

(951) 784-0111

FAX (951) 784-6947

CIVIL

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
CVMV2406197

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): TOMMY C. TAYLOR AKA TOMMY C. TAYLOR, JR., INDIVIDUALLY, AND AS TRUSTEE OF THE TATE AND VET TAYLOR TRUST DATED 6-18-12; MARWARD O. SULLIVAN TAYLOR, INDIVIDUALLY, AND AS TRUSTEE OF THE TATE AND VET TAYLOR TRUST DATED 6-18-12; AND DOES 1-20, INCLUSIVE YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): RIVERSIDE SNF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DOING BUSINESS AS RIVERSIDE VILLAGE HEALTHCARE CENTER

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

(El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE, MORENO VALLEY COURT 13800 HEACOCK STREET, BLDG. D#201 MORENO VALLEY, CA 92553 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (Adam L. salamoff, Esq. El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): WILSON SALAMOFF, LLP, 1 POLARIS WAY, SUITE 110, ALISO VIEJO, CA 92656 (714) 289-7070 DATE (Fecha): 8/21/2024 JASON B. GALKIN, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (Secretario), by ZAIRA HUERTA, Deputy (Adjunto) (SEAL) 11/14, 11/21, 11/29, 12/5/24

NOTICE OF ENTRY OF JUDGMENT ON SISTER-STATE JUDGMENT
Case Number: 24SMCP00296
Superior Court of California, County of LOS ANGELES

Plaintiff: CHRISTOPHE JORCIN, et al. Defendant: AMADOUBA TALL aka AMADOU TALL, et al.

1. TO JUDGMENT DEBTOR (name): Amadouba Tall aka Amadou Tall, individually and as trustee for the Salahadin Family Trust; Dashon Goldson, an individual
2. YOU ARE NOTIFIED
a. Upon application of the judgment creditor, a judgment against you has been entered in this court as follows:
(1) Judgment creditor (name): Christophe Jorcin, an individual; CJOG Operating Company, LLC, a Nevada Limited Company; CJOG Auto Operating Company, LLC, a Nevada Limited Liability Company
(2) Amount of judgment entered in this court: \$22,529,721.07
b. This judgment was entered based upon a sister-state judgment previously entered against you as follows:

(1) Sister state (name): NEVADA
(2) Sister-state court (name and location): Eighth District Court, Clark County, Nevada - 200 Lewis Ave, Las Vegas, NV 89155
(3) Judgment entered in sister-state on (date): MAY 3, 2021
(4) Title of case and case number (specify): Sterling Entertainment Group LV, LLC v. Christophe Jorcin, et al. Case No. A-16-730334-B

3. A sister-state judgment has been entered against you in a California court. Unless you file a motion to vacate the judgment in this court within 30 DAYS after service of this notice, this judgment will be final. This court may order that a writ of execution or other enforcement may issue. Your wages, money, and property could be taken without further warning from the court. If enforcement procedures have already been issued, the property levied on will not be distributed until 30 days after you are served with this notice. Date: 05/13/2024 DAVID W. SLAYTON, Clerk, by A. Iliева, Deputy (SEAL) Attorney For : Christophe Jorcin, et al. 11/14, 11/21, 11/29, 12/5/24

BJ-3870993#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CVMV2408220

Superior Court of California, County of RIVERSIDE
Petition of: JUANA MEJIA RAMIREZ AND MAYNOR CASTANEDA IZARA for Change of Name
TO ALL INTERESTED PERSONS: Petitioner JUANA MEJIA RAMIREZ AND MAYNOR CASTANEDA IZARA filed a petition with this court for a decree changing names as follows: Genesis Abigail (first name) Castaneda (middle name) Mejia (last name) to Genesis (first name) Abigail (middle name) Castaneda Mejia (last name)

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: 12-13-2024, Time: 8AM , Dept.: MV2. The address of the court is 13800 HEACOCK STREET, 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: 10/7/2024 SAMRA FURBUSH Judge of the Superior Court 11/7, 11/14, 11/21, 11/29/24

BJ-3869079#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
CVR12306373

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Alfredo Lopez aka Alfredo R Lopez; Yisset G Lopez ; Does 1 to 20, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Jefferson Capital, LLC, a California limited liability company

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 (El nombre y dirección de la corte es): Superior Court of California, County of Riverside 4050 MAIN STREET, RIVERSIDE, CALIFORNIA 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): THE HETTENA LAW FIRM, LC 31348 VIA COLINAS #106, WESTLAKE VILLAGE, CA 91362, 818-735-9570 DATE (Fecha): 11/28/2023, Clerk (Secretario), by COURTNEY FLORES, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served 11/7, 11/14, 11/21, 11/29/24

BJ-386882#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CVMV2407930

Superior Court of California, County of RIVERSIDE

Petition of: MAGDALIA CAROLINA ARMAS ARSENEAU for Change of Name TO ALL INTERESTED PERSONS: Petitioner MAGDALIA CAROLINA ARMAS ARSENEAU filed a petition with this court for a decree changing names as follows: MAGDALIA CAROLINA ARMAS ARSENEAU TO MAGDALIA DELILAH ARMAS ARSENEAU

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: 12/06/2024, 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: 10/18/2024

D. HAYASHI Judge of the Superior Court 10/24, 10/31, 11/7, 11/14/24

BJ-386406#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CVMV2407911

Superior Court of California, County of RIVERSIDE

Petition of: ANDREW MADRIGAL; ANDREW MADRIGAL & EVANGELINA DIANE QUIROZ ON BEHALF OF VALENTINE GREY MADRIGAL-QUIROZ, A MINOR for Change of Name TO ALL INTERESTED PERSONS: Petitioner ANDREW MADRIGAL; ANDREW MADRIGAL & EVANGELINA DIANE QUIROZ ON BEHALF OF VALENTINE GREY MADRIGAL-QUIROZ, A MINOR filed a petition with this court for a decree changing names as follows: ANDREW MADRIGAL TO ANDY HIRO DIONYSUS VALENTINE GREY MADRIGAL-QUIROZ VALENTINE GREY DIONYSUS-QUIROZ

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: 12/04/2024, Time: 8:00 A.M., Dept.: MV2, Room: N/A The address of the court is 13800 HEACOCK STREET, BLDG D-201, 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: 10/14/2024 S. FURBUSH Judge of the Superior Court 10/24, 10/31, 11/7, 11/14/24

BJ-3864062#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
CVR12305261

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): HEIDI OLSON, an individual; ALL PERSONS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE TITLE, TITLE ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT ADVERSE TO PLAINTIFF'S TITLE OF THE PROPERTY DESCRIBED IN THIS COMPLAINT; AND DOES 1-50, INCLUSIVE.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): SCOTT LAWRENCE KITELEY

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.

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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 (El nombre y dirección de la corte es): Riverside County Superior Court Unlimited Jurisdiction at 4050 Main St., 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): Luis F. Reyes, Esq.; The Reyes Law Firm; 41690 Ivy Street, Suite B, Murrieta, CA 92562; Tel-888-812-5549 DATE (Fecha): 10/4/2024, Clerk (Secretario), Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 11/7, 11/14, 11/21, 11/29/24

BJ-3863810#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413666 The following person(s) is (are) doing business as:

UNITED BROS AUTO GLASS, 1217 SIXTH ST, NORCO, CA 92860 County of RIVERSIDE

Registrant Information: NASHAT NAGUIB ARMANIOUS POLA , 1217 SIXTH ST STE #1D, NORCO, CA 92860

This business is conducted by an Individual Registrant commenced to transact business under the fictitious business name(s) listed above on XXX.

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/ NASHAT NAGUIB ARMANIOUS POLA

+

This statement was filed with the County Clerk of Riverside County on 10/31/2024. 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 11/14, 11/21, 11/29, 12/5/24

BJ-3871015#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413739 The following person(s) is (are) doing business as:

ABOYTES TRANSPORT, 6208 DOWNEY ST, JURUPA VALLEY, CA 92509 County of RIVERSIDE

Registrant Information: RAFAEL -- ABOYTES, 6208 DOWNEY ST, JURUPA VALLEY, CA 92509

This business is conducted by an Individual

Registrant commenced to transact business under the fictitious business name(s) listed above on 1994.

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/ RAFAEL -- ABOYTES,

This statement was filed with the County Clerk of Riverside County on 11/04/2024. 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, 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

FAX (213) 229-5481

S/ SUBHI ABDIN,
This statement was filed with the County
Clerk of Riverside County on 10/17/2024.
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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
10/31, 11/7, 11/14, 11/21/24

BJ-3865894#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413218
The following person(s) is (are) doing business as:
SOUTHWEST WELDER REPAIR, 1424 FAIRMOUNT BLVD, RIVERSIDE, CA 92501 County of RIVERSIDE
Registrant Information:
SHAWN ERIC NELSON, 1424 FAIRMOUNT BLVD, RIVERSIDE, CA 92501

This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on XXX.
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/ SHAWN ERIC NELSON,
This statement was filed with the County Clerk of Riverside County on 10/21/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3864829#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413183
The following person(s) is (are) doing business as:
MIRACLE BROWZ PMU BY MILLIE LLC, 8925 DOUGLAS FIR CIRCLE, RIVERSIDE, CALIFORNIA 92508 County of RIVERSIDE

Registrant Information:
MIRACLE BROWZ PMU BY MILLIE LLC, 8925 DOUGLAS FIR CIRCLE, RIVERSIDE, CALIFORNIA 92508; CA
This business is conducted by a limited liability company
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/ MILAGRITOS CLONTS, CEO,
This statement was filed with the County Clerk of Riverside County on 10/18/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3864805#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202412478
The following person(s) is (are) doing business as:
1. 58 HESTER COFFEE, 2. 58 HESTER LLC, 3. 58 HESTER SPECIALTY COFFEE AND TEA, 83087 LONG COVE DR, INDO, CA 92203 County of RIVERSIDE

Registrant Information:
58 HESTER LLC, 83087 LONG COVE DR, INDO, CA 92203; CA
This business is conducted by a limited liability company
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/ ISAIAH RUIZ, CEO,
This statement was filed with the County Clerk of Riverside County on 10/02/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3864318#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202412008
The following person(s) is (are) doing business as:
WITTHREADZ, 2775 DOUGLAS WAY, CORONA, CA 92882 County of RIVERSIDE
Registrant Information:
ERIC BARR, 2775 DOUGLAS WAY, CORONA, CA 92882
This business is conducted by an Individual
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/ ERIC BARR,
This statement was filed with the County Clerk of Riverside County on 09/23/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3864049#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202412596
The following person(s) is (are) doing business as:
THE TEA BOUTIQUE, 4155 ROSEWOOD PLACE, RIVERSIDE, CA 92506 County of RIVERSIDE
Registrant Information:
ANGELA McGee Johnson, 4155 ROSEWOOD PLACE, RIVERSIDE, CA 92506
This business is conducted by an Individual
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/ ANGELA MCGEE JOHNSON,
This statement was filed with the County Clerk of Riverside County on 10/04/2024.
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, 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
10/24, 10/31, 11/7, 11/14/24

BJ-3864044#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413138
The following person(s) is (are) doing business as:
HR MANAGEMENT SOLUTIONS, 1715 BLUEBIRD LN, CORONA, CA 92882 County of RIVERSIDE
Mailing Address: 1715 BLUEBIRD LN, CORONA, CA 92882
Registrant Information:
Kathleen Frances Dutton, 1715 Bluebird Lane, CORONA, CA 92882
This business is conducted by an Individual
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/ KATHLEEN FRANCES DUTTON,
This statement was filed with the County Clerk of Riverside County on 10/17/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3863918#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202412999
The following person(s) is (are) doing business as:
JALISCO'S TIRES & WHEELS, 3035 VAN BUREN BLVD, RIVERSIDE, CA 92503 County of RIVERSIDE
Mailing Address: 3641 GRANDVIW AVE, RIVERSIDE, CA 92509
Registrant Information:
ISABEL ALVAREZ ISLAS, 3641 GRANVIEW AVE, RIVERSIDE, CA 92509
JAVIER GOMEZ GONZALEZ, 3641 GRANVIEW AVE, RIVERSIDE, CA 92509
This business is conducted by a Married Couple
Registrant commenced to transact business under the fictitious business name(s) listed above on 09/21/2019.
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/ ISABEL ALVAREZ ISLAS,
This statement was filed with the County Clerk of Riverside County on 10/15/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3863899#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413070
The following person(s) is (are) doing business as:
TRIPLE JJJ'S MEDICAL TRANSPORTATION, 51394 NEWPORT ST, COACHELLA, CA 92236 County of RIVERSIDE
Registrant Information:
J. DUBOIS CORPORATION, 51394 NEWPORT ST, COACHELLA, CA 92236; 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/ JEAN DUBOIS, CEO
This statement was filed with the County Clerk of Riverside County on 10/16/2024.
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
10/24, 10/31, 11/7, 11/14/24

BJ-3863791#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413506
The following person(s) is (are) doing business as:
DRAGONFLY BAZAAR, 17094 VIA LOS CABELLEROS, RIVERSIDE, CA 92504 County of RIVERSIDE
Registrant Information:
JENNIFER ACHREM, 17094 VIA LOS CABELLEROS, RIVERSIDE, CA 92504
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on 01/01/2023.
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/ JENNIFER ACHREM,
This statement was filed with the County Clerk of Riverside County on 10/29/2024.
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
11/14, 11/21, 11/29, 12/5/24

BJ-3861522#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202413520
The following person(s) is (are) doing business as:
Less Soap, 31915 Rancho California Rd STE 200-325, Temecula, CA 92591 County of RIVERSIDE
Registrant Information:
Todd Carston Daubs, 31915 Rancho California Rd STE 200-325, Temecula, CA 92591
This business is conducted by an Individual
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/ Todd Carston Daubs
This statement was filed with the County Clerk of Riverside County on 10/29/2024.
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
10/31, 11/7, 11/14, 11/21/24

BJ-3859269#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202411129
The following person(s) is (are) doing business as:
ABC-123 FAMILY DAYCARE 153 IBIZA LANE, HEMET, CA 92545 mailing address 2380 N QUINCE AVE, RIALTO, CA 92377, County of RIVERSIDE
Registrant Information:
ANGELA CARPENTER-MOSLEY, **2380 N QUINCE AVE, RIALTO, CA 92377**

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/ ANGELA CARPENTER-MOSLEY
This statement was filed with the County Clerk of Riverside County on 8/29/2024
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
9/3, 9/10, 9/17, 9/24, 10/24, 10/31, 11/7, 11/14/24

BJ-3848541#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202411064
The following person(s) is (are) doing business as:
Corona de Oro Apartments, 680 W. 2nd Street, CORONA, CA 92880 County of RIVERSIDE
Mailing Address: 9692 Haven Ave., Suite 100, Rancho Cucamonga, CA 91730

Registrant Information:
The Southern California Housing Development Corporation of Orange, General Partner of Corona de Oro Apartments, L.P., 9692 Haven Ave., Suite 100, Rancho Cucamonga, CA 91730; State of Incorporation: CA
This business is conducted by a Limited Partnership
Registrant commenced to transact business under the fictitious business name(s) listed above on 01/03/2000.
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/ Robert Diaz, Secretary of the GP, SOCAL HDC OF ORANGE
This statement was filed with the County Clerk of Riverside County on 08/28/2024.
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
9/3, 9/10, 9/17, 9/24, 10/24, 10/31, 11/7, 11/14/24

BJ-3848269#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202410847
The following person(s) is (are) doing business as:
ORO DE SONORA, 1515 MARSHALL LANE, CORONA, CA 92879 County of RIVERSIDE
Registrant Information:
KIRK WINSTON ARONSTAM, 1515 MARSHALL LANE, CORONA, CA 92879
This business is conducted by an Individual
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/ KIRK WINSTON ARONSTAM,
This statement was filed with the County Clerk of Riverside County on 08/23/2024.
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
9/3, 9/10, 9/17, 9/24, 10/24, 10/31, 11/7, 11/14/24

BJ-3848069#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202410163
The following person(s) is (are) doing business as:
BENITEZ LOURDES GENERAL MAINTENANCE, 35304 CORREGIDOR DR, CATHEDRAL CITY, CA 92234 County of RIVERSIDE
Registrant Information:
LOURDES - BENITEZ, 35304 CORREGIDOR DR, CATHEDRAL CITY, CA 92234

This business is conducted by an Individual
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/ LOURDES - BENITEZ,
This statement was filed with the County Clerk of Riverside County on 08/07/2024.

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
9/3, 9/10, 9/17, 9/24, 10/24, 10/31, 11/7, 11/14/24

BJ-3846943#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202410827
The following person(s) is (are) doing business as:
1. BIG BEAR DISCOVERY CENTER, 2. CHILDREN'S FOREST, 3. FIRE LOOKOUTS, 4. MUSIC IN THE MOUNTAINS, 5. NATIONAL CHILDREN'S FOREST, 6. OFF HIGHWAY VEHICLE, 7. URBAN CONSERVATION CORPS OF THE INLAND EMPIRE, 1355 W 26TH STREET, SAN BERNARDINO, CA 92405 County of SAN BERNARDINO
Registrant Information:
SOUTHERN CALIFORNIA MOUNTAINS FOUNDATION, 1355 W 26TH STREET, SAN BERNARDINO, CA 92405; CA
This business is conducted by a Corporation

Registrant commenced to transact business under the fictitious business name(s) listed above on 3/8/1993.
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/KEVIN RANDOLPH, TREASURER
This statement was filed with the County Clerk of Riverside County on 08/22/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years

(213) 229-5500

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
9/3, 9/10, 9/17, 9/24, 10/24, 10/31, 11/7, 11/14/24

BJ-3846909#

GOVERNMENT

NOTICE OF SEIZURE AND INTENDED FORFEITURE PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 11470 ET SEQ.

AGENCY CASE NO. JV242740134 TO ALL INTERESTED PARTIES: You are hereby notified that: On September 30, 2024, from 4070 Etiwanda Ave, Jurupa Valley, California, the property described as Ten Thousand Three Hundred Twenty-Two Dollars, U.S. Currency, was seized pursuant to Health and Safety Code Sections 11471/11488 by agents of the Riverside County Sheriff's Department. The property was seized with respect to the alleged violation of Section(s) 11379 of the Health and Safety Code, and has an approximate value of \$10,322.00.

You are hereby notified that the District Attorney of Riverside County has initiated proceedings to forfeit the above-described property pursuant to Health and Safety Code Section 11488.4.

You are instructed that if you wish to contest the forfeiture of this property pursuant to Health and Safety Code Section 11488.5, you must file a verified Claim Opposing Forfeiture stating your interest in the property within thirty (30) days of your actual receipt of Notice of Seizure or within thirty (30) days from the date of the last publication of the Notice of Seizure, if you were not personally served or by mail, with the Superior Court of the County of Riverside, Corona Courthouse. Instructions for filing a claim electronically may be found at the following website: <https://www.riverside.courts.ca.gov/FormsFiling/ESubmit/esubmit.php>. As soon as possible, serve a verified copy of your Claim on the District Attorney of Riverside County by email to assetforfeitureunit@rivcoda.org or by mail Attention: Asset Forfeiture Unit at 3960 Orange Street, Riverside, California 92501. Failure to serve the District Attorney's Office within (30) days from the date of filing the Claim Opposing Forfeiture in the Superior Court can result in forfeiture of the property or delay of any legal proceedings.

If your claim is properly filed, the District Attorney will decide whether to file a Petition for Forfeiture to contest your claim. In the case where a Petition is filed and a contested hearing is held, you will have the following rights which include but are not limited to: The right to use the subpoena powers of the court and order witnesses to attend, the right to testify on your own behalf, submit evidence showing the legitimacy of the seized assets, and a right to cross examine the petitioner's witnesses. This is a civil action, you have the additional right to represent yourself or hire your own attorney, but there is no right to appointed counsel in this case.

Failure to timely file a verified claim stating an interest in the property in the Superior Court will result in the property being declared forfeited to the State of California and distributed pursuant to the provisions of Health and Safety Code Section 11489 without further notice or hearing.

Date: October 29, 2024
MICHAEL A. HESTRIN
District Attorney
JANINDA GUNAWARDENE
Deputy District Attorney
Reference No.: 24-054

ADMINISTRATIVE FORFEITURE NOTICE

11/1, 11/7, 11/14/24

BJ-3866955#

NOTICE OF SEIZURE AND INTENDED FORFEITURE PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 11470 ET SEQ.

AGENCY CASE NO. F2427000020 TO ALL INTERESTED PARTIES: You are hereby notified that: On September 26, 2024, from 91 Eastbound at Serfas Club, Corona, California, the property described as Three Thousand Five Hundred Dollars, U.S. Currency, was seized pursuant

to Health and Safety Code Sections 11471/11488 by agents of the Riverside County Sheriff's Department. The property was seized with respect to the alleged violation of Section(s) 11351 of the Health and Safety Code, and has an approximate value of \$3,500.00.

You are hereby notified that the District Attorney of Riverside County has initiated proceedings to forfeit the above-described property pursuant to Health and Safety Code Section 11488.4.

You are instructed that if you wish to contest the forfeiture of this property pursuant to Health and Safety Code Section 11488.5, you must file a verified Claim Opposing Forfeiture stating your interest in the property within thirty (30) days of your actual receipt of Notice of Seizure or within thirty (30) days from the date of the last publication of the Notice of Seizure, if you were not personally served or by mail, with the Superior Court of the County of Riverside, Corona Courthouse. Instructions for filing a claim electronically may be found at the following website: <https://www.riverside.courts.ca.gov/FormsFiling/ESubmit/esubmit.php>. As soon as possible, serve a verified copy of your Claim on the District Attorney of Riverside County by email to assetforfeitureunit@rivcoda.org or by mail Attention: Asset Forfeiture Unit at 3960 Orange Street, Riverside, California 92501. Failure to serve the District Attorney's Office within (30) days from the date of filing the Claim Opposing Forfeiture in the Superior Court can result in forfeiture of the property or delay of any legal proceedings.

If your claim is properly filed, the District Attorney will decide whether to file a Petition for Forfeiture to contest your claim. In the case where a Petition is filed and a contested hearing is held, you will have the following rights which include but are not limited to: The right to use the subpoena powers of the court and order witnesses to attend, the right to testify on your own behalf, submit evidence showing the legitimacy of the seized assets, and a right to cross examine the petitioner's witnesses. This is a civil action, you have the additional right to represent yourself or hire your own attorney, but there is no right to appointed counsel in this case.

Failure to timely file a verified claim stating an interest in the property in the Superior Court will result in the property being declared forfeited to the State of California and distributed pursuant to the provisions of Health and Safety Code Section 11489 without further notice or hearing.

Date: October 29, 2024
MICHAEL A. HESTRIN
District Attorney
JANINDA GUNAWARDENE
Deputy District Attorney
Reference No.: 24-053

ADMINISTRATIVE FORFEITURE NOTICE

11/1, 11/7, 11/14/24

BJ-3866947#

PROBATE

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF LOS ANGELES EA No. 0054093-G No. 23STPB04815

IN THE MATTER OF THE ESTATE OF BIGHA CHANG aka BIG CHANG, BIG H. CHANG, BIGHA H. CHANG, BIGHA HA CHANG, BIGHA LING CHANG, HA CHANG, BIG HA CHANG Conservatee

Notice is hereby given that the Office of the Los Angeles County Public Guardian as Conservator of the Estate of BIGHA CHANG aka BIG CHANG, BIG H. CHANG, BIGHA H. CHANG, BIGHA HA CHANG, BIGHA LING CHANG, HA CHANG, BIG HA CHANG, Conservatee will sell at Private Sale on or after **November 22, 2024**, at the office of Kennedy-Wilson at 151 S. El Camino Drive, Beverly Hills, CA 90212, to the highest and best bidder upon the terms and conditions hereinafter mentioned, subject to the confirmation by the Superior Court, all right, title and interest that the estate of said *conservatee* has by operation of law or otherwise acquired other than, or in addition to, that of said *conservatee* at the time of *appointment*, subject to the confirmation by the Superior Court, in and to all of that certain real property described as follows, to-wit: The land referred to herein below is situated in the unincorporated area in the County of Riverside, State of California and is described as follows: Sale #1. Lot 61 of Country Club Heights, Lakeland Unit No. 6, in the County of Riverside, State of California, as shown by map on file in Book 17, Page 94 of maps, Records of Riverside County. Assessor's Parcel No: 381-232-005

Commonly known as: Unimproved Land – 17881 Grand Avenue, Lake Elsinore, California.

Sale #2. Lot 60 of Country Club Heights, Lakeland Unit No.6, as shown by map on file in Book 17 Page 94 of maps, records of Riverside County, California.

Assessor's Parcel No: 381-232-004 Commonly known as: Unimproved Land – 17867 Grand Avenue, Lake Elsinore, California. Said real property is sold "as is, where is, with no warranty expressed or implied.

The first **Ten Thousand (\$10,000.00)** dollars or 10% deposit must be in the form of a Cashier's Check.

Subject to conditions, covenants, restrictions, reservations and terms of record.

The sale will be made on the following terms: Cash in lawful money of the United States upon the confirmation of sale. Deposit of ten percent in cash upon acceptance of bid.

A **forty five-day** escrow The undersigned reserves the right to reject any and all bids, and to postpone the sale from time to time in accordance with the provisions of Section **10305** of the Probate Code.

Dated: October 22, 2024 THE OFFICE OF THE LOS ANGELES COUNTY PUBLIC GUARDIAN, as *Conservator* of the estate of said *Conservatee* **KENNEDY-WILSON, INC.** (310) 887-6225

11/8, 11/14, 11/21/24

BJ-3869108#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-24020275 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/18/2020. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-24020275. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On December 11, 2024, at 9:00:00 AM, AUCTION. COM ROOM, 2410 WARDLOW ROAD #111, in the City of CORONA, County of RIVERSIDE, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by SANDI DIANNE MORENO, AN UNMARRIED WOMAN, as Trustors, recorded on 9/21/2020, as Instrument No. 2020-0446695, of Official Records in the office of the Recorder of RIVERSIDE County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 576-200-056 THE NORTHWEST QUARTER

OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN. THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 18006 RECORDED MARCH 6, 2018, AS INSTRUMENT NO. 2018-83785 OF OFFICIAL RECORDS. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 59420 ROGER LN, ANZA, CA 92539. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$270,444.16. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-24020275 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's AttorneyWE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or www.auction.com Dated: 11/7/2024 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4828455 11/14/2024, 11/21/2024, 11/28/2024

11/14, 11/21, 11/29/24

BJ-3869992#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 175658 Title No. 240298664 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/14/2005. 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. On 12/11/2024 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/18/2005, as Instrument No. 2005-0217080, in book xx, page xx, of Official Records in the office of the County Recorder of Riverside County, State of California, executed by William Maxson, an unmarried man, and Paula Swaney, an unmarried woman, all as joint tenants, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 292411(b), (payable at time of sale in lawful money of the United States), In front of the Corona Civic Center, 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 246-121-022 The street address and other common designation, if any, of the real property described above is purported to be: 283 Cliffhill Place, Riverside, CA 92501 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, 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 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: \$43,991.59 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 11/7/24 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727 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 (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - www.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: TS#175658. 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 (714) 730-2727 for information regarding the trustee's sale, or visit this internet website www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case TS#175658 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. A-4828462 11/14/2024, 11/21/2024, 11/27/2024

11/14, 11/21, 11/27/24

BJ-3869991#

TS No.: FHAP191-113 APN: 304-153-022 Title Order No.: 2487310CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/10/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Oscar Chavez And Francisca C. Chavez, Husband And Wife As Joint Tenants Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 5/12/2023 as Instrument No. 2023-0137673 in book N/A, page N/A of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 12/11/2024 at 9:00 AM Place of Sale: 2410 Wardlow Road #111, Corona, CA 92880, Auction. com Room Amount of unpaid balance and other charges: \$579,823.76 Street Address or other common designation of real property: 15332 DUNES WAY MORENO VALLEY, California 92555 A.P.N.: 304-153-022 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this Internet Website <https://www.auction.com/sb1079>, using the file number assigned to this case FHAP.191-113. 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. For sales conducted after January 1, 2021: **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website <https://www.auction.com/sb1079>, using the file number assigned to this case FHAP.191-113 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: 10/21/2024 PROBER AND RAPHAEL, ALC 27050 Ventura Blvd., Suite 108 Woodland Hills, California 91364 Sale Line: (855) 976-3916 Phone Number: 818-227-0100 Rita Terzyan, Trustee Sale Officer BJ0466813 TO: BUSINESS JOURNAL 11/07/2024, 11/14/2024, 11/21/2024
11/7, 11/14, 11/21/24

BJ-3867992#

FC# 8300.00072 APN: 439-292-041-6
NOTICE OF DEFAULT AND
FORECLOSURE SALE WHEREAS, on
May 10, 2006, a certain Mortgage Deed
of Trust in the amount of \$382,500.00
was executed by LAURA JEAN BLACK
AN UNMARRIED WOMAN as trustor in
favor of FINANCIAL FREEDOM SENIOR
FUNDING CORPORATION, A
SUBSIDIARY OF INDYMAC BANK, FSB
as beneficiary, and was recorded on May
16, 2006, as Instrument No. 2006-
0354738, in the Office of the Recorder of
RIVERSIDE County, CA; and WHEREAS,
the Mortgage Deed of Trust was insured
by the United States Secretary of
Housing and Urban Development
("Secretary" or "HUD") pursuant to the
National Housing Act for the purpose of
providing single family housing; and
WHEREAS, the beneficial interest in the
Mortgage Deed of Trust is now owned by
the Secretary of Housing and Urban
Development, pursuant to the following
assignment: Corporate Assignment of
Deed of Trust from MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR
FINANCIAL FREEDOM ACQUISITION
LLC, ITS SUCCESSORS AND ASSIGNS
in favor of SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, dated

01/31/2019; recorded on 03/27/2019, as Instrument No. 2019-0101444, in the office of the Recorder of RIVERSIDE County, CA; and WHEREAS, the entire amount delinquent as of October 7, 2024 is \$351,005.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CPR part 27, subpart B (the "Act"), and by the Secretary's designation of me as Foreclosure Commissioner, recorded on January 18, 2022, as Instrument No. 2022-0026771, in the office of the Recorder of RIVERSIDE, California, NOTICE IS HEREBY GIVEN that on November 26, 2024 at 9:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder. LEGAL DESCRIPTION: PARCEL 1: LOT 10 OF TRACT 21576-1, AS SHOWN BY MAP ON FILED IN BOOK 178, PAGES 69 & 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, RESERVING THEREFROM AN EASEMENT FOR SIDE YARD, LANDSCAPING, DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 21, 1988 AS INSTRUMENT NO. 17397, OF OFFICIAL RECORDS, OVER THE EAST 3 FEET OF SAID LAND, PARCEL 2: AN EASEMENT FOR SAID YARD, LANDSCAPING, DRAINAGE AND INCIDENTAL PURPOSES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 21, 1988 AS INSTRUMENT NO. 17397, OF OFFICIAL RECORDS, OVER THE EAST 3 FEET OF LOT 9 OF TRACT 21576-1, AS SHOWN BY MAP ON FILE IN BOOK 178, PAGES 69 & 70 OF

MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA Purportedly known as: 769 DON DR, HEMET, CA 92543 The sale will be held at: At the bottom of the stairway to the building located at 849 W. Sixth Street, Corona, CA 92882 Per the Secretary, the estimated opening bid will be \$356,819.00. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders, except the Secretary, must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the Secretary of Housing and Urban Development. Ten percent of the estimated bid amount for this sale is \$35,682.00. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$35,682.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount must be delivered in the form of a certified or cashier's check made payable to Nemovi Law Group, APC. We will accept certified or cashier's checks made payable to the bidder and endorsed to Nemovi Law Group, APC if accompanied by a notarized power of attorney or other notarized authorization authorizing Nemovi Law Group, APC to deposit the check into the firm's trust account on behalf of the Secretary of Housing and Urban Development. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of

title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary, before public auction of the property is completed. The amount that

must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale, or the breach must otherwise be cured, if applicable. A description of the nature of the breach is as follows: A BORROWER DIES AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. The sale date shown on this Notice of Default and Foreclosure Sale may be postponed one or more times by the Secretary, the Foreclosure Commissioner or a court. For Sales Information please call (855) 986-9342 or visit the website www.superiordefault.com using the file number assigned to this case FC# 8300.00072 Your ability to obtain sales information by Internet Website or phone is provided as a courtesy to those not present at the sale and neither Nemovi Law Group, APC nor the website host makes any representations or warranties as to the accuracy or correctness of the information provided thereby. Nemovi Law Group, APC and its agents do not assume any responsibility for reliance on any information received by telephone or website. THIS INFORMATION IS SUBJECT TO CHANGE AT ANY TIME. It will be necessary for you to attend all sales in order to obtain the most current information. Neither Nemovi Law Group, APC nor its agents will be liable for any loss you may sustain in using or receiving any information obtained online or by phone. Date: 10/11/2024 By Genail M. Nemovi, Attorney Nemovi Law Group, APC Foreclosure Commissioner 21733 Salk Ave., Suite 250 Carlsbad, CA 92008 Phone: 866-454-7742 sale info: 855-986-9342 (FC# 8300.00072 SDI-31937) 10/31, 11/7, 11/14/24

BJ-3865605#

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