

FAX (213) 229-5481

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. R-202505922
The following person(s) is (are) doing
business as:
1. TORRES SPORTS PRODUCTS, 2.
TSP, 1021 LORI WAY, LAKE ELSINORE,
CA 92530 County of RIVERSIDE
Registrant Information:
LINH Torres, 1021 LORI WAY, LAKE
ELSINORE, CA 92530
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

BJ-3925368#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505918

The following person(s) is (are) doing business as:

1. RAANANA'S SKIRTS & FLAXSEED HAIR SLIME BY V ROSADO, 2. RAANANA'S, 24710 Goldston Court, Moreno Valley, CA 92551 - 4060 County of RIVERSIDE

Registrant Information:

Verenda White Rosado, 24710 GOLDSTON COURT, Moreno Valley, CA 92551

This business is conducted by an Individual

Registrant commenced to transact business under the fictitious business name(s) listed above on 04/18/2019.

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/ Verenda White Rosado,

This statement was filed with the County Clerk of Riverside County on 05/07/2025.

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
5/13, 5/20, 5/27, 6/3/25

BJ-3925166#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505310

The following person(s) is (are) doing business as:

KNH ADVANCED NURSING PRACTICE, INC., 19637 MARIPOSA AVE, RIVERSIDE, CA 92508 County of RIVERSIDE

Mailing Address: 19637 MARIPOSA AVE, RIVERSIDE, CA 92508

Registrant Information:

Keena Harrison, 19637 MARIPOSA AVE, RIVERSIDE, CA 92508; 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).)

Keena Harrison
S/ Keena, President

This statement was filed with the County Clerk of Riverside County on 04/22/2025.

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
5/13, 5/20, 5/27, 6/3/25

BJ-3925048#

FICTITIOUS BUSINESS NAME STATEMENT

File No. R-202505114

The following person(s) is (are) doing business as:

SUGARED COTTON CANDY, 24258 ELM CREEK CIR, MORENO VALLEY, CA 92557 County of RIVERSIDE

Registrant Information:

NATALIE Estes, 24258 ELM CREEK CIR,

BJ-3924859#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505465

The following person(s) is (are) doing
business as:

**MINNIS PROPERTY MANAGEMENT,
17139 WANDERING WAY, CORONA, CA
92883 COUNTY OF RIVERSIDE**
Mailing Address: 11762 De Palma Road,
Ste 1C-535, CORONA, CA 92883

Registrant Information:
**BLAIR PAUL MINNIS, 11762 DE PALMA
ROAD, STE 1C-535, CORONA, CA
92883**

This business is conducted by an
Individual

Registrant commenced to transact
business under the fictitious business
name(s) listed above on 04/01/2025.

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).)

SI BLAIR PAUL MINNIS,
This statement was filed with the County
Clerk of Riverside County on 04/24/2025.

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
5/13, 5/20, 5/27, 6/3/25**

BJ-3924817#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505725

The following person(s) is (are) doing
business as:

**PENSION INCOME PROPERTY FUND
A CALIFORNIA LIMITED PARTNERSHIP,
11739 WANDERING WAY, CORONA, CA
92883 County of RIVERSIDE**

Mailing Address: 11762 De Palma Rd.,
Ste. 1C-535, CORONA, CA 92883

Registrant Information:

Blair Paul Minnis, GP of Pension Income
Property Fund I, A California Limited
Partnership, 11762 DE PALMA RD, STE
1C-535, CORONA, CA 92883; CA

This business is conducted by a Limited
Partnership

Registrant commenced to transact
business under the fictitious business
name(s) listed above on 04/01/2025.

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/ Blair P. Minnis, General Partner

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**

BJ-3924815#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505431

The following person(s) is (are) doing
business as:

**RESIDENTIAL ROOFING &
CONSTRUCTION, 3575 BELVEDERE
CIRCLE, CORONA, CA 92882 County of
RIVERSIDE**

Registrant Information:
**BRENT MC KAY, 3575 BELVEDERE
CIRCLE, 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
(\$ 1000).)

S/ BRENT MC KAY,

This statement was filed with the County
Clerk of Riverside County on 04/24/2025.

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

5/13, 5/20, 5/27, 6/3/25

BJ-3924802#

BJ-3924765#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505056

The following person(s) is (are) doing
business as:

**WIGGLE WAGGLE PET SURPRISES,
2205 W ACACIA AVE. SPACE 196,
HEMET, CA 92545 County of RIVERSIDE**

Registrant Information:
**AUDRA Desiree MANLEY, 2205 W
ACACIA AVE. SPACE 196, HEMET, CA
92545**

BJ-3924657#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505785

The following person(s) is (are) doing
business as:

1. SOCIAL ENCHANTED EVENTS, 2.
SOCAL E.E., 2550 CANYON SPRINGS
PKWY #1, RIVERSIDE, CA 92507
County of RIVERSIDE
Mailing Address: P.O. BOX 6400,
NORCO, CA 92860
Registrant Information:
BRIDGITTE ORNELAS, 2550 CANYON
SPRINGS PKWY #1, RIVERSIDE, CA
92507

This business is conducted by an
Individual

Registrant commenced to transact
business under the fictitious business
name(s) listed above on 06/19/2023.

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/ BRIDGITTE ORNELAS,

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
5/12, 5/19, 5/27, 6/3/25

BJ-3924553#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. R-202505786
The following person(s) is (are) doing
business as:
1. ORNELAS TRUCKING, 2. ORNELAS
TRANSPORT, 3950 PIERCE ST,
#D, RIVERSIDE, CA 92505 County of
RIVERSIDE
Mailing Address: P.O. BOX 6400,
NORCO, CA 92860
Registrant Information:
JUAN FELIPE ORNELAS, 3950 PIERCE
ST. #D-1004, RIVERSIDE, CA 92505
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).)
SI JUAN FELIPE ORNELAS,
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

BJ-3924544#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505546

The following person(s) is (are) doing
business as:

GRANDMA'S GLOW CANDLE CO., 1773
CASEROS DRIVE, SAN JACINTO, CA
92582 County of RIVERSIDE

Registrant Information:

MELISSA K CASTILLO, 1773 CASEROS
DRIVE, SAN JACINTO, CA 92582

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).)

SI MELISSA K CASTILLO,

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

5/12, 5/19, 5/27, 6/3/25

BJ-3924099#

**FICTITIOUS BUSINESS
NAME STATEMENT**
File No. R-202505471

The following person(s) is (are) doing business as:

1. RIVERSIDE SMOG COMPANY, 2. VAN BUREN SMOG CENTER, 3. VAN BUREN SMOG COMPANY, 3839 VAN BUREN BLVD, RIVERSIDE, CA 92503, mailing address 4975 HOLLHOCK LN, RIVERSIDE, CA 92505, County of RIVERSIDE

Registrant Information:
ANGEL FELIX 3839 VAN BUREN BLVD, RIVERSIDE, CA 92503

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/ **ANGEL FELIX**

This statement was filed with the County Clerk of Riverside County on 5/5/2025

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
5/12, 5/19, 5/27, 6/2/25

BJ-3924052#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. R-202505471

The following person(s) is (are) doing business as:

1. MR. MURRIETA, 2. MR. MURRIETA REAL ESTATE, 3. MR. TEMECULA, 26856 ADAMS AVE., STE 202.

BJ-3923963#

**FICTITIOUS BUSINESS NAME
STATEMENT**

File No. R-202505400

The following person(s) is (are) doing
business as:
**RIVERSIDERHYTHMS JAZZ & R&B
FESTIVAL, 976 ASTER ST, HEMET, CA
92545 County of RIVERSIDE**
Mailing Address: 976 Aster St, Hemet,
CA 92545

Registrant Information:
**J DAVID DYER , 976 ASTER ST, HEMET,
CA 92545**
**ARTRIS -- LEFTAGE Dyer, 976 ASTER
ST, HEMET, CA 92545**

This business is conducted by a General
Partnership

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).)

SI David Dyer,

This statement was filed with the County
Clerk of Riverside County on 04/23/2025.

**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
5/12, 5/19, 5/27, 6/3/25

BJ-3923916#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. R-202505571

The following person(s) is (are) doing
business as:
MIMI'S SALON, 4509 LA SIERRA
AVE, RIVERSIDE, CA 92505 County of
RIVERSIDE

Registrant Information:
BEN (-) HSUEH, 4509 LA SIERRA AVE,
RIVERSIDE, CA 92505
LING (-) XU, 4509 LA SIERRA AVE,
RIVERSIDE, CA 92505

This business is conducted by a Married
Couple

Registrant commenced to transact
business under the fictitious business
name(s) listed above on 02-26-2020.

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/ BEN HSUEH (-)

This statement was filed with the County
Clerk of Riverside County on 04/29/2025.

NOTICE-In accordance with Subdivision

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. R-202505472
The following person(s) is (are) doing
business as:
FIRST OPTION RV REPAIR INC,
25350 SANTIAGO DR, SPC 170,
MORENO VALLEY, CA 92551 County of
RIVERSIDE
Registrant Information:
FIRST OPTION RV REPAIR INC, 25350
SANTIAGO DR, SPC 170, MORENO
VALLEY, CA 92551; XXX
This business is conducted by a
Corporation

FAX (213) 229-5481

File No. R-202506088
The following person(s) is (are) doing
business as:
LOLLIES LOTS, 10961 DESERT LAWN
DR SPC 502, CALIMESA, CA 92320
County of RIVERSIDE
Registrant Information:
BARRETT ENTERPRISES, INC., 10961
DESERT LAWN DR 502, CALIMESA, CA
92320; CA

(213) 229-5500

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/ KRISTJAN RICHARD GAVIN, This statement was filed with the County Clerk of Riverside County on 05/13/2025. 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
5/27, 6/3, 6/10, 6/17/25

BJ-3913381#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202504293
The following person(s) is (are) doing business as:
FALLBROOK PROPANE GAS, 12802 HIGHWAY 76, PALA, CA 92059, County of SAN DIEGO
Registrant Information:
EDPO, LLC, 30 S. WACKER DRIVE, SUITE 2575, CHICAGO, IL 60606; DE This business is conducted by: A LIMITED LIABILITY COMPANY
Registrant commenced to transact business under the fictitious business name(s) listed above on 07/10/19
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/ THOMAS E. KNAUFF, PRESIDENT This statement was filed with the County Clerk of Riverside County on 4/1/2025
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
4/3, 4/10, 4/17, 4/24, 5/6, 5/13, 5/20, 5/27/25

BJ-3912418#

FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202505485
The following person(s) is (are) doing business as:
1. SOUTHERN PACIFIC COATINGS, 2. SPC BUILDING SERVICES, 12118 SEVERN WAY, RIVERSIDE, CA 92503 County of RIVERSIDE
Registrant Information:
INC. B.J.M.V., PO BOX 614, ORANGE, CA 92856; CA
This business is conducted by a Corporation
Registrant commenced to transact business under the fictitious business name(s) listed above on FEBRUARY 2, 2010.
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/ RAMONA RODRIGUEZ, This statement was filed with the County Clerk of Riverside County on 04/25/2025. 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
5/5, 5/12, 5/19, 5/27/25

BJ-3912055#

AMENDED STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. R-202402271
The following fictitious business name(s) has been abandoned by the following person(s):
Vintage Mortgage Professionals, 42537 Ridge Park Drve, Temecula, CA 92590, County of Riverside
Pacific Residential Mortgage, LLC, 9400 SW Beaverton Hillsdale Highway, Suite 145, Beaverton, OR 97005;state of incorporation or organization OR This business is conducted by Limited Liability Company.
The fictitious business name(s) referred to above was filed in Riverside County on 02/22/2024.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
S/ Eric Wiley, Vice President This statement was filed with the County Clerk of Riverside County on 02/19/2025. 3/31, 4/7, 4/14, 4/21, 5/5, 5/12, 5/19, 5/27/25

BJ-3911034#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202503804
The following person(s) is (are) doing business as:
FEELGOODVIBEPRODUCTIONS, 1273 E IMPERIAL HWY, PLACENTIA, CA 92870 County of ORANGE
mailing address 1254 W CONGRESS, SAN BERNADINO, CA 92410
Registrant Information:
ADONIS DAVID AUBREY HURSEY, 1273 E IMPERIAL HWY, PLACENTIA, CA 92870
This business is conducted by an Individual
Registrant commenced to transact business under the fictitious business name(s) listed above on 3/20/2017.
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/ADONIS DAVID AUBREY HURSEY, This statement was filed with the County Clerk of Riverside County on 03/20/2025. 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
3/31, 4/7, 4/14, 4/21, 5/5, 5/12, 5/19, 5/27/25

BJ-3910929#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202503893
The following person(s) is (are) doing business as:
MORRIE BAREMBAUM VOICE ACTOR, 501 HARRINGTON ST. APT J, CORONA, CA 92878 County of RIVERSIDE
Registrant Information:
STELLAR VOICE TALENT LLC, 501 HARRINGTON ST. APT. J, CORONA, CA 92878; 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/ MORRIE JAY BAREMBAUM, MEMBER This statement was filed with the County Clerk of Riverside County on 03/21/2025. 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
4/4, 4/11, 4/18, 4/25, 5/20, 5/27, 6/3, 6/10/25

BJ-3904612#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202503891
The following person(s) is (are) doing business as:
SORIANO AIRFIELD MAINTENANCE, 1295 S CAWSTON AVE SPC 525, HEMET, CA 92545 County of RIVERSIDE
Registrant Information:
ERNESTO -- SORIANO, 1295 S CAWSTON AVE SPC 525, HEMET, CA 92545
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/ ERNESTO -- SORIANO, This statement was filed with the County Clerk of Riverside County on 03/21/2025. 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
4/4, 4/11, 4/18, 4/25, 5/20, 5/27, 6/3, 6/10/25

BJ-3904358#

FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202506083
The following person(s) is (are) doing business as:
PRO STITCH APPAREL, 32115 WHITE SPRUCE CT, WILDOMAR, CA 92595 County of RIVERSIDE
Registrant Information:
GABRIELLE D'AMBRA, 32115 WHITE SPRUCE CT, WILDOMAR, CA 92595
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/ GABRIELLE D'AMBRA, This statement was filed with the County Clerk of Riverside County on 05/12/2025. 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
5/27, 6/3, 6/10, 6/17/25

BJ-3904325#

AMENDED FICTITIOUS BUSINESS NAME STATEMENT
File No. R-202501446
The following person(s) is (are) doing business as:
JMM CONSULTANT, 25397

BLACKTHORNE DR, MURRIETA, CA 92563 County of RIVERSIDE
Registrant Information:
JOHN (AKA JACK) M. MUNROE, 25397 BLACKTHORNE DR, MURRIETA, CA 92553
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/ JOHN (AKA JACK) M. MUNROE, This statement was filed with the County Clerk of Riverside County on 01/30/2025. 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
2/12, 2/19, 2/26, 3/5, 4/4, 4/11, 4/18, 4/25, 5/20, 5/27, 6/3, 6/10/25

BJ-3885985#

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 REAL PROPERTY DESCRIBED BELOW
The People of the State of California (through the Office of the Attorney General) are petitioning the Sacramento County Superior Court for a preliminary injunction to preserve and protect real property owned and or controlled by RAMZI IBRAHIM SABA and MAHA SABA, namely 1030 Nighthawk Circle, Corona, California 92881, Assessor's Parcel Number 120-452-032, and real property owned and or controlled by BANAYOTIS HADDAD, HIND HADDAD and RAMZI IBRAHIM SABA, namely 11926 Turquoise Way, Jurupa Valley, California 91752, Assessor's Parcel Number 152-380-026, for the purpose of using the real properties to pay victim restitution and fines for fraud alleged in the case of People v. Ramzi Ibrahim Saba et al, Sacramento County Superior Court Case No. 25FE004890, 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 REAL PROPERTY, 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 § 186.11(d)(6) your verified claim should be filed with the Sacramento County Superior Court Case No. 25FE004890, and should identify each real property in which you claim any interest, and state the nature and amount of your interest. You must serve a copy of the verified claim on Deputy Attorneys General Vikram Mandla and Ryan Toomey, California Department of Justice, Office of the Attorney General, 5700 S Eastern Avenue, Commerce, California 90040. IF YOU DO FILE A CLAIM YOU MAY ALSO REQUEST A HEARING under Penal Code § 186.11(f)(2) with notice to the Office of the Attorney General as described above. SEE PENAL CODE § 186.11(f)(2).
IF YOU KNOW OF THESE PROCEEDING AND DO NOT FILE A VERIFIED CLAIM AS PROVIDED BY PENAL CODE § 186.11(d)(6), YOUR INTEREST IN THE REAL PROPERTIES LISTED HEREIN MAY BE ELIMINATED OR ADVERSELY AFFECTED.
5/12, 5/19, 5/27/25

BJ-3924138#

NOTICE OF SEIZURE AND INTENDED FORFEITURE PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 11470 ET SEQ.
AGENCY CASE NO. R250910002
TO ALL INTERESTED PARTIES:
You are hereby notified that:
On April 1, 2025, from Eastbound 10 Freeway, West of Cook Street, Palm Desert, California, the property described as One Thousand Nine Hundred Thirty-

Three 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 \$1,933.00.
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: May 6, 2025
MICHAELA. HESTRIN
District Attorney
JANINDA GUNAWARDENE
Deputy District Attorney
Reference No.: A25-031
ADMINISTRATIVE FORFEITURE NOTICE
5/8, 5/15, 5/22/25

BJ-3924112#

NOTICE OF SEIZURE AND INTENDED FORFEITURE PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 11470 ET SEQ.
AGENCY CASE NO. MV250710277
TO ALL INTERESTED PARTIES:
You are hereby notified that:
On March 12, 2025, from Day Street and North of Freeway 60, Moreno Valley, California, the property described as Five Thousand Four Hundred Ninety-Nine and 76/100 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 \$5,499.76.
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: May 6, 2025
MICHAELA. HESTRIN
District Attorney
JANINDA GUNAWARDENE
Deputy District Attorney
Reference No.: A25-030
ADMINISTRATIVE FORFEITURE NOTICE
5/8, 5/15, 5/22/25

BJ-3924075#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FREDERICK ROY WAUGH AKA FRED ROY WAUGH AKA FRED R. WAUGH CASE NO. PRR12501437
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FREDERICK ROY WAUGH AKA FRED ROY WAUGH AKA FRED R. WAUGH.
A PETITION FOR PROBATE has been filed by THE NORTHERN TRUST COMPANY in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that THE NORTHERN TRUST COMPANY be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 07/09/25 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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
TIMOTHY J. KAY - SBN 132312
CHARLES W. DAFF - SBN 296686
SNELL & WILMER LLP
600 ANTON BLVD STE 1400
COSTA MESA CA 92626
Telephone (714) 427-7000
BSC 226890
5/27, 5/28, 6/3/25

BJ-3930486#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GERALD ROY WALLS CASE NO. PRRI2501405
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GERALD ROY WALLS.
A PETITION FOR PROBATE has been filed by SARA WALLS in the Superior Court of California, County of RIVERSIDE.
THE PETITION FOR PROBATE requests that SARA WALLS 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: 06/30/25 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
TAYLOR D. HOLSTROM - SBN 341957
SANDOVAL LEGACY GROUP OF HOLSTROM, BLOCK & PARKE APLC
4300 LATHAM STREET
RIVERSIDE CA 92501
Telephone (951) 787-7711
5/20, 5/21, 5/27/25

BJ-3928348#

NOTICE TO CREDITORS OF Luverne Odean Moe
Superior Court of California
County of RIVERSIDE
Case No. PRMC2500421
Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at 30755-D AULD ROAD MURRIETA CA 92563, and mail a copy to Glen Prior, as trustee of the trust dated May 31, 2022 wherein the decedent was the settlor, at PO Box 1373, Murrieta, CA 92564, within the later of four months after 5/13/2025 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.
Name and Address of Trustee or Attorney R. Todd Frahm, Esq.,
Tyler Law, LLP
25026 Las Brisas Road,
Murrieta, CA 92562
5/13, 5/20, 5/27/25

BJ-3925595#

PUBLIC AUCTION/SALES

Notice of Self Storage Sale Please take notice US Storage Centers - Calimesa - Calimesa Blvd located at 1000 Calimesa Boulevard Calimesa CA 92320 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage treasures.com on 6/19/25 at 10:00 AM. Julio Coronado; James A Bevel; Francisco Pineda; Edward Ray; Kandice Stewart; William K Kerns; Jeffrey S Gould. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
5/27/25

BJ-3930740#

LIEN SALE
Notice is hereby given pursuant to sections 3071 and 3072 of the Civil Code of the State of California, the undersigned will sell the following vehicles at lien sale at said address(s) at said time(s) on: Monday, June 9, 2025 at wit:
YEAR MAKE VIN LICENSE STATE
15 JEEP 1C4BJVDG2FL710170
23 RAM 1C6SRFU93PN585123
To be sold by: J & M Towing of Norco, 3304 Hammer Avenue, Norco, Riverside County, CA 92860 (10:00 AM)
Said sale is for the purpose of satisfying lien of the above signed for towing, storage, labor, materials and lien charges, together with costs of advertising, and expenses of sale.
LienTek Solutions, Inc.
P.O. Box 443
Bonita, CA 91908
5/27/25

BJ-3929707#

NOTICE OF PUBLIC LIEN SALE BUSINESS & PROFESSIONS CODE 21700
Notice is hereby given that the undersigned intends to sell the personal property Described below to enforce a lien imposed on said property pursuant to the California Self-Storage Facility Act (Business and Professions Code 21700-21718). The undersigned reserves the right to refuse any and all bids. All rights to damages By reason of a deficiency on this resale and incidental damages, and any and all other appropriate Remedies are hereby reserved. The undersigned will sell at public sale by competitive bidding on June 03, 2025 at 10:00am at Price Self Storage Norco LLC. Located at: 2200 Cota Street Norco CA. 92860. The Personal property heretofore stored with the undersigned by:
UNIT ACCOUNT
0042 Ramirez, Jordan L
0102 Villa Jr, Carlos V
0115 Denton, Brittany
0156 Cornelious, Patrice Donee
0211 Avalos, Susana
0269 Ponder, Jazmyne
0317 Covert, Rayne S
0324 Eggert, Robert
0349 Taylor, Danyel
0506 Sykes, Shemekia Patrice
0603 Desjarlais, Carolyn Marie
0707 Demerson, Freda Cherise
0717 Garcia Jr, Edgar Noe
0805 Jackson, Latasha
0824 Wilson, Tyshama T
General Description of Goods: Furniture, clothing, tools and/or other household items, boxes, personal or business. This notice is given in accordance with the provisions of Section 21700 et seq. of Auctioneer's name: American Auctioneers, Dan Dotson & Associates (800) 838-7653 Bond #FS863-20-14
5/20, 5/27/25

BJ-3927357#

TRUSTEE SALES

T.S. No. 25-73018 APN: 291-551-002
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/9/2020. 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. 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: IRENE DIGGS, AN UNMARRIED WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 1/4/2021, as Instrument No. 2021-0000165, of Official Records in the office of the Recorder of Riverside County, California, Date of Sale :6/25/2025 at 1:00 PM Place of Sale: In the courtyard, of the Historic Corona Civic Center 815 W Sixth St, Corona, CA 92882 Estimated amount of unpaid balance and other charges: \$279,582.03 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 22600 DOWNING ST MORENO VALLEY, CALIFORNIA 92553 Described as follows: As more fully described in said Deed of Trust A.P.N #.: 291-551-002 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 the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2500291552 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 if conducted after January 1, 2021, 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 the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2500291552 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 if conducted after January 1, 2021, 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. 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