

LEGAL NOTICES

(951) 784-0111

FAX (951) 784-6947

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CVMV2402456
 Superior Court of California, County of RIVERSIDE
 Petitioner of: EVALYN WANGARI GITAU for Change of Name
 TO ALL INTERESTED PERSONS: Petitioner EVALYN WANGARI GITAU filed a petition with this court for a decree changing names as follows: EVALYN WANGARI GITAU to EVALYN WANGARI INDUBURI
 The Court orders that all persons interested in this matter 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: 5/24/24, Time: 8:00A.M., Dept.: MV2. The address of the court is 13800 HEACOCK ST BLDG D #201 MORENO VALLEY, CA 92553, MORENO VALLEY COURTHOUSE
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
 A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: RIVERSIDE BUSINESS JOURNAL.
 Date: 4/2/2024
 SAMRA FURBUSH
 Judge of the Superior Court
 4/11, 4/18, 4/25, 5/2/24
BJ-3802738#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CVMV2402399
 Superior Court of California, County of RIVERSIDE
 Petitioner of: REMEDIOS MENOR ON BEHALF OF CHARLES YNIGO VENTURA, A MINOR for Change of Name
 TO ALL INTERESTED PERSONS: Petitioner REMEDIOS MENOR ON BEHALF OF CHARLES YNIGO VENTURA, A MINOR filed a petition with this court for a decree changing names as follows: CHARLES YNIGO VENTURA to YNIGO MENOR
 The Court orders that all persons interested in this matter 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: 5/22/2024, Time: 8:00 A.M., Dept.: MV2, Room: N/A
 The address of the court is 13800 HEACOCK STREET #D201, MORENO VALLEY, CA 92553
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
 A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: BUSINESS JOURNAL.
 Date: 4/3/2024
 Judge of the Superior Court
 4/11, 4/18, 4/25, 5/2/24
BJ-3801357#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CVCO2401967
 Superior Court of California, County of RIVERSIDE
 Petitioner of: KARINA AMEZQUITA ON BEHALF OF AMADO JAYDEN VEGA, A MINOR for Change of Name
 TO ALL INTERESTED PERSONS: Petitioner KARINA AMEZQUITA ON BEHALF OF AMADO JAYDEN VEGA, A MINOR filed a petition with this court for a decree changing names as follows: AMADO JAYDEN VEGA to JAYDEN VEGA
 The Court orders that all persons interested in this matter 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: 5/15/24, Time: 8:00AM , Dept.: CV2. The address of the court is 50 S. BUENA VISTA RM. #201 CORONA, CALIFORNIA 92882, CIVIL
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
 A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: BUSINESS JOURNAL.
 Date: 3/26/2024
 TAMARA L. WAGNER
 Judge of the Superior Court
 4/4, 4/11, 4/18, 4/25/24
BJ-3800046#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): CVR2401365
 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): "Notice to Defendant" HELEN S. SOTO, an individual, MYRNA SOTO, an individual, LISA SOTO, an individual, JOE G. SOTO II, an individual, MANUEL LYNN SOTO, an individual, PATRICIA SOTO MARTINEZ, an individual, ANDREW

MANZO, an individual, ARMANDO AVALON ALVARADO, an individual, MANUEL ALVARADO, an individual, ALRENE MANZO, an individual, ANGEL ALVARADO, an individual, RAYMOND CASTRO, an individual, PATRICK ALFREDO ALVARADO, an individual, VICTORIA ANN REYES, an individual, ROSEMARY REYES, an individual, RONNIE L. ALVARADO JR, an individual, JACKIE L. ALVARADO, an individual, SUSAN ALVARADO MENA, an individual, LAURA ANN ALVARADO-FOSTER, an individual, ART ALVARADO, an individual, DOREEN LOPEZ, an individual, and 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 10, inclusive, YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Housing Fund Group Corporation
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 más información 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 más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé 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 más 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 ó más 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 desear el caso.
 The name and address of the court is Superior Court of California, 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 dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Christine James 204048 James Law Group, 227 Broad Street STE 201 Nevada City, CA 95959, (530) 470-9291
 DATE (Fecha): 03/14/2024
 Jason B. Galkin, Clerk (Secretario), by Carmen Mundo, Deputy (Adjunto) (SEAL)
 The real property is located in Riverside County, California and more specifically described as 2830 Reservoir Dr., Norco CA, and more specifically described as: THE WESTERLY 80 FEET OF LOT 2 IN BLOCK 3 OF HILLDALE TRACT, AS SHOWN BY MAP ON FILE IN BLOK 12 PAGE 73 OF MAPS, RIVERSIDE COUNTY RECORDS, EXCEPTING THEREFROM THE NORTHERLY 245.12 FEET THE SOUTHERLY LINE OF SAID NORTHERLY 245.12 FEET BEING PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2.
 3/28, 4/4, 4/11, 4/18/24
BJ-3798225#**

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
 File No. R-202402897
 The following person(s) is (are) doing business as:
 DONUT CRAVINGS, 17132 VAN BUREN BLVD, RIVERSIDE, CA 92504 County of RIVERSIDE
 Registrant Information:
 MICHAEL -- KONG, 17132 VAN BUREN BLVD, RIVERSIDE, CA 92504
 This business is conducted by an Individual
 Registrant commenced to transact business under the fictitious business name(s) listed above on --
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ MICHAEL -- KONG.
 This statement was filed with the County Clerk of Riverside County on 03/05/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3802295#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403861
 The following person(s) is (are) doing business as:
 THE UPS STORE 670, 12625 FREDERICK, STE I-5, MORENO VALLEY, CA 92553 County of RIVERSIDE
 Registrant Information:
 S/ YPM INC, 12625 FREDERICK STREET, STE I-5, MORENO VALLEY, CA 92553; CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on --
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ MARLON SAMMO, CEO
 This statement was filed with the County Clerk of Riverside County on 03/22/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3802269#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403768
 The following person(s) is (are) doing business as:
 SUPERIOR PLUMBING, HEATING, AND AIR CONDITIONING, 17573 CANYONWOOD DR, RIVERSIDE, CA 92504 County of RIVERSIDE mailing address 17573 CANYONWOOD DR, RIVERSIDE, CA 92504
 Registrant Information:
 ADEL FARAC, 17573 CANYONWOOD DR, RIVERSIDE, CA 92504
 This business is conducted by an Individual
 Registrant commenced to transact business under the fictitious business name(s) listed above on 2004.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ ADEL FARAC, OWNER
 This statement was filed with the County Clerk of Riverside County on 03/20/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801479#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404266
 The following person(s) is (are) doing business as:
 UNIQUE BEAUTY BAR, 31093 TEMECULA PKWY, TEMECULA, CA 92592 County of RIVERSIDE
 Registrant Information:
 ATHENA ROSE SAVOIE, 25940 EL CAMPO RD, HEMET, CA 92544
 This business is conducted by an Individual
 Registrant commenced to transact business under the fictitious business name(s) listed above on 3/19/2024.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ EQUALLA FOSTER
 This statement was filed with the County Clerk of Riverside County on 03/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3799957#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404249
 The following person(s) is (are) doing business as:
 JAYKO & COLLECTIVE, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555 County of RIVERSIDE
 Registrant Information:
 JESSIE MICHAEL AVILA ORTIZ, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555
 KALI ALANA ORTIZ, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555
 This business is conducted by a Married Couple
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ DEBRA LYNN SANDS
 This statement was filed with the County Clerk of Riverside County on 03/06/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/4, 4/11, 4/18, 4/25/24
BJ-3800341#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404178
 The following person(s) is (are) doing business as:
 RANCHO SAN PABLO, 73-520 EL PASEO, 45-120 SAN PABLO, PALM DESERT, CA 92260 County of RIVERSIDE mailing address 201 N. PALM CANYON DRIVE, STE. 200, PALM SPRINGS, CA 92262
 Registrant Information:
 RSP PLAZA II, LLC, 201 N. PALM CANYON DRIVE, STE. 200, PALM SPRINGS, CA 92262; CALIFORNIA
 This business is conducted by a limited liability company
 Registrant commenced to transact business under the fictitious business name(s) listed above on MARCH 29, 2024.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ MICHAEL BRAUN, MANAGER
 This statement was filed with the County Clerk of Riverside County on 03/29/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/4, 4/11, 4/18, 4/25/24
BJ-3800204#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403169
 The following person(s) is (are) doing business as:
 LOTUS NAILS LLC, 28762 LOOKOUT CIR, MENIFEE, CA 92585 County of RIVERSIDE
 Registrant Information:
 LOTUS NAILS LLC, 28762 LOOKOUT CIR, MENIFEE, CA 92585
 This business is conducted by a limited liability company
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ Lotuss LLC
 S/ Celina Wainwright, CEO
 This statement was filed with the County Clerk of Riverside County on 03/08/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/4, 4/11, 4/18, 4/25/24
BJ-3799957#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404249
 The following person(s) is (are) doing business as:
 JAYKO & COLLECTIVE, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555 County of RIVERSIDE
 Registrant Information:
 JESSIE MICHAEL AVILA ORTIZ, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555
 KALI ALANA ORTIZ, 15658 RIO BLANCO TRL, MORENO VALLEY, CA 92555
 This business is conducted by a Married Couple
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ EQUALLA FOSTER
 This statement was filed with the County Clerk of Riverside County on 03/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801479#

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: 7/25/2024, Time: 8:00 A.M., Dept.: S101, Room: N/A
 The address of the court is 30755-D AULD ROAD, #1226, MURRIETA, CA 92563
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
 A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: BUSINESS JOURNAL
 Date: MARCH 19, 2024
 B--
 Judge of the Superior Court
 3/28, 4/4, 4/11, 4/18/24
BJ-3797768#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403558
 The following person(s) is (are) doing business as:
 HUMBLE HANDS CONSTRUCTION, 6282 TREELINE COURT, BANNING, CA 92220 County of RIVERSIDE
 Registrant Information:
 KYLE Paul Accello, 6282 TREELINE COURT, BANNING, CA 92220
 This business is conducted by an Individual
 Registrant commenced to transact business under the fictitious business name(s) listed above on 04 March 2024.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ KYLE PAUL ACCELLO,
 This statement was filed with the County Clerk of Riverside County on 03/18/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404595
 The following person(s) is (are) doing business as:
 Patriot Closing Services, A Non-Independent Broker Escrow, 11801 Pierce Street, 2nd Floor, Riverside, CA 92505 County of RIVERSIDE
 Registrant Information:
 Cochran Real Estate Professionals, Inc., 11801 Pierce Street, 2nd Floor, Riverside, CA 92505; State of Incorporation: CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ AMY B FROEHLICH, PRESIDENT
 This statement was filed with the County Clerk of Riverside County on 03/25/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404595
 The following person(s) is (are) doing business as:
 Patriot Closing Services, A Non-Independent Broker Escrow, 11801 Pierce Street, 2nd Floor, Riverside, CA 92505 County of RIVERSIDE
 Registrant Information:
 Cochran Real Estate Professionals, Inc., 11801 Pierce Street, 2nd Floor, Riverside, CA 92505; State of Incorporation: CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ AMY B FROEHLICH, PRESIDENT
 This statement was filed with the County Clerk of Riverside County on 03/25/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404595
 The following person(s) is (are) doing business as:
 Patriot Closing Services, A Non-Independent Broker Escrow, 11801 Pierce Street, 2nd Floor, Riverside, CA 92505 County of RIVERSIDE
 Registrant Information:
 Cochran Real Estate Professionals, Inc., 11801 Pierce Street, 2nd Floor, Riverside, CA 92505; State of Incorporation: CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ AMY B FROEHLICH, PRESIDENT
 This statement was filed with the County Clerk of Riverside County on 03/25/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404595
 The following person(s) is (are) doing business as:
 Patriot Closing Services, A Non-Independent Broker Escrow, 11801 Pierce Street, 2nd Floor, Riverside, CA 92505 County of RIVERSIDE
 Registrant Information:
 Cochran Real Estate Professionals, Inc., 11801 Pierce Street, 2nd Floor, Riverside, CA 92505; State of Incorporation: CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ AMY B FROEHLICH, PRESIDENT
 This statement was filed with the County Clerk of Riverside County on 03/25/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of 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 the residence address of a 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).
 Peter Aldana, Riverside County Clerk
 4/11, 4/18, 4/25, 5/2/24
BJ-3801899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404595
 The following person(s) is (are) doing business as:
 Patriot Closing Services, A Non-Independent Broker Escrow, 11801 Pierce Street, 2nd Floor, Riverside, CA 92505 County of RIVERSIDE
 Registrant Information:
 Cochran Real Estate Professionals, Inc., 11801 Pierce Street, 2nd Floor, Riverside, CA 92505; State of Incorporation: CA
 This business is conducted by a Corporation
 Registrant commenced to transact business under the fictitious business name(s) listed above on N/A.
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the 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/ AMY B FROEHLICH, PRESIDENT
 This statement was filed with the County Clerk of Riverside County on 03/25/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally

(951) 784-0111

LEGAL NOTICES

FAX (951) 784-6947

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 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 a "junior lien," 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) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 23-06783CA 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. File No.: 23-06783CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: www.xome.com or Call: (800) 758-8052. Dated: April 3, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 BJ0458848 To: BUSINESS JOURNAL 04/11/2024, 04/18/2024, 04/25/2024, 4/11, 4/18, 4/25/24

BJ-3801426#

APN: 479-402-032 TS No.: 23-06555CA TSG Order No.: 230430679 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JULY 17, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded July 24, 2017 as Document No.: 2017-0301118 of Official Records in the office of the Recorder of Riverside County, California, executed by: John Lambert, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: May 1, 2024 Sale Time: 9:00 AM Sale Location: Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880 File No.: 23-06555CA The street address and other

common designation, if any, of the real property described above is purported to be: 12548 Broadleaf Ln, Moreno Valley, CA 92553. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$268,848.75 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy 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 a "junior lien," 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) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 23-06555CA 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. File No.: 23-06555CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Trustee Sale Information Log On To: www.auction.com or Call: (800) 280-2832. Dated: March 22, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 BJ0458467 To: BUSINESS JOURNAL 04/04/2024, 04/11/2024, 04/18/2024, 4/4, 4/11, 4/18/24

BJ-3799292#

APN: 294-253-030 TS No.: CA09000200-23-1 TO No: 2383581CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 7, 2020. UNLESS

YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 15, 2024 at 09:00 AM, Auction.com Room, 2410 Wardlow Road #111, Corona, CA 92880, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on December 15, 2020 as Instrument No. 2020-0637239, of official records in the Office of the Recorder of Riverside County, California, executed by TERRY L ROBERTS AND SHARON M ROBERTS, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AXIA FINANCIAL, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8661 SUGAR GUM RD, RIVERSIDE, CA 92508 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$227,622.39 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000200-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.

scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.auction.com, using the file number assigned to this case CA09000200-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 27, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA09000200-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 BJ0458710 To: BUSINESS JOURNAL 04/04/2024, 04/11/2024, 04/18/2024, 4/4, 4/11, 4/18/24

BJ-3799291#

TS No.: CA08000230-21-2 APN: 145-323-007 FKA 145-323-007-3 TO No: 230544617-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 14, 2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 7, 2024 at 09:00 AM, at the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 17, 2019 as Instrument No. 2019-0018722, of official records in the Office of the Recorder of Riverside County, California, executed by LESLIE J CUNNINGHAM, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN PACIFIC MORTGAGE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8066 BOLTON AVENUE, RIVERSIDE, CA 92503 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$232,474.20 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than

cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, CA08000230-21-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA08000230-21-2 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: March 22, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000230-21-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 BJ0458492 To: BUSINESS JOURNAL 03/28/2024, 04/04/2024, 04/11/2024, 3/28, 4/4, 4/11/24

BJ-3797394#

T.S. No.: 22-6032 Notice of Trustee's Sale Loan No.: **7746 APN: 132-061-017 You Are In Default Under A Deed Of Trust Dated 11/29/2005. 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 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: Philip Tarshis And Diane L. Tarshis, Husband And Wife, As Community Property. With Right Of Survivorship Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/8/2005 as Instrument No. 2005-1014368 in book , page of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 4/18/2024 at 9:30 AM Place of Sale: bottom of stairway of building located at 849 West Sixth Street, Corona Amount of unpaid balance and other charges: \$499,843.35 Street Address or other common designation of real property: 11143 Town And Country Dr Riverside California 92505 A.P.N.: 132-061-017 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice to Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 22-6032. 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 (877) 440-4460, or visit this internet website <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 22-6032 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: 3/8/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Patricia Sanchez, Trustee Sale Officer 3/28, 4/4, 4/11/24

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