Homegrown vegetables and fruits are responsible for fewer emissions than their store-bought counterparts because grocery store produce typically travels long distances on trucks.

"There's this whole idea of a zero-kilometer meal, that I don't have to travel anywhere, except my backyard, to make food. That certainly helps the climate," said Carol Connare, editor of The Old Farmer's Almanac.

Gardening has health benefits

The health benefits from

gardening are multifaceted, "social, emotional, nutritional, physical," said Katherine Alaimo, an associate professor of food science and human nutrition at Michigan State University.

Gardening promotes physical health because it requires a lot of movement. The food is typically picked at the height of ripeness and eaten fresh so it tends to have more nutrients than grocery store produce.

Alaimo said most gardeners don't use pesticides and grow their food organically. And of course, when you grow more produce, you eat more produce.

"That's going to reinforce people eating more fruits and vegetables even in the off season when they're not growing food. So they try new foods, they potentially increase creativity and their cooking skills," she said.

Alaimo said gardening also connects people with nature, provides a sense of responsibility and accomplishment

and encourages sharing harvests with friends. All of that can contribute to reduced stress, lower blood pressure and higher energy, she said.

Picking the right spot and budgeting

Sunlight is the biggest factor in choosing where to put your garden. Most produce wants at least six hours of sunlight per day. If sunny spots are few, save them for fruiting plants because leafy greens can tolerate more shade.

It also helps to have a nearby water source because you'll get more food for less effort if you're not lugging buckets of water a long way.

If you're growing in the ground, Comeau said to start with a soil test to determine its acidity and nutrient makeup. Soil samples, once bagged or boxed, can typically be sent to a cooperative extension office at a university. The Old Farmer's Almanac offers a list of extension offices by state. The results will give you an idea of what to grow and whether you need fertilizer or other amendments.

If you have barren soil or a concrete patio, you can buy or build raised beds with purchased soil. Connare said raised beds have advantages such as controlling the soil, but the disadvantages include the cost and the likelihood of compacting soil and eventually needing to replace it.

After finding the right spot, Comeau said the next step is figuring out how much you have to spend. That determines how big the garden is, whether you sow seeds or buy baby plants known as starts and how many supplies you can afford.

Another major investment: fencing for pests. That means digging fences into the soil to stop burrowing

animals like groundhogs, making them tall to deter deer or installing netting for climbing critters.

Choosing what to grow and when to start

What you can grow depends on what falls into your region's plant hardiness zone. Californians can grow olives more easily than Ohioans, for example.

Connare recommends finding out what plants are working for your neighbors.

"They might be able to tell you, 'I can't grow a Cherokee tomato here to save my life, but these tie-dye ones do great,'" she said.

Once you've narrowed down what can grow, pick what appeals to you. Kevin Espiritu, founder of Epic Gardening, said he used to advise people to focus on what grows the fastest and easiest, but now he also emphasizes choosing what you like to eat.

Connare also recommends adding flowers to attract pollinators. Local garden centers are good sources of knowledge about what native plants will attract beneficial insects.

Espiritu said to figure out the last frost date in your area and plan around that. Many fruits and vegetables are best planted after the frost threat has passed, but some can go in earlier. Cool-season crops like leafy vegetables can tolerate slightly colder temperatures. Seeds can get started indoors weeks before the last frost date.

Comeau said seed packet labels often provide instructions.

"The label will tell you when you can start it and when it can go into the ground. Some obviously go right into the ground and some can be started ahead of time," she said.

HOW TO CREATE A CALMING 'NATURE NOOK' WITH INDOOR PLANTS. ADVICE FROM HILTON CARTER

By JESSICA DAMIANO
Associated Press

Have you dreamed of creating a calm and cozy spot at home to relax and recharge, but don't think you can spare the space?

You don't need a "man cave," "she shed" or even a whole room to retreat to. Just one corner will do.

One corner, warm lighting, a cozy chair and some plants, says interior and plant stylist Hilton Carter, who specializes in "nature nooks" — tiny wellness sanctuaries that calm the mind, body and spirit.

Carter has hosted plant-forward specials for HBO and PBS, launched a plant and accessories line with Target and authored six books (his most recent is "Unfurled: Designing a Living Home.")

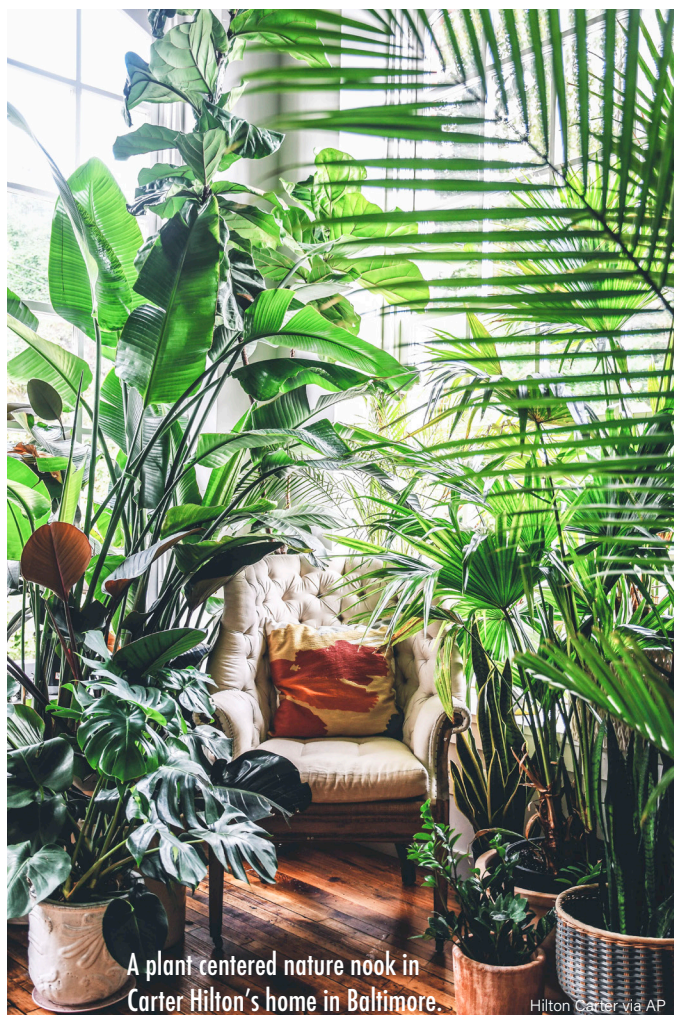
Nature nooks, he says, improve a home emotionally as well as aesthetically.

Carter, 46, found himself leaning toward plants a decade ago. "I was feeling overwhelmed by the hustle and grind working as a freelance filmmaker in Los Angeles when a project took me to Glen Mills, Pennsylvania," he said.

There, he popped into a garden-themed café.

"I was all knotted up, and I walked in there and felt a change. It felt like a vacation," he said.

Not long after, Carter moved to New Orleans and bought a fiddle-leaf fig tree he named Frank. "I was at a crossroads in life, which all of us face, and I faced it with this plant," he said, adding that he made a vow to love it and keep it alive.



A plant centered nature nook in Carter Hilton's home in Baltimore.

Hilton Carter via AP

"Everything I've accomplished since then was all due to that moment."

A nature nook doesn't need a lot of plants

Today, Carter, who lives in Baltimore with his wife and two children, has roughly 150 plants at home and another 200 or so in his studio, including Frank, now 14 feet tall. But creating a nature nook with as few as five plants can reap emotional benefits, he said.

Before buying any plants, choose your site, Carter said.

"There is no minimum or maximum size" for a nature-nook corner, he says. The important thing is "how lush you decide to make it."

Next, assess lighting. "If one side of the corner has a nice-size window and it

gets southern-facing light for eight hours of the day, there are particular plants that you could go wild with that could thrive in that light," Carter said.

"But let's say you have a north-facing window on one wall and it's a standard-size window. You probably will want to bring in artificial light."

Don't get just any grow lights, though.

"Find those companies that make beautiful grow bulbs. Some have two-color tones, some (replicate) daylight and others make warmer lights" that make the space inviting but still help plants thrive, Carter said.

If relying on natural light, consider the seasons. "It may be brighter in the winter because all the leaves on the trees are gone, but in

summer that's a whole different situation."

Assess your light and bring that information to a plant shop for guidance.

A comfortable place to sit

Bring in "some sort of accent chair facing whatever direction is going to provide you with joy: facing out the window, where the joy is having that sun caress your face, or facing in if you're reading," Carter said.

Select plants realistically.

"Be self-aware about your ability to care for plants," Carter said. Your nook might start out looking lush and beautiful, but if you don't take the time to care for the plants, it will look terrible and uninviting within weeks.

Personalize your nature nook

When creating nature nooks for clients, Carter asks them about their favorite vacations or where they spent honeymoons or anniversaries, because bringing in plants from those places can trigger happy memories.

"Think about your happy place," Carter advised. "Get a sense of what you want to replicate and where you want to be transported to."

A nature nook is an "escape from the chaos of the world," he said.

When choosing plants, consider their foliage and how they look together. The glossiness of a burgundy Ficus elastica next to a Monstera 'Thai Constellation,' for instance, is striking, he says.

"But if you met your wife in the Pacific Northwest and you're looking to create a look that's similar to that, you're going to get your more shaded plants

-- ferns, Norfolk pines, things that refer back to that space," he said.

And don't overlook pots. A beautiful terracotta planter that fits the space's vibe will evoke emotion and set the mood of the nook.

Some practical concerns

Consider how tall plants will grow, and how high the ceilings and windows are.

Carter also advises being mindful of the type of flooring. "Use planters that will protect the floor" in case water drains out.

Toxicity is another important matter. "Do you have pets? Do you have kids? What kinds of plants will thrive and keep them safe?" he said.

Enjoying your nook

Once your nature nook is in place, create a routine. Maybe drink your morning coffee there or read there in the evenings. Using the space regularly can be transformative, Carter said.

"I'm much more patient, more kind, considerate and I'm a better listener because of plants," he said. "I think I'm entirely a more loving individual than before."

Animals

Continued from Page 3

In 2024, the board hired Austin, Texas-based Outcomes for Pets LLC Principal Adviser Kristen Hassen to rectify problems within the agency, and last February the supervisors approved the Executive Office's selection of Mary Martin to head the department following a nationwide executive recruitment drive.

Information about shelters' hours of operation and adoption or fostering opportunities can be found at rcdas.org.

"GOAT" — SPECIAL ADVANCE REVIEW

By Bob Garver

On the weekend of the biggest football game of the year, it was only natural that I saw a movie about basketball. Or rather "Roarball," as the anthropomorphic animal characters call it – but it's basketball.

When he was just a kid (pun intended), young goat Will (Caleb McLaughlin) went to Roarball games to root for his hometown Vineland Thorns and cheer on his favorite player: panther Jett Fillmore (Gabrielle Union). Will's mother (Jennifer Hudson) encouraged him to dream big, and he dreamed to be as big a Roarball player as Jett. Ten years later, Will is a struggling delivery boy, his mother has passed, Jett has never won the league's championship, and the Thorns' warthog owner (Jenifer Lewis) is too busy with mud baths to make any effort to improve the roster.

Will can't make a career for himself because he's too obsessed with Roarball. And he can't get ahead in Roarball because he's too small. Actually, he's more of a "medium"

in a world that includes rodents and such, but every high-profile player is bigger than him, so he's considered "small." He answers an open challenge for a one-on-one game to three points laid out by visiting superstar Mane Attraction (Aaron Pierre), and the horse beats him 3-2, but everyone in Vineland is impressed that he was able to score two points. Yes, his star rises because a heavily-memed video of his performance "goes viral." Against the wishes of Jett, who wants a proper teammate for what will likely be her final season, he's signed to the Thorns.

Teammates on the Thorns include paternal pachyderm Archie (David Harbour), aging giraffe Lenny (Stephen Curry), self-doubting ostrich Olivia (Nicola Coughlin), and out-of-his-mind Komodo Dragon Modo (Nick Kroll), as well as put-upon monkey coach Dennis (Patton Oswalt). It's not hard to see why the team is in last place, with all the neuroses in play, compounded by Jett's constant frustration. At this rate the team will be out of contention before Will can even

come off the bench.

Despite a rocky start, Will soon proves himself useful, able to slip between large, lumbering players and make long-shots from far-off places on the court. Aside from his playing, his optimism is infectious, both with the fans, who drive up ticket sales, and his teammates, who start playing better with his inspiration. Even sour (literal) puss Jett has some of her best days in years around him. Then there's an ugly chapter where business gets in the way and egos affect morale (every sports movie has one) and the team basically breaks up, but of course everybody rallies and puts in their best efforts for the big final game against Mane Attraction's team.

So the story isn't going to redefine any (figurative, this time) playbooks. So the humor can be obnoxious at times with all the self-aggrandizing characters. So it's obvious that the movie was written around the lazy premise



of an athlete wanting to be the Greatest Of All Time... and he's an actual goat. The movie is still a delight at a time when delightful movies are in short supply. Its biggest strength is its rapid-fire gag delivery, even if a joke misses, you can be as sure as there's at least one played out screaming goat gag in this movie that there's another one right around the corner. "GOAT" isn't

what I would call a "great" animated offering, but it's not ba-a-a-a-ad.

Apologies.

Grade: B-

"GOAT" is rated PG for some rude humor and brief mild language. Its running time is 100 minutes.

Contact Bob Garver at rrg251@nyu.edu.

'Send Help' Keeps Box Office Lead with \$10 Million

LOS ANGELES (CNS) - The survival thriller "Send Help" grossed another \$10 million to lead all films in North America in a slow weekend at the box office, according to industry estimates released Sunday.

Director Sam Raimi's film, which stars Rachel McAdams and Dylan O'Brien and opened in first place last weekend, beat out the romantic comedy "Solo Mio," starring Kevin James, which opened with \$7.2 mil-

lion, Comscore reported.

"Iron Lung" was third with \$6 million Friday through Sunday in its second weekend.

Fourth place went to the K-pop documentary "Stray Kids: The Dominate Experience," which opened with \$5.5 million.

Director Luc Besson's "Dracula," starring Caleb Landry Jones, opened in fifth place with \$4.5 million.

"Zootopia 2" continued its lengthy and impressive run, grossing another \$4 million in its 11th weekend in theaters for a cumulative domestic total of over \$414 million.

Rounding out the top 10 releases were "Avatar: Fire and Ash" (\$3.5 million), "The Strangers - Chapter 3" (\$3.5 million), "Shelter" (\$2.4 million) and "Melania" (\$2.3 million).

This weekend's overall three-day box office haul was estimated at \$61.68 million. The year-to-date total is \$748.8 million -- up 10% from the figure at this time last year, according to Comscore.

IS IT CHILI? IS IT MAC AND CHEESE? THIS SLOW COOKER RECIPE COMBINES THE BEST OF BOTH

By **BRITTANY MULLINS Voracious**

When a friend mentioned that she serves chili over noodles, I was intrigued. We always serve our chili straight up with cornbread or tortilla chips on the side, but I had to try this new way, and the results were what inspired this chili mac from my cookbook "Mostly Veggies."

Is it chili? Is it mac and cheese? It's the best of both worlds, and it's surprisingly healthy and packed with veggies!

I love my slow cooker! It's so convenient to throw ingredients in the slow cooker in the morning and have a delicious, healthy meal ready to eat at the end of the day. You are more than welcome to cook dried beans from scratch, but that usually involves soaking and long cook times. For that reason, I'm a big fan of using canned beans for easy meals.

Slow Cooker Chili Mac

Servings: 6

Ingredients

1 medium yellow onion, chopped
2 cloves garlic, minced
1 red or orange bell pepper, seeded and chopped
1 (15-ounce) can pinto beans, drained and rinsed
1 (15-ounce) red kidney beans, drained and rinsed
1 cup frozen sweet corn kernels
1 (28-ounce) can diced tomatoes
2 cups vegetable broth
2 tablespoons chili powder
1 teaspoon ground cumin
1 teaspoon dried oregano
½ teaspoon fine sea salt
¼ teaspoon ground black pepper
1 (8-ounce) box chickpea elbow pasta noodles
1 cup shredded cheddar cheese, plus more for serving (plant-based, if needed)
Sliced green onions, for garnish

Directions

1. Add the onion, garlic, bell pepper, beans, corn, tomatoes and their juices, broth, and seasonings to a slow cooker. Stir to combine. Cover and cook on high for 3 to 4 hours or on low for 6 to 8 hours.

2. Add the pasta, cover, and continue cooking on low for 20 minutes, until the pasta is cooked through. Add the cheese and stir to combine.

3. Serve immediately. Evenly divide the chili mac into six bowls, top with more cheese and green onions. Or, to meal prep, evenly divide the chili mac into six meal prep containers. Store in the refrigerator for up to five days or in the freezer for up to three months. When ready to serve, reheat the chili mac in a saucepan over medium heat until warm throughout, 5 to 10 minutes, or in the microwave for 1 to 2 minutes. Serve topped with more cheese and green onions.



MISO CHICKEN

My brother and sister-in-laws traveled to Japan at the end of last year and brought me some goodies for the kitchen. And which I utilized for this recipe. The good news is that you can find these in most grocery stores here in California. No need to hop on a plane to Japan. Though, I would recommend it. I studied abroad in Japan nearly 20 years ago, yikes I'm getting old, and it is so special. Food, culture, art, and so much more everywhere you look.

Any ways, this is a simple recipe. If you have time to let the chicken marinate for a couple hours, I highly recommend it. If you don't have the time, it will be delicious non the less.

Ingredients

• 2 pounds chicken

- ¼ cup miso paste
- 2 tbsp ponzu sauce

To Make

In a bowl, add the miso and ponzu sauce. Stir until smooth. (If you can't find ponzu sauce, substitute with 2 tbsp soy sauce and a squeeze of lemon). Marinate Chicken. Cook chicken. I used an air fryer set to 380 degrees for 13 minutes. In a traditional oven cook at 425 for 15-20 minutes or until the chicken reaches an internal temperature of 165 degrees. The additional marinade left in the bowl can be placed in a small pot and simmered and used for a finishing sauce. Make sure you simmer it to kill the salmonella from the chicken. Let rest for 5 minutes and serve with rice and a veggie. Garnish with the sauce and basil.



Kyara Galvan wears a red Folklorico dress to the opening of the exhibition.

Photo by Lisa Zambrano

Tools

Continued from Page 1

The exhibit, which opened last Saturday, showcases tools from the early days of Perris. It stands tall among all the other artifacts collected over the years, which include a small schoolhouse mock-up, a candle-making station, and another exhibit that even provides a glimpse of what Native American life was like before the settlers.

Exhibit curators, Paul and Kathi Price, spent the past Public Notices

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1019362-NJ Order No.: 250393461-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/16/2021. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO

BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): AHMAD JACKSON, JR., A SINGLE MAN Recorded: 7/21/2021 as Instrument No. 2021-0437485 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 3/4/2026 at 09:00 AM Place of Sale: In the courtyard of the Historic Corona Civic Center located at 815 W Sixth St, Corona, CA 92882 Amount of unpaid balance and other charges: \$371,402.35 The purported property address is: 3296 OAKLEAF LANE, PERRIS, CA 92571 Assessor's Parcel No. : 303-573-018 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that

may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1019362-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can

purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1019362-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at

the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1019362-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner/Occupant, and Prospective PostSale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders



Ann and John Motte with a 1914 Ford Model T. The Motte's who own the Motte Historical Museum in Menifee, came to admire the pristine truck that still drives the roads today.

Photo by Lisa Zambrano

educating children and residents on artifacts from the past serves as cultural preservation and allows new and old generations alike to have a connection to the past.

"(Paul) is so knowledgeable and has brought a lot of history to our city," said city of Perris Mayor Michael M. Vargas. "I highly recommend that people come to the museum here and look at the artifacts and read the history that's behind it."

Vargas led the ribbon-cutting ceremony with the people who helped make the exhibit a reality under the Price's professional design and curation of the exhibit.

"(In the exhibit) there are a lot of hand tools that you find around the ranch," said museum volunteer Marie Spradlin. "It's interesting. I think school kids coming through here should get a lot of education out of it."

Along with the curation and preservation of the tools, the ribbon-cutting ceremony gave a nod to Native American customs. The Los Amos tribe performed various dances, like the Grass Dance, which a chosen man did to bless the ground before the tribe would settle into a new area.

In an attempt to preserve

cultural history and help residents remember the city's history, traditional Mexican dances were also performed, like the Mexican Hat Dance.

The new exhibit officially marks the museum's completion, and with that, museum volunteers and exhibit curators encourage everyone to stop by, take a look, and learn something.

The Perris Valley Historical Museum and Association is open from noon to 4 p.m. Thursday through Sunday. Call (951) 657-0274 for more information about the exhibit, hours of operation, or to ask any questions.

right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1019362-NJ IDSPub #0282654 2/6/2026 2/13/2026 2/20/2026

Schld:98085 AdId:33190 CustId:608

Order To Show Cause For Change of Name Case No. CVMV2600037 To All Interested Persons: DOMMY S MIRANDA filed a petition with this court for a decree changing names as follows:

1 PRESENT NAME: DOMMY S MIRANDA PROPOSED NAME: VALENTINO MIRANDA 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: 3/4/2026 Time: 8:00am Dept. MV2. Superior Court of California, County of Riverside, Moreno Valley Branch, 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: 1/16/2026 Jason B. Galkin Riverside Superior Court

Schld:98097 AdId:33193 CustId:1746

File No.: R-202600814 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. CPR RADIO SYSTEMS 474 CYPRESS WAY, PERRIS, CA 92570 Riverside County MAILING ADDRESS: BOX 973, PERRIS, CA 92572

Full Name of Registrant: 1. CALIFORNIA PREPAREDNESS RESOURCE, LLC PO BOX 973 PERRIS, CA 92572 This Business is conducted by: LIMITED LIABILITY COMPANY.

The registrant commenced to transact business under the fictitious business name or names listed above on: 01/01/2026. 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/ROBERT L TURNER

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 1/16/2026. PETER ALDANA

Schld:98109 AdId:33196 CustId:2054

T.S. No. 25-76307 APN: 360-463-038 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/20/2017. 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: ROGER R OWEN AND LISA M OWEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 3/21/2017, as Instrument No. 2017-0113953, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 2021-0071177 and recorded on 2/3/2021; and further modified by Loan Modification Agreement recorded as Instrument 2024-0276772 and recorded on 9/13/2024, of Official Records in the office of the Recorder of Riverside County, California, Date of Sale:3/3/2026 at 9:00 AM Place of Sale In the Courtyard of the Historic Civic Center located at 815 W Sixth St., Corona, CA Estimated amount of unpaid balance and other charges: \$493,178.42Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 30975 GREEN BRANCH STREET MENIFEE, California 92584Described as follows: As more fully described on said Deed of Trust.A.P.N #.: 360-463-038The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-888-632-4482 or visit this internet website www.realtybid.com, using the 25-76307. 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 1-888-632-4482, or visit this internet website www.realtybid.com, using the 25-76307 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 1/22/2026 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606For NonAutomated Sale Information, call: (714) 848-7920For Sale Information: 1-888-632-4482 www.realtybid.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 46600 Pub Dates 01/30, 02/06, 02/13/2026

Schld:98124 AdId:33204 CustId:2244

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JOHN SCOTT WINNINGHAM CASE NO. PRR12600139 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JOHN SCOTT WINNINGHAM.

A PETITION FOR PROBATE has been filed by LYNN W. SALTONSTALL in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that LYNN W. SALTONSTALL 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: 02/20/26 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 TATIANNA Y. METTERS - SBN 243998 LAW OFFICES OF TATIANNA Y. METTERS, APC 1631 BEVERLY BLVD. LOS ANGELES CA 90026 Telephone (213) 250-9315 1/30, 2/6, 2/13/26 CNS-4006542# PERRIS PROGRESS

Schld:98128 AdId:33206 CustId:61

File No.: R-202600644

FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:

1. ZEN RANCH AND RETREAT LLC 17479 SANTA ROSA MINE ROAD, PERRIS, CA 92570

Riverside County Full Name of Registrant: 1. ZEN RANCH AND RETREAT LLC 17479 SANTA ROSA MINE ROAD PERRIS, CA 92570

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).) /SMARY M HAMER

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 1/14/2026. PETER ALDANA

Schld:98138 AdId:33209 CustId:2054

T.S. No. 138033-CA APN: 300-010-008 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/6/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 3/18/2026 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 10/16/2006 as Instrument No. 2006-0758517 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: GRACE RAMIREZ, AN UNMARRIED WOMAN 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; AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, 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 4 OF PARCEL MAP 15032, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS RECORDED JUNE 26, 1980, IN THE PARCEL MAP BOOK 79, AT PAGE 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY The street address and other common designation, if any, of the real property described above is purported to be: 20055 EL NIDO AVE, 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 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: \$270,782.42 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 138033-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 138033-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Schld:98141 AdId:33210 CustId:670

NOTICE OF PETITION TO ADMINISTER ESTATE OF Judy May Quattlebaum Case No. PRR12600229

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Judy May Quattlebaum. A PETITION FOR PROBATE

has been filed by Christine Farrar in the Superior Court of California, County of Riverside. THE PETITION FOR

PROBATE requests that Christine Farrar 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 3/13/2026 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.

Ryan Michael Darling, SBN 268706
Darling Law Offices
3697 Arlington Ave.
Riverside CA 92506
Phone: 951-788-2889
Email: darlinglawoffices@gmail.com

Schld:98174 AdId:33220 CustId:1762

File No.: R-202601303
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. CARDS & STUFF
662 W BOWEN RD, PERRIS, CA 92570
Riverside County
Full Name of Registrant:
1. VICTOR HUGO MANCILLAS 662 W
BOWEN RD PERRIS, CA 92570
This Business is conducted by: INDIVIDUAL.
The registrant commenced to transact
business under the fictitious business name
or names listed above on: N/A.
I declare that all information in this statement
is true and correct. (A registrant who
declares information as true any material
matter pursuant to Section 17913 of
Business and Professions Code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
/S/VICTOR HUGO MANCILLAS
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
1/28/2026.
PETER ALDANA

Schld:98198 AdId:33228 CustId:2054

File No.: R-202600985
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. LEGACY MENTALHEALTH INC
25100 VISTA MURRIETA, 2412,
MURRIETA, CA 92562
Riverside County
Full Name of Registrant:
1. LEGACY MENTAL HEALTH INC 25100
VISTA MURRIETA, 2412 MURRIETA , CA
92562
This Business is conducted by:
CORPORATION.
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/KARLA LARA
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
1/22/2026.
PETER ALDANA

Schld:98202 AdId:33229 CustId:2054

File No.: R-202600693
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. CLEARLINE POOL SERVICE
28911 PEBBLE BEACH DR, MENIFEE, CA 92586
Riverside County
Full Name of Registrant:
1. STEVEN ALEXANDER GIBSON 28911
PEBBLE BEACH DR MENIFEE, CA 92586
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/STEVEN ALEXANDER GIBSON
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
1/15/2026.
PETER ALDANA

Schld:98207 AdId:33231 CustId:2054

File No.: R-202600957
FICTITIOUS BUSINESS NAME
STATEMENT
THE FOLLOWING PERSON(S) IS (ARE)
DOING BUSINESS AS:
1. NEXT GEN SALONS & LASHES
20405 HANSEN AVE, NUEVO, CA 92567
Riverside County
Full Name of Registrant:
1. GENEVIE BENITO 20405 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/GENEVIE BENITO
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
1/21/2026.
PETER ALDANA

Schld:98211 AdId:33232 CustId:2054

NOTICE OF TRUSTEE'S SALE UNDER
DEED OF TRUST T.S. No.: 23-0164 Loan
No.: Aragon Other: 05949228 APN: 361-021-
023 YOU ARE IN DEFAULT UNDER A
DEED OF TRUST DATED 03/19/2021.
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. NOTICE
is hereby given that Law Offices of Richard
G. Witkin APC, as trustee, or successor
trustee, or substituted trustee, or as agent for
the trustee, pursuant to the Deed of Trust
executed by Timothy Aragon, Trustee of The
32225 Sunset Trust U.D.T. 2/25/2021,
recorded 04/09/2021 as Instrument No.
2021-0224309 in book n.a., page n.a. of
Official Records in the office of the County
Recorder of Riverside County, State of
California, and pursuant to the Notice of
Default and Election to Sell thereunder
recorded 09/07/2023, as Instrument No.
2023-0264252 of said Official Records, WILL
SELL on 02/26/2026 at 9:00 AM In the
courtyard, of the Historic Corona Civic
Center, 815 W Sixth Street, Corona, CA
92882 AT PUBLIC AUCTION TO THE
HIGHEST BIDDER FOR CASH (payable at
the time of sale in lawful money of the United
States), 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 hereinafter described: As more
fully described on said Deed of Trust. The
property address and other common
designation, if any, of the real property
described above is purported to be: 32225
Sunset Avenue, Menifee, CA 92584 The
undersigned Trustee disclaims any liability
for any incorrectness of the property address
and other common designation, if any,
shown herein. 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: \$457,767.24* *The actual opening
bid may be more or less than this amount. In
addition to cash, the Trustee will accept a
cashier's check drawn on a state or national
bank, a check drawn by a state or federal
credit union or a check drawn by a state or
federal savings and loan association,
savings association or savings bank
specified in Section 5102 of the Financial
Code and authorized to do business in this
state. In the event tender other than cash is
accepted, the Trustee may withhold the
issuance of the Trustee's Deed until funds
become available to the payee or endorsee
as a matter of right. Said sale will be made,
but without covenant or warranty, express or
implied regarding title, possession or
encumbrances, to satisfy the indebtedness
secured by said Deed of Trust including
advances authorized thereunder and also
including, without way of limitation, the
unpaid principal balance of the Note secured
by said Deed of Trust together with interest
thereon as provided in said Note, plus the
fees, charges and expenses of the trustee
and the trusts created by said Deed of Trust.
THIS PROPERTY IS BEING SOLD IN AN
"ASIS" CONDITION. NOTICE TO
POTENTIAL BIDDERS: If you are
considering bidding on this property lien, you
should understand that there are risks
involved in bidding at a trustee auction. You
will be bidding on a lien, not on the property
itself. Placing the highest bid at a trustee
auction does not automatically entitle you to
free and clear ownership of the property. You
should also be aware that the lien being
auctioned off may be a junior lien. If you are
the highest bidder at the auction, you are or
may be responsible for paying off all liens
senior to the lien being auctioned off, before
you can receive clear title to the property.
You are encouraged to investigate the
existence, priority, and size of outstanding
liens that may exist on this property by
contacting the county recorder's office or a
title insurance company, either of which may
charge you a fee for this information. If you
consult either of these resources, you should
be aware that the same lender may hold
more than one mortgage or deed of trust on
the property. NOTICE TO PROPERTY
OWNER: The sale date shown on this notice
of sale may be postponed one or more times
by the mortgagee, beneficiary, trustee, or a

court, pursuant to Section 2924g of the
California Civil Code. The law requires that
information about trustee sale
postponements be made available to you
and to the public, as a courtesy to those not
present at the sale. If you wish to learn
whether your sale date has been postponed,
and, if applicable, the rescheduled time and
date for the sale of this property, you may
call (916) 939-0772 or visit this Internet
Website WWW.NATIONWIDEPPOSTING.
COM, using the file number assigned to this
case 23-0164. Information about
postponements that are very short in
duration or that occur close in time to the
scheduled sale may not immediately be
reflected in the telephone information or on
the Internet Website. The best way to verify
postponement information is to attend the
scheduled sale. NOTICE TO TENANT: You
may have a right to purchase this property
after the trustee auction pursuant to Section
2924m of the California Civil Code. If you are
an "eligible tenant buyer," you can purchase
the property if you match the last and highest
bid placed at the trustee auction. If you are
an "eligible bidder," you may be able to
purchase the property if you exceed the last
and highest bid placed at the trustee auction.
There are three steps to exercising this right
of purchase. First, 48 hours after the date of
the trustee sale, you can call (916)
939-0772, or visit this internet website
WWW.NATIONWIDEPPOSTING.COM, using
the file number assigned to this case,
23-0164, 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 AND STATUS 24 HOURS A
DAY, SEVEN DAYS A WEEK, GO TO:
WWW.NATIONWIDEPPOSTING.COM OR
CALL (916) 939-0772. ADDITIONAL
INFORMATION, DISCLOSURES AND
CONDITIONS OF SALE: (1) At the time of
sale, the opening bid by the beneficiary may
not represent a full credit bid. The beneficiary
reserves the right, during the auction, to
increase its credit bid incrementally up to a
full credit bid. The beneficiary may also bid
over and above its credit bid with cash,
cashier's checks or cash equivalents. (2) The
Trustee's Deed Upon Sale (TDUS) will not
be issued to the successful bidder until the
bidder's payment has been deposited in the
trustee's bank and cleared (all holds
released). The bidder may have to take
additional actions as required by trustee's
bank in order to facilitate the deposit and
clearance of bidder's funds. (3) If, prior to the
issuance of the TDUS, the trustee shall
become aware of any deficiency in the
foreclosure process, or if the trustee
becomes aware of any bankruptcy or other
legal issue affecting the validity of the
foreclosure process, or if the trustee
becomes aware of any bankruptcy or other
legal issue affecting the validity of the
foreclosure sale, then, after consultation with
its attorneys, the trustee, in its sole
discretion, may decline to issue the TDUS
and return the bidder's funds, without
interest. If, subsequent to the issuances of
the TDUS, the trustee shall become aware of
any deficiency in the foreclosure process, or
if the trustee becomes aware of any
bankruptcy or other legal issue affecting the
validity of the foreclosure sale, then, after
consultation with its attorneys, the trustee, in
its sole discretion, may rescind the TDUS
pursuant to Civil Code Section 1058.5(b) and
return the bidder's funds, without interest. (4)
When conducted, the foreclosure sale is not
final until the auctioneer states "sold". Any
time prior thereto, the sale may be canceled
or postponed at the discretion of the trustee
or the beneficiary. A bid by the beneficiary
may not result in a sale of the property. All
bids placed by the auctioneer are on behalf
of the seller/beneficiary. (5) NEW –
SEVERAL CITIES IN CALIFORNIA,
INCLUDING THE CITY OF LOS ANGELES
(GOOGLE "MEASURE ULA"), HAVE
IMPOSED VERY LARGE, NEW TRANSFER
TAXES ON SALES OF CERTAIN HIGH
VALUE PROPERTIES. THESE TAXES CAN
AMOUNT TO HUNDREDS OF
THOUSANDS OF DOLLARS OR EVEN
MORE. AS A CONDITION OF THIS SALE,
THESE TAXES WILL NOT BE PAID BY THE
FORECLOSING LENDER NOR BY THE
FORECLOSURE TRUSTEE. THESE
TAXES, IF AND WHEN CHARGED, ARE
THE RESPONSIBILITY OF THE
SUCCESSFUL PURCHASER AT THE
FORECLOSURE SALE. This communication
may be considered as being from a debt
collector. To the extent that your original

obligation was discharged or is subject to an
automatic stay of bankruptcy under Title 11
of The United States Code, this notice is for
compliance and/or informational purposes
only and does not constitute an attempt to
collect a debt or to impose personal liability
for such obligation. However, a secured
party may retain rights under its security
instrument, including the right to foreclose its
lien. Date: 01/28/2026 Law Offices of
Richard G. Witkin APC 5805 Sepulveda
Boulevard, Suite 670 Sherman Oaks,
California 91411 Phone: (818) 845-4000 By:
April Witkin Trustee Officer NPP0484412 To:
PERRIS PROGRESS 02/06/2026,
02/13/2026, 02/20/2026

Schld:98215 AdId:33233 CustId:2221

SUMMONS CASE NO. CVMV2506657.
NOTICE TO DEFENDANT: (AVISO AL
DEMANDADO): Karen Y. Martinez; Marisela
Magana De Arvizio and Does 1 to 10
YOU ARE BEING SUED BY PLAINTIFF: (LO
ESTA DEMANDANDO EL DEMANDANTE):
County of Riverside.
NOTICE! You have been sued. The court
may decide against you without your being
heard unless you respond within 30 days.
Read the information below.
You have 30 CALENDAR DAYS after this
summons and legal papers are served on
you to file a written response at this court
and have a copy served on the plaintiff.
A letter or phone call will not protect you.
Your written response must be in proper
legal form if you want the court to hear your
case. There may be a court form that you
can use for your response. You can find
these court forms and more information at
the California Courts Online Self-Help Center
(www.courtinfo.ca.gov/selfhelp), your county
law library, or the courthouse nearest you.
If you cannot pay the filing fee, ask the court
clerk for a fee waiver form. If you do not
file your response on time, you may lose the
case by default, and your wages, money,
and property may be taken without further
warning from the court.
There are other legal requirements. You may
want to call an attorney right away. If you do
not know an attorney, you may want to call
an attorney referral service. If you cannot
afford an attorney, you may be eligible for
free legal services from a nonprofit legal
services program. You can locate these
nonprofit groups at the California Legal
Services Web site (www.lawhelpcalifornia.
org), the California Courts Online Self-Help
Center (www.courtinfo.ca.gov/selfhelp), or
by contacting your local court or county bar
association. NOTE: The court has a statutory
lien for waived fees and costs on any
settlement or arbitration award of \$10,000 or
more in a civil case. The court's lien must be
paid before the court will dismiss the case.
AVISO! Lo han demandado. Si no responde
dentro de 30 días, la corte puede decidir en
su contra sin escuchar su versión. Lea la
información a continuación.
Tiene 30 DÍAS DE CALENDARIO después
de que le entreguen esta citación y papeles
legales para presentar una respuesta
por escrito en esta corte y hacer que
se entregue una copia al demandante.
Una carta o una llamada telefónica no lo
protegen. Su respuesta por escrito tiene
que estar en formato legal correcto si
desea que procesen su caso en la corte.
Es posible que haya un formulario que
usted pueda usar para su respuesta. Puede
encontrar estos formularios de la corte y mas
información en el Centro de Ayuda de las
Cortes de California (www.sucorte.ca.gov)
o en la biblioteca de leyes de su condado
o en la corte que le quede mas cerca. Si
no puede pagar la cuota de presentación,
pida al secretario de la corte que le de un
formulario de exención de pago de cuotas.
Si no presenta su respuesta a tiempo, puede
perder el caso por incumplimiento y la corte
le podrá quitar su sueldo, dinero y bienes sin
mas advertencia.
Hay otros requisitos legales. Es
recomendable que llame a un abogado
inmediatamente. Si no conoce a un
abogado, puede llamar a un servicio de
remisión a abogados. Si no puede pagar
a un abogado, es posible que cumpla con
los requisitos para obtener servicios legales
gratuitos de un programa de servicios
legales sin fines de lucro. Puede encontrar
estos grupos sin fines de lucro en el sitio
web de California Legal Services, (www.
lawhelpcalifornia.org), en el Centro de
Ayuda de las Cortes de California, (www.
sucorte.ca.gov) o poniéndose en contacto
con la corte o el colegio de abogados
locales. AVISO: Por ley, la corte tiene
derecho a reclamar las cuotas y los costos
exentos por imponer un gravamen sobre
cualquier recuperación de \$10,000 o mas
de valor recibida mediante un acuerdo o
una concesión de arbitraje en un caso de
derecho civil. Tiene que pagar el gravamen
de la corte antes de que la corte pueda
desechar el caso.
The name and address of the court is: (El

nombre y direccion de la corte es): Superior Court of California, County of Riverside 13800 Heacock St. Bldg. D #201 Moreno Valley, California 92553 The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): S. Henslee Smith (SBN 75060), Law Offices of S. Henslee Smith 1578 North Batavia Street Orange CA 92867 Phone: (714)-730-0220 Date: 7/10/2025 Jason B. Galkin, Clerk

Schld:98231 Addl:33237 Custld:2509

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1001019-BF Order No.: FIN-24012828 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/15/2017. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Rene Rodillo and Maria Isabel Radillo, husband and wife as joint tenants Recorded: 12/19/2017 as Instrument No. 2017-0531571 of Official Records in the office of the Recorder of RIVERSIDE County, California; Date of Sale: 3/18/2026 at 09:00 AM Place of Sale: In the front of the Corona Civic Center, located at 849 W. Sixth Street, Corona, CA 92882 Amount of unpaid balance and other charges: \$317,625.61 The purported property address is: 793 ABELIA LN, PERRIS, CA 92571 Assessor's Parcel No. : 300-201-030 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1001019-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be

reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-1001019-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER/OCCUPANT: Any prospective owner/occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POSTSALE OVER BIDDERS: For postsale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1001019-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner/Occupant, and Prospective PostSale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> PostSale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1001019-BF IDSPub #0292993 2/13/2026 2/20/2026 2/27/2026

Schld:98235 Addl:33239 Custld:608

CASE NUMBER: (Numero del Caso): CVR12505638 SUMMONS (CITACION JUDICIAL) NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): ROY C. JOHNSON JR., an individual; BETTIE M. JOHNSON, an individual; All Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's Title Thereto; and DOES 1 through 20, Inclusive Legal Description Lot 42 of Upton Acres #12, As shown on file in MB 16/65 of Riverside County. YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): CATHERINE KENNEDY, an individual. NOTICE! You have been sued.

The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is: (El nombre y direccion de la corte es): Riverside Superior Court, 4050 Main Street, Riverside, CA 92501. The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): JOSUE CRISTOBAL GUERRERO, Esq., KATHERINE KROL, Esq.; GREENACRE LAW, LLP, 700 Flower Street, Suite 1000, Los Angeles, CA 90017, 213-785-3790 Date: (Fecha) 10/24/2025 JASON B. GALKIN, Executive Officer / Clerk of the Court (Secretario) By: A. WILLIAMS, Deputy (Adjunto) CN124280 KENNEDY Schld:98238 Addl:33240 Custld:2235

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Notice is hereby given that Daytona RV & Boat Storage, located at 24194 Daytona Cove, Perris, CA, 92570 will hold a Public

Sale, to satisfy the lien of the owner. Units will be sold via online auction, at www.StorageTreasures.com. Bidding will begin at Friday February 20, 2026 at 12:00 pm and auction will close at or after Friday February 27, 2026 at 12:00 pm. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc. Name: 00623 - Cesar Aguayo 00305 - John Beacham 06DT - Luis Cardenas 01129 - Luis Cardenas 00717 - Luis Cardenas 00827 - Luis Cardenas 00821 - Hilda Jimenez 00853 - Luis Cardenas You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A cash cleaning deposit is required at the time of purchase. For deposit information, please contact the facility directly. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is subject to cancellation. Perris Progress Published: February 13, 2026

Schld:98243 Addl:33242 Custld:2344

T.S. No.: 25-36888 A.P.N.: 339133002 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/11/2022. 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: Linda Howard and Gary Howard, wife and husband as Joint Tenants Duly Appointed Trustee: Vylla Solutions, LLC Recorded 2/18/2022 as Instrument No. 2022-0084515 in book , page of Official Records in the office of the Recorder of Riverside County, California , Described as follows: As more fully described in the Deed of Trust Date of Sale: 3/10/2026 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: \$341,162.40 (Estimated) Street Address or other common designation of real property: 28799 MURRIETA RD MENIFEE, CA 92586 A.P.N.: 339133002 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 25-36888. 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 25-36888 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: 2-5-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NONSALE information: 888-313-1969 LaTedran Franklin, Specialist, Trustee Sales and Accounting, I PPP #26-001242 Schld:98244 Addl:33243 Custld:2415

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOURDES MANAOIS VILLAMIL CASE NO. PRR12600283 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LOURDES MANAOIS VILLAMIL. A PETITION FOR PROBATE has been filed

by MARYLOUISE NEWKIRK in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that MARYLOUISE NEWKIRK 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: 03/11/26 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
ROSA HAWK - SBN 313405
SANDOVAL LEGACY GROUP OF
HOLSTROM, BLOCK & PARKE, APLC
4300 LATHAM STREET
RIVERSIDE CA 92501
Telephone (951) 787-7711
2/13, 2/20, 2/27/26
CNS-4011504#
PERRIS PROGRESS

Schld:98261 Addl:33250 CustId:61

T.S. No.: 2025-01041 APN: 337-211-005
Property Address: 26378 Ridgemoor Road, Menifee, California 92586 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/7/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Kerri Diane Summers, An Unmarried Woman As To An undivided 50% Interest And Karen Lee Larimore, A Widow As To An Undivided 50% Interest As Tenants In Common Duly Appointed Trustee: Sokolof Remtulla Recorded 3/13/2024 as Instrument No. 2024-0071414 in book --, page -- of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 3/18/2026 at 9:00 AM Place of Sale: 815 W Sixth St, Corona, CA 92882 | In the courtyard, of the Historic Corona Civic Center Amount of unpaid balance and other

Job No. P26-015
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 from February 21, 2025, to March 24, 2025.



CITY COUNCIL
PUBLIC HEARING

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

Date & Time: February 24, 2026 – 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

charges: \$503,882.25 Street Address or other common designation of real property: 26378 Ridgemoor Road Menifee, California 92586 A.P.N.: 337-211-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed,

and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793.6107 or visit this internet website www.auction.com OR www.sokrem.com using the file number assigned to this case 2025-01041. 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 TENANTS: 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 OR www.sokrem.com using the file number assigned to this case 2025-01041 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. Please make cashier's checks payable to Sokolof Remtulla LLP Date: 2/4/2026 Sokolof Remtulla 2301 Dupont Drive, Suite 500 Irvine, CA 92612 Sale Line: (800) 793.6107 Trustee Line: 888-522-6214 Deziray Scotia,

Job No. P26-016
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):

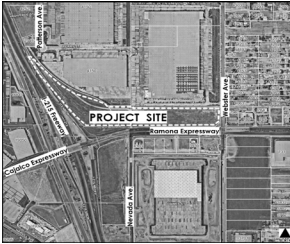
CASES: Specific Plan Amendment 22-05280
Financing Tentative Parcel Maps: 22-05279 (TPM 38576) and 24-05150 (TPM 38985), Conditional Use Permits 22-05295, 24-05141, and 24-05142
Development Plan Reviews 22-00028 and 23-00021

APPLICANT: Michael Naggar and Associates on behalf of Optimus Building Corp and the Pope Family Estate

LOCATION: Generally located North of Ramona Expressway between the I-215 Freeway and Webster Avenue in the Commercial (C) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

PROPOSAL: To consider the following entitlements to facilitate the construction of Perris Gateway Commercial Center on 20.28 acres, within the Commercial Zone of the Perris Valley Commerce Center Specific Plan: 1) Specific Plan Amendment to rezone 6.84 acres of the overall 20.28-acre project site from Commercial to Business Professional Office Zone to facilitate the construction of a 157,928-square-foot self-storage facility with a Conditional Use Permit; 2) Financing Tentative Parcel Map 38576 to subdivide two (2) existing parcels into four (4) parcels in Phase 1, and Financing Tentative Parcel Map 38985 to subdivide one (1) existing parcel into four (4) parcels for Phase 2; 3) Conditional Use Permits to allow a self-storage facility, six (6) drive-through fast-food restaurants, two (2) vehicle fuel stations, and the off-sale of beer and wine (Type 20 Alcohol License) at the Maverick convenience store in conjunction with a Determination of Public Convenience or Necessity; and 4) Development Plan Reviews for the reviews of the site plan and building elevations for the proposed commercial project consisting of a self-storage facility, two commercial buildings, four drive-thru fast-food restaurants two vehicle fueling stations with convenience stores, and a self-automated car wash.

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report (EIR) was prepared in compliance with the CEQA Guidelines. A 45-day public comment review started on January 31, 2025, and ended on March 17, 2025. The potential impacts associated with the project were evaluated in the Draft EIR (State Clearinghouse [SCH] No. 2024080050). The EIR concludes that all impacts have been reduced to less than significant or below the level of significance with the implementation



CITY COUNCIL
PUBLIC HEARING

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

Date & Time: February 24, 2026 – 6:30 p.m.
Planner: Mathew Evans, Project Planner
Contact Information: mevans@cityofperris.org (951) 943-5003, ext. 115
Si necesita un intérprete por favor llámenos al (951) 943-5003

Junior Trustee Sale Officer T.S. No.: 2025-01041 APN: 337-211-005 Property Address: 26378 Ridgemoor Road, Menifee, California 92586 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/7/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount

(at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Kerri Diane Summers, An Unmarried Woman As To An undivided 50% Interest And Karen Lee Larimore, A Widow As To An Undivided 50% Interest As Tenants In Common Duly Appointed Trustee: Sokolof Remtulla Recorded 3/13/2024 as Instrument No. 2024-0071414 in book --, page -- of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 3/18/2026 at 9:00 AM Place of Sale: 815 W Sixth St, Corona, CA 92882 | In the courtyard, of the Historic Corona Civic Center Amount of unpaid balance and other charges: \$503,882.25 Street Address or other common designation of real property: 26378 Ridgemoor Road Menifee, California 92586 A.P.N.: 337-211-005 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

Schld:98321 AdId:33269 CustId:2054

Photos by Marcus Walker

SCOREBOARD

Basketball - Boys									
Centennial	59	Santiago	38	Murrieta Mesa	71	Viewpoint	58		
Roosevelt	72	King	53	Rancho Verde	68	Great Oak	64		
Crosroads	64	Murrieta Mesa	55	Moreno Valley	62	Kennedy	55		
Heritage	68	SJVA	45	Hemet	75	Palmdale Aerospace	64		
Elsinore	82	Temecula Prep	67	South	61	Citrus Hill	60		
Basketball - Boys Playoffs									
Roosevelt	82	Santa Monica	61	Highland	43	Paloma Valley	42		
Corona	95	Santa Paula	91	Vista del Lago	53	Summit Leadership Academy	37		
Woodrow Wilson	59	King	52	Elsinore	80	Sonora	78		
Santiago	60	Heritage Christian	55	California	73	Temescal Canyon	49		
Temecula Valley	66	Oak Park	54	Tahquitz	72	Azusa	65		
				Orange Vista	60	Cajon	39		

The Elsinore Tigers defeated the Sonora Raiders 80-78 in the first round of the CIF Southern Section D2A playoffs on Wednesday. Elsinore plays the Hesperia Scorpions tonight.

Sonora's #1 Jayden Barnes converts the contested lay up

Tigers #5 Kamrynn Nathan chases down Raiders #1 Jayden Barnes on a fast break but can't stop the layup

Elsinore's #31 Andrew Garibay shuts down Sonora's #1 Jayden Barnes floater

Sonora's #1 Jayden Barnes wreaked havoc on another fast break and score. Elsinore's #3 Camden Webb with the defensive effort.

Tigers #15 Jecorey Jones sets up the play after crossing half court

