

LEGAL NOTICES

(951) 784-0111

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CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CVCO2503194
Superior Court of California, County of RIVERSIDE
Petition of: ELISE JANINE GUANGORENA for Change of Name TO ALL INTERESTED PERSONS:
Petitioner ELISE JANINE GUANGORENA filed a petition with this court for a decree changing names as follows:

ELISE JANINE GUANGORENA to ELISE JANINE STANDLEY
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: 6/18/2025, Time: 8AM, Dept.: C2.
The address of the court is RIVERSIDE SUPERIOR COURT CORONA BRANCH 505 S. BUENA VISTA AVENUE, RM. 201, CORONA, CA 92882
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: BUSINESS JOURNAL
Date: 4/28/25

RANDALL S. STAMEN
Judge of the Superior Court
5/1, 5/8, 5/15, 5/22/25

BJ-3922238#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CVCO2502907
Superior Court of California, County of RIVERSIDE
Petition of: Christina Aubrey Garay for Change of Name TO ALL INTERESTED PERSONS:
Petitioner Christina Aubrey Garay filed a petition with this court for a decree changing names as follows:
Christina Aubrey Garay to Aubrey Garay Hester

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: 06/04/2025, Time: 8:00am, Dept.: C2
The address of the court is 505 S BUENA VISTA CORONA, CA-92882

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BUSINESS JOURNAL
Date: 04/18/2025

Tamara L. Wagner
Judge of the Superior Court
4/24, 5/1, 5/8, 5/15/25

BJ-3919364#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505698
The following person(s) is (are) doing business as:

1. BANKRUPTCYSMILE.COM, 2. BAREXAM360.COM, 3. DIVORCEQUEEN.COM, 4. DIVORCESMILE.COM, 5. IMMIGRATIONSILE.COM, 6. JUSTSIMPLEDIVORCE.COM, 7. SMILEDIVORCE.COM, 8. WERSANTBRANDS.

COM, 9. WERSANTDIGITAL.COM, 10. WERSANTGENIUS.COM, 11. WERSANTLABS.COM, 12. WERSANTMEDIATION.COM, 38340 INNOVATION COURT,SUITE E-508, MURRIETA, CA 92563 County of RIVERSIDE
mailing address 40533 CORTE DE OPALO, MURRIETA, CA 92562
Registrant Information:
THANH-THUY DAO VO, 40533 CORTE DE OPALO, MURRIETA, CA 92562
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/ THANH-THUY DAO VO,
This statement was filed with the County Clerk of Riverside County on 05/01/2025.
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
5/8, 5/15, 5/22, 5/29/25

BJ-3924465#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505505
The following person(s) is (are) doing business as:
HIT 300, 37210 TUCANA PLACE, MURRIETA, CA 92563 County of RIVERSIDE

Registrant Information:
EDGAR CASTANEDA, 37210 TUCANA PLACE, MURRIETA, CA 92563
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/ EDGAR CASTANEDA,
This statement was filed with the County Clerk of Riverside County on 04/28/2025.
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
5/8, 5/15, 5/22, 5/29/25

BJ-3923981#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504233
The following person(s) is (are) doing business as:
AMC PET CARE, 29949 AVENIDA CIMA DEL SOL, TEMECULA, CA 92591 County of RIVERSIDE

Registrant Information:
ANGELA MARIE CANEVARI, 29949 AVENIDA CIMA DEL SOL, TEMECULA, CA 92591
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on 02/01/2012.
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 MARIE CANEVARI,
This statement was filed with the County Clerk of Riverside County on 03/31/2025.
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
5/8, 5/15, 5/22, 5/29/25

BJ-3923789#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505566
The following person(s) is (are) doing business as:

LES LI'S LOAVES AND MORE, 23072 FALL RIVER RD, MORENO VALLEY, CA 92557 County of RIVERSIDE
Mailing Address: 23072 FALL RIVER RD, MORENO VALLEY, CA 92557
Registrant Information:
LES LI yaneli Rivera Magana, 23072 FALL RIVER RD, MORENO VALLEY, CA 92557
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/ LESLI YANELI RIVERA-MAGANA,
This statement was filed with the County Clerk of Riverside County on 04/29/2025.

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
5/8, 5/15, 5/22, 5/29/25

BJ-3923267#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505502
The following person(s) is (are) doing business as:

TRUAX ACCOUNTING, 24323 JACKSON AVE APT 835, MURRIETA, CA 92562 County of RIVERSIDE
Registrant Information:
KARL PHILLIP TRUAX, 24323 JACKSON AVE APT 835, MURRIETA, CA 92562
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/ KARL PHILLIP TRUAX,
This statement was filed with the County Clerk of Riverside County on 04/28/2025.

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
5/8, 5/15, 5/22, 5/29/25

BJ-3923036#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505159
The following person(s) is (are) doing business as:

RS JACKSON INVESTIGATIONS, 6782 IRON HORSE LANE, EASTVALE, CA 92880 County of RIVERSIDE
Registrant Information:
RICHARD S. JACKSON, 6782 IRON HORSE LANE, EASTVALE, CA 92880
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/ RICHARD S. JACKSON,
This statement was filed with the County Clerk of Riverside County on 04/18/2025.

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
5/1, 5/8, 5/15, 5/22/25

BJ-3921658#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505773
The following person(s) is (are) doing business as:

Attainable Travel, 39682 Old Spring Rd, Murrieta, CA 92563 County of RIVERSIDE
Mailing Address: 39682 Old Spring Rd, Murrieta, CA 92563

Registrant Information:
Attainable Travel, 39682 Old Spring Rd, Murrieta, CA 92563; State of Incorporation: CA
This business is conducted by a limited liability company

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

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

Attainable Travel
S/ Jessica Jonas, Manager
This statement was filed with the County Clerk of Riverside County on 05/05/2025.

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
5/8, 5/15, 5/22, 5/29/25

BJ-3921425#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505252
The following person(s) is (are) doing business as:

1. SAMANTHA TRUE PATHWAYS, 2. SAMANTHA TRUE SPEAKS, 3. TRUE TRUCKING ACADEMY, 15394 ADOBE WAY, MORENO VALLEY, CA 92555 County of RIVERSIDE

Mailing Address: 15394 ADOBE WAY, MORENO VALLEY, CA 92555
Registrant Information:
SST & ASSOCIATES LLC, 15394 ADOBE WAY, MORENO VALLEY, CA 92555; CA
This business is conducted by a limited liability company

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

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

SST & Associates, LLC
S/ Samantha True, CEO
This statement was filed with the County Clerk of Riverside County on 04/21/2025.

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
5/1, 5/8, 5/15, 5/22/25

BJ-3920808#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504438
The following person(s) is (are) doing business as:

SBC BLACK PRIDE, 25105 JOHN F KENNEDY DR APT 139, MORENO VALLEY, CA 92551 County of RIVERSIDE
Mailing Address: 28101 Colorado Ave Apt 2314, Temecula, CA 92590

Registrant Information:
VEGAS URBAN PRIDE LLC, 3347 CASEY DRIVE, LAS VEGAS, NV 89120; CA
This business is conducted by a limited liability company

Registrant commenced to transact business under the fictitious business name(s) listed above on 03/13/2025.

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).)

Vegas Urban Pride LLC
S/ Johanna Perez, Member
This statement was filed with the County Clerk of Riverside County on 04/03/2025.

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
5/1, 5/8, 5/15, 5/22/25

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504390
The following person(s) is (are) doing business as:

TORTAS DE SINALOA, 14090 PERRIS

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

This business is conducted by a Corporation
Registrant commenced to transact business under the fictitious business name(s) listed above on 01/01/2018.
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).)

R.A. FOULDS, INC.,
S/ RANDY FOULDS, PRESIDENT
This statement was filed with the County Clerk of Riverside County on 04/04/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909251#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504627

The following person(s) is (are) doing business as:
WEST HAVEN, 22320 VAN BUREN BLVD, MARCH AIR RESERVE BASE, CA 92518 County of RIVERSIDE
Registrant Information:
CARPENTER & BLACK SMITH FURNITURE INC., 22320 VAN BUREN BLVD, RIVERSIDE, CA 92518; 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).)
CARPENTER & BLACK SMITH FURNITURE INC.,
S/ALJOHN WRIGHT, VICE PRESIDENT
This statement was filed with the County Clerk of Riverside County on 04/08/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909240#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504626

The following person(s) is (are) doing business as:
JODIE'S SERVICES, 16748 WASHINGTON ST, RIVERSIDE, CA 92504 County of RIVERSIDE
Registrant Information:
KNEZ ANDREWS JODIE CHRISTINE, 16748 WASHINGTON ST, RIVERSIDE, CA 92504
This business is conducted by an Individual

Registrant commenced to transact business under the 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/ KNEZ ANDREWS JODIE CHRISTINE,
This statement was filed with the County Clerk of Riverside County on 04/08/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered

owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909232#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504628

The following person(s) is (are) doing business as:
MY SPARK PRODUCTIONS, INC., 2039 RAMITAS WAY, PALM SPRINGS, CA 92264 County of RIVERSIDE
Registrant Information:
GARY STEINBERG REAL ESTATE, INC., 2039 RAMITAS WAY, PALM SPRINGS, CA 92264; 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).)
GARY STEINBERG REAL ESTATE, INC.,
S/ALJOHN WRIGHT, VICE PRESIDENT
This statement was filed with the County Clerk of Riverside County on 04/08/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909227#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504629

The following person(s) is (are) doing business as:
NUVOLA CLEANING COMPANY, 685 N ASHURST CT UNIT H108, RIVERSIDE, CA 92262 County of RIVERSIDE
Registrant Information:
JORGE -- FERNANDEZ, 685 N ASHURST CT UNIT H108, RIVERSIDE, CA 92262
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on 03/03/2025.
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/ JORGE -- FERNANDEZ,
This statement was filed with the County Clerk of Riverside County on 04/08/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909222#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202504625

The following person(s) is (are) doing business as:
MY LITTLE FIG FARM, 16415 LAKE KNOLL PKWY, RIVERSIDE, CA 92503 County of RIVERSIDE
Registrant Information:
J.PERRYMAN PHOTOGRAPHY LLC, 16415 LAKE KNOLL PKWY, RIVERSIDE, CA 92503; CA
This business is conducted by a limited liability company
Registrant commenced to transact

business under the fictitious business name(s) listed above on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
J.PERRYMAN PHOTOGRAPHY LLC,
S/ JASON PERRYMAN, MEMBER
This statement was filed with the County Clerk of Riverside County on 04/08/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A New Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
Peter Aldana, Riverside County Clerk
4/17, 4/24, 5/1, 5/8/25

BJ-3909202#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505755

The following person(s) is (are) doing business as:
SOUTH HILLS CHILDREN'S CENTER CORONA, 2585 S MAIN ST, CORONA, CA 92882 County of RIVERSIDE
Registrant Information:
SOUTH HILLS ACADEMY, INC., 2585 S MAIN ST, CORONA, CA 92882; CA
This business is conducted by a Corporation
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).)
SOUTH HILLS ACADEMY, INC.,
S/ MOSES CAMACHO, PRESIDENT
This statement was filed with the County Clerk of Riverside County on 05/02/2025.
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
5/8, 5/15, 5/22, 5/29/25

BJ-3898253#

GOVERNMENT

LEGAL NOTICE

THE PEOPLE OF THE STATE OF CALIFORNIA FILED A PETITION FOR A TEMPORARY RESTRAINING ORDER AND A PRELIMINARY INJUNCTION IN ORDER TO PROTECT AND PRESERVE THE PROPERTY AND ASSETS DESCRIBED BELOW
The People of the State of California (through the California Attorney General's Office) are petitioning the Riverside County Superior Court for a preliminary injunction to preserve and protect property owned and controlled by Maria Ermelinda Saenz Gonzalez and Raul Chica for the purpose of using existing and future assets and income to pay victim restitution and fines for fraud alleged in the case of *People v. Saenz, et al.*, Riverside County Superior Court Case No. RIF2303132.
The following assets are subject of the PETITION FOR A TEMPORARY RESTRAINING ORDER AND A PRELIMINARY INJUNCTION:
\$874,499.00 plus interest (eight hundred seventy-four thousand four hundred ninety-nine dollars) being held in the California Department of Justice litigation fund account.
IF YOU ARE A VICTIM OF THE ALLEGED FRAUD, YOU NEED NOT TAKE ANY ACTION PURSUANT TO THIS NOTICE.

IF YOU CLAIM ANY INTEREST IN ANY of the above-mentioned ASSETS AND WISH TO PROTECT THAT INTEREST, YOU SHOULD FILE A VERIFIED CLAIM WITHIN THIRTY (30) DAYS AFTER ACTUAL KNOWLEDGE OF THIS NOTICE. Pursuant to Penal Code Section 186.11(d)(6) your verified claim should be filed with the Riverside County Superior Court in Case No RIF2303132 and should identify each asset in which you claim any interest and state the nature and amount of your interest in such asset. You must serve a copy of the verified claim on Deputy Attorneys General Ryan Toomey and Bradford Oduguwa, Special Prosecutions Section, Office of The Attorney General, 300 S Spring Street, Suite 1702, Los Angeles, CA 90013. IF YOU DO FILE A CLAIM YOU MAY ALSO REQUEST A HEARING under Penal Code section 186.11(f)(2) with notice to the Attorney General as described above. SEE PENAL CODE SECTION 186.11(F)(2).

IF YOU KNOW OF THESE PROCEEDINGS AND DO NOT FILE A VERIFIED CLAIM AS PROVIDED BY PENAL CODE SECTION 186.11(d)(6) YOUR INTEREST IN THE ASSETS LISTED HEREIN MAY BE ELIMINATED OR ADVERSELY AFFECTED.
5/1, 5/8, 5/15/25

BJ-3922062#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LARRY A. LINDLEY CASE NO. PRR12501253

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LARRY A. LINDLEY.
A PETITION FOR PROBATE has been filed by BABY GIRL TELFER AND JOHNNIE GATES TELFER in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that BABY GIRL TELFER AND JOHNNIE GATES TELFER 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: 06/16/25 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
CHRISTINE M. CHACON - SBN 272768
MONICA J. ROSAS - SBN 309282
BEST BEST & KRIEGER LLP
3390 UNIVERSITY AVENUE, 5TH FLOOR
RIVERSIDE CA 92501
Telephone (858) 400-1443
5/7, 5/8, 5/14/25

BJ-3923854#

TRUSTEE SALES

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 05/28/2025 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 2924(b), (payable at time of sale in lawful money of the United States), (Historic) Corona Civic Center 815 W Sixth St. Corona CA 92882. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: 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: \$46,797.14 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: 5/5/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may Devin Ormonde, Assistant Vice President be used for that purpose. 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: Tire 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#1 75658. 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#1 75658 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-4842511 05/08/2025, 05/15/2025, 05/22/2025
5/8, 5/15, 5/22/25

BJ-3924273#

NOTICE OF TRUSTEE'S SALE T.S. No. 24-00855-RM-CA Title No. 92064043 A.P.N. 143-150-028 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/18/2007. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Jose Gomez and Ana Maria Gomez, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/24/2007 as Instrument No. 2007-0344430 (or Book, Page) of the Official Records of Riverside County, California. Date of Sale: : 06/10/2025 at 9:00 AM Place of Sale: (Historic) Corona Civic Center, 815 W. Sixth Street, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$435,913.82 Street Address or other common designation of real property: 10362 Wagner Way, Riverside, CA 92505 A.P.N.: 143-150-028 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-00855-RM-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 website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 24-00855-RM-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 04/25/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4841566 05/08/2025, 05/15/2025, 05/22/2025 5/8, 5/15, 5/22/25

BJ-3922748#

T.S. No.: 231208450
Notice of Trustee's Sale
Loan No.: Blanco Order No. 8788616
APN: 151-080-018 Property Address: 8377 Cypress Avenue Riverside, CA 92503 You Are In Default Under A Deed Of Trust Dated 9/21/2022. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. No cashier's checks

older than 60 days from the day of sale will be accepted. Trustor: Maria Blanco, an unmarried woman
Duly Appointed Trustee: Geraci Law Firm Recorded 9/26/2022 as Instrument No. 2022-0406885 in book , page of Official Records in the office of the Recorder of Riverside County, California, Date of Sale: 5/15/2025 at 9:30 AM Place of Sale: bottom of stairway of building located at 849 West Sixth Street, Corona, CA Amount of unpaid balance and other charges: \$191,227.50 Street Address or other common designation of real property: 8377 Cypress Avenue Riverside, CA 92503 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **Notice To Potential Bidders:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **Notice To Property Owner:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 231208450. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best

way to verify postponement information is to attend the scheduled sale. **Notice To Tenant:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 231208450 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 4/17/2025 Geraci Law Firm by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (949) 954-6092 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description Lot 16 Of Camp Anza Subdivision No. 1, In The City Of Riverside, County Of Riverside, State Of California, As Shown By Map On File In Book 22 Pages 81 And 82 Of Maps Records Of Riverside County, California. 4/24, 5/1, 5/8/25

BJ-3919271#

T.S. No. 130807-CA APN: 482-413-011 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/25/2008. 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 5/28/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/29/2008 as Instrument No. 2008-0101644 the subject Deed of Trust was modified by Loan Modification recorded on 07/03/2014 as Instrument 2014-0248061 of Official Records in the office of the County Recorder of Riverside County, State of

CALIFORNIA executed by: VIVIAN WADE, AN UNMARRIED WOMAN **WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE FRONT STEPS TO THE ENTRANCE OF THE FORMER CORONA POLICE DEPARTMENT, 849 W. SIXTH STREET, CORONA, CA 92882** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: **MORE FULLY DESCRIBED ON SAID DEED OF TRUST** The street address and other common designation, if any, of the real property described above is purported to be: 24711 FERNDLELL STREET, MORENO VALLEY, CA 92553 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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: \$293,209.92 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before

you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 130807-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 website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 130807-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 5/8, 5/15, 5/22/25

BJ-3917076#

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