

LEGAL NOTICES

(951) 784-0111

FAX (951) 784-6947

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: KMKB FOOD SERVICES, INC., 1201 UNIVERSITY AVENUE #110B, RIVERSIDE, CA 92507

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of RIVERSIDE. Petitioner of: ANDRES MALDONADO TAPIA for Change of Name

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of MORENO VALLEY. Petitioner of: CANDICE MARIE RUSHING for Change of Name

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of RIVERSIDE. Petitioner of: DANA RENEE VARGA for

Change of Name TO ALL INTERESTED PERSONS: Petitioner DANA RENEE VARGA filed a petition with this court for a decree changing names as follows: GEMMA MARY VARGA GRIM to GEMMA MARY VARGA

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): CVR12306790

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FRANCISCO MADRIGAL, AN INDIVIDUAL; AND DOES 1 THROUGH 10, INCLUSIVE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME. Superior Court of California, County of RIVERSIDE. Petitioner of: MICHAEL ISIAIAH LEE for Change of Name

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: CREATIVE HOUSE INDUSTRIES, 7140 BEL AIR STREET, CORONA, CA 92881

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of RIVERSIDE. Petitioner of: MICHAEL ISIAIAH LEE for Change of Name

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: DECK DOGS, 59301 STATE HIGHWAY 74, MOUNTAIN CENTER, CA 92561

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: R&R AUTO WHOLESALE 22465 HAWTHORN AVE, MORENO VALLEY, CA 92553

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: MC SWEET TREATS, 32048 CLEAR SPRINGS DRIVE, WINCHESTER, CA 92596

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: MARIET ACUÑA, 47635 GRANITE CT, INDIRIO, CA 92201

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: FOUR SISTERS DESIGNS, 29997 VIA MAGNOLIA, MURRIETA, CA 92563

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ SONIA RUTH WIGGINS. This statement was filed with the County Clerk of Riverside County on 04/04/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ THOMAS CHRISTOPHER BLOOM. This statement was filed with the County Clerk of Riverside County on 04/12/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ JOANNA PADILLA RUBIO. This statement was filed with the County Clerk of Riverside County on 04/16/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: VELEZ TRUCKING, 20325 MOUNTAIN AVE, PERRIS, CA 92570

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: FRANCISCO JAVIER VELEZ RAMIREZ, 20325 MOUNTAIN AVE, PERRIS, CA 92570

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: DUST AWAY, 83630 BOISE CT, INDIRIO, CA 92201

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ HENRIQUE BERTOLO CANARIM, SECRETARY. This statement was filed with the County Clerk of Riverside County on 04/17/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: LEIDOS QTC HEALTH SERVICES, 41990 COOK ST., PALM DESERT, CA 92211

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ HENRIQUE BERTOLO CANARIM, SECRETARY. This statement was filed with the County Clerk of Riverside County on 04/18/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ JOANNA PADILLA RUBIO. This statement was filed with the County Clerk of Riverside County on 04/16/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ STEPHANY RODRIGUEZ, PRESIDENT. This statement was filed with the County Clerk of Riverside County on 04/19/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ FRANCISCO VELEZ RAMIREZ. This statement was filed with the County Clerk of Riverside County on 04/18/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ HENRIQUE BERTOLO CANARIM, SECRETARY. This statement was filed with the County Clerk of Riverside County on 04/17/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ DEVIN VIDAL, CEO. This statement was filed with the County Clerk of Riverside County on 04/17/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: LEIDOS QTC HEALTH SERVICES, 41990 COOK ST., PALM DESERT, CA 92211

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: QTC MEDICAL SERVICES, INC., 924 OVERLAND COURT, SAN DIMAS, CA 91773

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: LEIDOS QTC HEALTH SERVICES, 4990 ARLINGTON AVENUE, RIVERSIDE, CA 92504

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ HENRIQUE BERTOLO CANARIM, SECRETARY. This statement was filed with the County Clerk of Riverside County on 04/18/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ FRANCISCO VELEZ RAMIREZ. This statement was filed with the County Clerk of Riverside County on 04/18/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ HENRIQUE BERTOLO CANARIM, SECRETARY. This statement was filed with the County Clerk of Riverside County on 04/17/2024.

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: S/ DEVIN VIDAL, CEO. This statement was filed with the County Clerk of Riverside County on 04/17/2024.





(951) 784-0111

LEGAL NOTICES

FAX (951) 784-6947

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404937 The following person(s) is (are) doing business as: TRUE HOOPS WARRIORS 36981 DUNHILL CT, BEAUMONT, CA 92223, County of RIVERSIDE...

BJ-3802072#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403542 The following person(s) is (are) doing business as: 1. BITCREED, 2. BITCREED PAY, 3. BITCREDS, 27987 HIDE AWAY CT, MENIFEE, CA 92585...

BJ-3802008#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404193 The following person(s) is (are) doing business as: EZ MOBILITY DURABLE MEDICAL EQUIPMENT & SUPPLIES, 9295 MAGNOLIA AVENUE, RIVERSIDE, CA 92503...

BJ-3801729#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404534 The following person(s) is (are) doing business as: MORENO VALLEY COLLEGE BOOKSTORE #8513, 16130 LASSELLE ST., MORENO VALLEY, CA 92551...

PRESIDENT AND A TREASURER This statement was filed with the County Clerk of Riverside County on 04/04/2024. 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...

BJ-3801582#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404556 The following person(s) is (are) doing business as: AERISHA'S FASHION HOUSE, 166 E MAIN ST SUITE 3-4, SAN JACINTO, CA 92583...

BJ-3801573#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404354 The following person(s) is (are) doing business as: WRITE FOR YOU PRODUCTIONS, 565 ELK CLOVER CIRCLE, PALM DESERT, CA 92211...

BJ-3800965#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202402412 The following person(s) is (are) doing business as: WHOLESALE MANAGEMENT GROUP, 29902 CORTE CASTILLE, TEMECULA, CA 92591...

BJ-3800397#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202402706 The following person(s) is (are) doing business as:

business as: GRADY BUILDERS, 78732 SAINT THOMAS DR., BERMUDA DUNES, CA 92203 County of RIVERSIDE. 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...

BJ-3800263#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202402840 The following person(s) is (are) doing business as: TONY GRANDBERRY MUSIC, 73373 COUNTRY CLUB DRIVE #2005, PALM DESERT, CA 92260...

BJ-3800254#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404309 The following person(s) is (are) doing business as: MARATHON PLUMBING HEATING AND AC REPAIR, 24300 WOODSON RD. #B, COLTON, CA 92324...

BJ-380012#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403995 The following person(s) is (are) doing business as: BUG BYTES PEST CONTROL, 1336 ORCHIS LN, BEAUMONT, CA 92223...

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...

BJ-3799558#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403458 The following person(s) is (are) doing business as: COLORX STUDIO, 74894 LENNON PL. STE A1, PALM DESERT, CA 92260...

BJ-3799554#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403628 The following person(s) is (are) doing business as: DANGEROUS TO OTHERS, 440 AVIGNON COURT, RIVERSIDE, CA 92501...

BJ-3799276#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403831 The following person(s) is (are) doing business as: CENTEX - MORGAN CROSSING - CANTER, 1239 KINGFISHER STREET, HEMET, CA 92544...

BJ-3798775#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202403830 The following person(s) is (are) doing business as: DEL WEBB - CEDARWOOD AT TERRAMOR, 11843 SHADELAND DRIVE, CORONA, CA 92883...

Registrant Information: PULTE HOME COMPANY, LLC, 3350 PEACHTREE ROAD NE, SUITE 1500, ATLANTA, GA 30326, Michigan. This business is conducted by a limited liability company...

BJ-3798773#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202405374 The following person(s) is (are) doing business as: WINSUMGROUP 16520 WAGON WHEEL DRIVE, RIVERSIDE, CALIFORNIA 92506...

BJ-3794128#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202402079 The following person(s) is (are) doing business as: CINDIEE WILLIAMS, 23811 WASHINGTON AVE C110 285, MURRIETA, CA 92562...

BJ-3790361#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202401886 The following person(s) is (are) doing business as: S&G Pristine Pressure Washing, 41817 Driver Lane, Temecula, CA 92591...

S/ Sergio Rios This statement was filed with the County Clerk of Riverside County on 02/14/2024. 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...

BJ-3790131#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202404267 The following person(s) is (are) doing business as: Unlimited Cutz, 1690 W 6TH Street Suite H1, Corona, CA 92882...

BJ-3592431#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF PATRICIA BYALICK CASE NO. PRR12400217

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PATRICIA BYALICK A Petition for Probate has been filed by PATRICIA SPARKS in the Superior Court of California, County of RIVERSIDE...

(951) 784-0111

# LEGAL NOTICES

FAX (951) 784-6947

clerk.  
Petitioner/Attorney for Petitioner:  
PATRICIA SPARKS 14215  
MONRIDGE DRIVE, RIVERSIDE,  
CA 92503 , Telephone: 951-373-  
1806  
4/25, 4/26, 5/2/24

**BJ-3807227#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEFFREY ALLEN SNYDER CASE NO. PRR12400914**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JEFFREY ALLEN SNYDER. A PETITION FOR PROBATE has been filed by JEREMY SNYDER in the Superior Court of California, County of RIVERSIDE. THE PETITION FOR PROBATE requests that JEREMY SNYDER 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: 05/13/24 at 8:30AM in Dept. 12 located at 4050 MAIN STREET, RIVERSIDE, CA 92501 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal

authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner MICHAEL S. HARMS - SBN 126757 LAW OFFICES OF MICHAEL S. HARMS 2660 E. COAST HIGHWAY CORONA DEL MAR CA 92625 Telephone (949) 644-5801 (BSC 225000) 4/19, 4/22, 4/26/24

**BJ-3804947#**

## PUBLIC AUCTION/ SALES

**NOTICE OF PUBLIC SALE**  
**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by **CubeSmart Management, LLC 4011 Fairgrounds Street, Riverside, CA 92501** to satisfy a lien on **05/16/2024** at approx. 1:30pm at [www.storage-treasures.com](http://www.storage-treasures.com): John E Johnson, Collen M. Sykes, Michael White, Sergio B Nunez, Jose Alfredo Corona Plaza, Anastacia Corona, DaVita Region 3 #721, Triva Frazier, Melissa A Larsen, Jayson Adamic, Dache Kelly JR, Willis Simmons, Andres Alvarez Marcos, Brennan P Lyell, Erica Isom, Roman Verdugo, Theodore Anchondo, Keith nigel Tennison, Kevin Wenbes 4/26, 5/3/24

**BJ-3807777#**

Public Notice of Sale of Abandoned Property - Storage Stop will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 05/14/2024 at Storage Stop located at 3475 2nd Street, Norco, CA 92860, (951) 444-5552. All interested bidders may go to [www.storage-treasures.com](http://www.storage-treasures.com) to register and see photos of the items available for sale. This is a cash only sale and a refundable \$100 cash cleaning deposit is required by all winning bidders. Management reserves the right to withdraw any unit from sale at any time. Unless specified all contents in storage unit are considered to contain household goods and other personal property. B162 Rufus Porter, B199 Paige Hollis, C239 Diane Murray 4/26, 5/3/24

**BJ-3806232#**

## TRUSTEE SALES

**NOTICE OF TRUSTEE'S SALE TS** No. CA-23-972753-NJ Order No.: FIN-23009449 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/18/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 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): Jennifer Dillard, A married woman as her sole and separate property, and Raquel Slack, A Widow, As Joint Tenants Recorded: 1/21/2022 as Instrument No. 2022-0036633 of Official Records in the office of the Recorder of RIVERSIDE County, California. Date of Sale: 5/29/2024 at 9:00 AM Place of Sale: 2410 Wardlow Road #111, Corona, CA 92880, in the Auction.com Room Amount of unpaid balance and other charges: \$608,460.76 The purported property address is: 17287 ROSY SKY CIR, RIVERSIDE, CA 92503-0211 Assessor's Parcel No.: 140-281-035 **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-23-972753-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 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-972753-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. 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> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-972753-NJ IDSPub #0201867 4/26/2024 5/3/2024 5/10/2024 4/26, 5/3, 5/10/24

**BJ-3803641#**

T.S. No. 094524-CA APN: 138-070-012 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/22/2007. 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 6/5/2024 AT 9:00 AM, CLEAR RECON CORP. as duly appointed trustee under and pursuant to Deed of Trust recorded 5/30/2007 as Instrument No. 2007-0352750 of Official Records in the office of the County Recorder of Riverside County, State of CALIFORNIA executed by: AUDREY ANN ALBERGO, TRUSTEE OF THE FAMILY TRUST OF AUDREY ANN ALBERGO, DATED JUNE 28, 2003 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 10602 WHITE OAK DR, RIVERSIDE, CA 92505 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: \$295,106.84 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 094524-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 094524-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:** (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 4/12, 4/19, 4/26/24

**BJ-3800946#**

# PRESSED FOR TIME?

## The California Newspaper Service Bureau

*Public notices are as simple as one phone call.*



### Rely on the leader in legal advertising:

- prompt publication
- low rates
- advance proofs
- affidavits filed promptly
- complete filing, recording & research services
- statewide placement
- extensive legal notice experience

**Place your order on [www.LegalAdstore.com](http://www.LegalAdstore.com) or call 800-788-7840**